

19<sup>th</sup> November 2020



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**F.A.O Laura Hazelton**

Dear Laura,

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)  
APPLICATION FOR PLANNING PERMISSION**

**551-557 FINCHLEY ROAD (NOT INCLUDING 1<sup>ST</sup>-3<sup>RD</sup> FLOOR OF NO.551), NW3 7BJ**

On behalf of our client, Hampstead Properties Limited C/O Delta Properties Limited (the “Applicant”), we enclose an application for full planning permission for the conversion of 551-557 Finchley Road (not including 1<sup>st</sup> to 3<sup>rd</sup> floors of 551 Finchley Road) (the ‘Site’) to residential and flexible commercial uses.

This submission is the culmination of detailed pre-application discussions with London Borough of Camden planning, design and transport officers. It follows a previous application at the Site made in December 2019 for conversion to an apart hotel and flexible commercial uses (ref. 2019/6405/P).

**The Proposed Development**

The description of proposed development is:

*“Part change of use from Use Class E and F1 and remodelling of the existing building to provide residential apartments (C3) along with flexible commercial (Class E)/pub/wine bar/drinking establishments (Sui Generis) uses, alterations including partial demolition and extensions at the rear at lower ground, ground and first floor levels, extension to provide an additional storey at roof level, levelling of the lower ground floor level, remodelling and restoration of front façade, amenity space, cycle parking and all associated works (Site does not include 1st to 3rd floor of 551 Finchley Road).”*

**Application Documents**

The following documents comprise the planning application submission (all dated September 2020):

- Application Forms (including ownership certificates) (prepared by DP9);
- CIL Additional Information Form (prepared by DP9);
- Site Location Plan (prepared by Peter Barber Architects);
- Existing and Proposed Drawings including Site Plan (prepared by Peter Barber Architects);



- Design and Access Statement including Accessibility Statement, Crime Impact Assessment, Waste Storage Collection Plan and landscaping details (prepared by Peter Barber Architects);
- Accommodation Schedule (prepared by Peter Barber Architects);
- Transport Statement (prepared by Line Transport);
- Draft Construction Management Plan (using Camden Proforma) (prepared by Lime Transport);
- Viability/Marketing Report to justify loss of existing floorspace (prepared by Dutch and Dutch);
- Noise Impact Assessment (prepared by XC02);
- Energy Statement (prepared by XC02);
- Sustainability Statement (prepared by XC02);
- Air Quality Assessment (prepared by XC02);
- Daylight and Sunlight Assessment including Internal Daylight Assessment (prepared by Point 2 Surveyors);
- Arboricultural Impact Assessment (prepared by Landmark Trees).
- Rapid Health Impact Assessment (prepared by Stantec)
- Employment and Training Strategy (prepared by Stantec)
- Financial Viability Assessment Executive Summary (prepared by DS2)

This application has been made online via the planning portal. A payment for £6,930 in respect of the planning application fee has been made to the planning portal via BACS transfer to enable the release of the application to the London Borough of Camden.

### **Affordable Housing**

A Financial Viability Assessment has been prepared by DS2 in relation to affordable housing and has been submitted to the Council under separate cover for consideration. An Executive Summary of the Financial Viability Assessment has been submitted with the application which summarises the report conclusions. In summary, DS2 conclude that there is a significant deficit between the site value and the proposed development residual land value, demonstrating that the development cannot viably support the provision of affordable housing. Notwithstanding, as the Applicant is cognisant of the Council's priorities to secure affordable housing within the borough, they are willing to make a contribution in this case. This would comprise a financial offer given the specific circumstances prevent on-site provision, as demonstrated by the lack of interest DS2 received from Council pre-approved Registered Providers when advertising affordable units within the development.

We trust that you have sufficient information to progress this application and look forward to receiving confirmation of registration and validation shortly. If you have any queries, please contact Tom Hawkey or Oliver Sheppard at this office.

Yours sincerely,

DP9 Ltd

**DP9 Ltd**

Encls.