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FAO Rachel English
Planning Department
Camden Town Hall Extension
Argyle Street
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WC1H 8EQ

11th June 2020

Dear Sir / Madam,

Re: Land and building lying on the south side of Abbey Road and corner of Priory Terrace, NW6 4DG

On behalf of Old Hampstead Estates Limited, please find enclosed a full planning application for *“the demolition of a single garage and the erection of a 3-bedroom, detached dwellinghouse with basement, lower ground and upper ground floor levels; a roof terrace; landscaping; new boundary wall, and other associated infrastructure.”*

The planning application has been submitted via the Planning Portal (Ref: PP-08775852) and is accompanied by the following drawings submitted for approval:

- Existing Site and Location Plans – (919)001_PL01;
- Proposed Site Plan – (919)002_PL01;
- Existing and Demolition Plans – (919)010_PL01;
- Proposed Floor Plans – (919)020_PL01;
- Proposed North Elevation: Abbey Road – (919)210_PL01;
- Proposed East Elevation: Priory Terrace – (919)211_PL01;
- Proposed South & West Elevations – (919)212_PL01;
- Proposed Sections – (919)310_PL01;
- Artist Impressions – (919)900_PL01;
- Proposed Basement General Arrangement – 2015-HRW-XX-B1-DR-S-101;
- Proposed Ground Floor General Arrangement – 2015-HRW-XX-00-DR-S-102;
- Proposed First Floor General Arrangement – 2015-HRW-XX-01-DR-S-103;
- Proposed Roof General Arrangement – 2015-HRW-XX-RF-DR-S-104;
- Drainage Design – 2015-HRW-XX-XX-DR-C-0500;
- Proposed Section A-A – 2015-HRW-XX-XX-DR-S-200; and
- Proposed Section B-B – 2015-HRW-XX-XX-DR-S-201.

The following documents have also been submitted to support the application as requested by Ms Rachel English in the formal pre-application response (ref. 2019/4391/PRE):

- Application Form;
- CIL Liability Form;
- Planning Statement;
- Design and Access Statement;
- Heritage Statement;
- Archaeological Desk-Based Assessment;



- Daylight and Sunlight Assessment;
- Tree Statement;
- Energy Statement;
- Flood Risk Assessment and Drainage Statement;
- Construction and Demolition Plan;
- Desk Study and Ground Investigation Report; and
- Air Quality Assessment.

The application fee of £462 has been paid by the applicant, via the Planning Portal.

We trust that you have everything you need to enable the planning applications to be validated as quickly as possible. If you have any queries, please don't hesitate to contact me.

Yours sincerely

A handwritten signature in grey ink, appearing to read 'Matthew', with a stylized flourish at the end.

Matthew Robinson
Associate Director
07983348310