

**CBRE**



David Fowler  
Planning and Building Control Customer Service Team  
London Borough of Camden  
5 Pancras Square  
London  
N1C 4AG

29 May 2020

Submitted online via the Planning Portal Ref: PP-08748054

Dear David,

**TOWN AND COUNTRY PLANNING ACT 1990**

**LAND SURROUNDING SNOWMAN HOUSE AND CASTERBRIDGE, BELSIZE ROAD, CAMDEN, NW6 4DP**

**APPLICATION FOR FULL PLANNING PERMISSION**

On behalf of the London Borough of Camden (hereafter 'the applicant'), please find enclosed an application for full planning permission. The proposed description of development is as follows:

*"Construction of a new health and community centre (Use Class D1), relocation of existing residential car park, along with landscaping, associated access, demolition of link bridge between Phases 2 and 3, and cycle parking."*

This proposal forms Phase 2 of a wider Abbey Road Estate Regeneration.

This application has been submitted via the Planning Portal (reference: PP-08748054) and is accompanied by a series of drawings and reports which provide the full details of the proposals. These documents fulfil the statutory and local requirements for application submission and have been agreed with officers prior to submission and were set out in the Planning Performance Agreement (PPA).

A PPA associated with this application is currently being finalised between the application and the Council. The fee for the PPA will be paid directly to the Council, as agreed.

The formal and supporting documents provide information on the nature and impact of the proposed development and comprise the following:

- Completed Planning Application Form and Certificate B (CBRE, May 2020)
- Planning Statement (CBRE, May 2020) including:
  - Community Use Plan (London Borough of Camden, May 2020)
  - Regeneration Statement (CBRE, May 2020)
- Community Infrastructure Levy (CIL) Additional Information Form (CBRE, May 2020)
- Design and Access Statement (AHR Architects Ltd, May 2020) with the following documents appended:



- Crime Impact Assessment
- Waste Management Plan
- Site Location Plan, Existing and Proposed Plans, Sections and Elevations (AHR Architects Ltd, May 2020)
- Forecourt Parking Plan (Fabrik, May 2020)
- Open Space Plan (AHR Architects Ltd and Fabrik, May 2020)
- Landscaping Plans and Landscaping Design and Access Statement (Fabrik, May 2020)
- Acoustic Assessment (RBA, May 2020)
- Air Quality Assessment (Hilson Moran, May 2020)
- Preliminary Ecological Appraisal Report (DF Clark, May 2020)
- Draft Construction Management Plan (Wates, May 2020)
- Energy Assessment (Norman Bromley, May 2020)
- Flood Risk Assessment and Sustainable Drainage Systems (SuDs) Strategy (Stantec, May 2020)
- Daylight and Sunlight Assessment (Delva Patman Redler, May 2020)
- Sustainability Statement and BREEAM Pre-Assessment (Norman Bromley and Stantec, May 2020)
- Transport Statement (Stantec, May 2020)
  - Delivery and Servicing Management Plan (Stantec, May 2020)
  - Travel Plan (Stantec, May 2020)
- Arboricultural Impact Assessment (Sharon Hosegood, May 2020)
- Health Impact Assessment (CBRE, May 2020)
- Preliminary Risk Assessment (Potential Ground Contamination Risks) (WSP, May 2020)
- Wind Impact Assessment (PTEa, May 2020)
- Statement of Community Involvement (London Borough of Camden, May 2020)

I trust that the submitted documentation is sufficient to allow you to register and validate the application and look forward to receiving formal confirmation in due course. In the meantime, should you have any queries please do not hesitate to contact myself or my colleague Sinead McNestry (sinead.mcnestry@cbre.com).

Yours faithfully,

**LAURA MORRIS**  
**ASSOCIATE DIRECTOR**

**CBRE**