

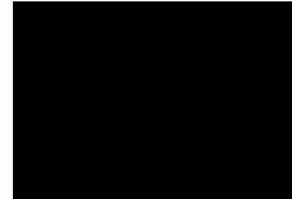
Planning Consultants



DM/LT/DP4585

10 February 2020

FAO Ms Kate Henry
Senior Planner
London Borough of Camden
2nd Floor, 5 Pancras Square
c/o Town Hall, Judd Street
LONDON
WC1H 9JE



Dear Ms Henry,

**70-86 ROYAL COLLEGE STREET, LONDON, NW1 0TH
APPLICATION FOR PLANNING PERMISSION**

Further to our pre-application discussions please find enclosed an application for planning permission in relation to the following site:

70-86 Royal College Street, London, NW1 0TH.

The description of the proposed development is as follows:

Redevelopment of the existing site to provide a healthcare facility (Classes D1/C2) comprising Basement, Ground, plus Four storeys and Rooftop gardens, pavilions and plant enclosures.

It is important to note, as discussed with LBC officers at pre-application stage, that the above referenced proposed development is a community health centre containing intermediate care wards. The tenant will be Central and North West London NHS Foundation Trust and the proposals will accommodate their identified need for re-housing existing local services in the immediate area. The proposal is designed to the relevant NHS design standards and has proven to accommodate the identified need. The applicant has agreed the principle of a 30 year lease to Central and North West London NHS Foundation Trust, subject to planning and agreement on the specification of the fit out works.

The building's main purpose is as a stepdown healthcare facility - this is an intermediate level of care for patients that are transitioning out of acute care, but are not yet ready to return home. The patient journey to recovery starts with them normally spending time in the bedrooms, but they are encouraged to join activities in the main social and activity spaces. This physical and mental activity is an important part of the recovery process for the patients. The design of the fabric of the building purposefully seeks to enhance this patient journey by providing external balcony 'potting sheds', roof gardens and roof top pavilions for patient and staff enjoyment, and the greening on the facade adds to the positive aspect from the internal spaces. Research shows that views of green spaces improves recovery rates for patients. Great effort has been made to ensure that the building design can accommodate ward layouts that ensure clear internal routes with access to daylight and well daylight rooms, balancing potential overheating. All in all we believe that the proposed building is capable of delivering an exemplary level of care to local residents recovering from a range of operations and illnesses.

The application is submitted with the following documentation, the scope of which was discussed and agreed with London Borough of Camden ('LBC') at pre-application stage:



- **Planning Application Form** prepared by DP9 Limited ('DP9');
- **Community Infrastructure Levy Form** prepared by DP9;
- **Planning Statement** prepared by DP9;
- **Application Drawings** prepared by Ian Chalk Architects;
- **Design and Access Statement (including Lighting Strategy)** prepared by Ian Chalk Architects;
- **Townscape, Heritage and Visual Impact Assessment** prepared by Montagu Evans;
- **Air Quality Assessment** prepared by Syntegra;
- **Noise Impact Assessment** prepared by Syntegra;
- **Daylight and Sunlight Assessment** prepared by Point 2 Surveyors;
- **Community Engagement Statement** prepared by Kanda Consulting;
- **Sustainability Statement including Energy Strategy** prepared by BDP;
- **Healthy Streets Transport Assessment** prepared by Curtins;
- **Draft Delivery and Servicing Management Plan** prepared by Curtins;
- **Interim Travel Plan** prepared by Curtins;
- **Draft Construction Management Plan** prepared by Cushman and Wakefield;
- **Structural Methodology Statement (including Basement Impact Assessment and Contaminated Land Assessment)** prepared by Heyne Tillet Steel and RSK;
- **Arboricultural Impact Assessment and Arboricultural Method Statement** prepared by Challice Consulting; and
- **Landscape Report** prepared BDP.

As discussed and agreed at pre-application stage, the documents are submitted electronically, via the Planning Portal accordingly.

[Redacted]

[Redacted]

We trust that the above and enclosed is all in order and look forward to receiving confirmation that the application has been validated. In the meantime should you have any further queries please do not hesitate to contact Luke Thrumble or David Morris of this office.

Yours faithfully,

[Redacted]

DP9

Encs.