

Our ref: JW/KJ/24903

Planning Portal: PP-09516538



Date: 24 February 2021

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Regeneration & Planning  
London Borough of Camden  
5 Pancras Square  
London  
N1C 4AG

FAO: Sofie Fieldsend

Dear Sofie,

**GRAND UNION HOUSE, 16-20 KENTISH TOWN ROAD, CAMDEN, NW1 8NH**  
**APPLICATION FOR PLANNING PERMISSION**  
**PLANNING PORTAL REFERENCE: PP-09516538**

On behalf of Camden Mixed Developments Limited, please find enclosed an application for planning permission for the above site for the:

*“Part-demolition, re-build and upward extension to provide additional Class E office and commercial floorspace, six residential units (Class C3), new areas of landscaping and public realm.”*

The documents outlined in the table below have been submitted for your consideration. A schedule of submitted architectural and landscape drawings is enclosed in **Appendix A** of this letter. The schedule in **Appendix B** outlines where Camden’s validation requirements (July 2018) are fulfilled by the submitted reports.

The planning application fee has been calculated to be £34,463, which has been paid to the Planning Portal via bank transfer.

Report	Consultant
Application Form	RPS
Community Infrastructure Levy Form	RPS
Covering Letter Incl. Validation Tracker Schedule	RPS
Planning Statement, Incl. Affordable Housing Statement, Section 106 Heads of Terms and Employment & Training Strategy	RPS
Design & Access Statement Incl. Accessibility Statement, Visualisations & Crime Impact Assessment	6a Architects
Existing & Proposed Drawings	6a Architects
Public Realm and Landscape Report	Djao Rakitine

Report	Consultant
Incl. Lighting Assessment	
Acoustic Report	WSP
Air Quality Assessment Incl. Proforma	WSP
Arboricultural Report	WSP
BREEAM Pre-Assessment Report	WSP
Construction Management Plan Incl. Camden Proforma	Mace
Daylight & Sunlight Report	Point 2 Surveyors
Daylight/Sunlight Letter	Point 2 Surveyors
Employment & Training Strategy	MACE
Energy Statement Incl. Overheating Assessment and Proforma	WSP
Financial Viability Assessment Report Private & Confidential: submitted under separate cover	Savills
Fire Strategy Report	WSP
Flood Risk Assessment & Outline Drainage Strategy Incl. Proforma	WSP
Heritage Assessment	Bridges Associates
Regeneration Statement	Quod
Structural Stage 2 Report	WSP
Sustainability Statement	WSP
Statement of Community Involvement	Four Communications
Townscape and Visual Assessment	Bridges Associates
Transport Assessment Incl. Outline Construction Logistics Plan	WSP
Travel Plan	WSP
Waste Management Report	WSP
Delivery & Servicing Plan	WSP

We trust that the above is acceptable and look forward to receiving confirmation of the application's validation. Should you have any queries, please do not hesitate to contact me on the details below.

Our ref: KJ/AK/24963



Yours sincerely,

A handwritten signature in black ink, appearing to read 'Jonathan Waugh'. The signature is fluid and cursive, with a long horizontal stroke extending to the right.

**Jonathan Waugh**

Associate Director

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for RPS Consulting Services Ltd

Enc.

## APPENDIX A: DRAWING SCHEDULE

Title	Drawing Number 531_A	Rev
Existing Red Line Plan	0004	P1
Existing Site Location Plan	0005	P1
Existing Ground Floor Plan	0100	P1
Existing Mezzanine & First Floor Plan	0101	P1
Existing Second Floor & Roof Plan	0102	P1
Existing Sections AA, BB, CC & DD	0200	P1
Existing Elevations West & South	0300	P1
Existing Elevations East & North	0310	P1
Proposed Site Location Plan	1005	P1
Proposed Ground Floor Plans	1100	P1
Proposed Mezzanine & First Floor Plans	1101	P1
Proposed Second & Third Floor Plans	1102	P1
Proposed Fourth Floor & Roof Plans	1103	P1
Proposed Ground Floor Plans - Residential	1180	P1
Proposed First Floor Plans - Residential	1181	P1
Proposed Second & Third Floor Plans - Residential	1182	P1
Proposed Roof Plans - Residential	1183	P1
Proposed Section AA	1210	P1
Proposed Section BB	1220	P1
Proposed Section CC	1230	P1
Proposed Section DD	1240	P1
Proposed Section EE - Residential	1270	P1
Proposed Elevations West & South	1300	P1
Proposed Elevations North & East	1310	P1
Proposed Elevations - Residential	1380	P1
Proposed External Wall Detail	2010	P1

Landscape Drawings	DR_P0032_PL_	Rev
Public realm & landscape plan - Vision	101	A
Public realm & landscape plan - Phase 1	102	B
Public realm & landscape plan - Phase 1	103	A
Street Section - Along North building	201	B

Landscape Drawings	DR_P0032_PL_	Rev
Street Section - Refuse bin collection bay	202	B
Street Section - residential building	203	B
Courtyard section	204	B
First floor landscape plan	111	B
Greenhouse landscape section	211	A
Third floor terrace plan	121	B
Third floor terrace section	212	B
Fourth floor terraces plan	131	B
Landscape masterplan - Vision	141	A
Landscape masterplan	142	A

## APPENDIX B: VALIDATION SCHEDULE

Based on 'Camden's Local Area Requirements for Planning Applications' document (July 2018).

Plans & Drawings	Requirement	Submission
Existing & Proposed Floor Plans	General Requirement	See drawing schedule
Existing & Proposed Elevations	General Requirement	See drawing schedule
Existing & Proposed Sections	General Requirement	See drawing schedule
Existing & Proposed Roof Plans	General Requirement	See drawing schedule
Demolition Drawings	Demolition in a Conservation Area	Shown on existing drawings
Open Space	5 or more new dwellings	See Landscape Statement and drawings

Residential Development	Requirement	Submission
Access Statement	New residential accommodation	See Design & Access Statement
Affordable Housing Financial Viability Assessment	Residential	Dedicated report
Affordable Housing Statement	Residential	Planning Statement

Conservation Areas	Requirement	Submission
Heritage Statement	Applications in a Conservation Area	Dedicated report
Photographs	Demolition in a Conservation Area	Design & Access Statement
Structural Report	Substantial demolition in a Conservation Area	Dedicated report

Reports & Assessments	Submission
Acoustic Report	Dedicated report
Air Quality Assessment	Dedicated report
Community Infrastructure Levy Form	Dedicated report
Construction Management Plan	Dedicated report and completed Proforma
Daylight and Sunlight Assessment	Dedicated report
Delivery & Servicing Management Plan	Dedicated report
Drainage Report	Flood Risk Assessment & Outline Drainage Strategy
Energy Statement	Dedicated report
Flood Risk Assessment	Flood Risk Assessment & Outline Drainage Strategy

Reports & Assessments	Submission
Landscape Scheme	Dedicated report
Lighting Assessment	See Landscape Statement and Design & Access Statement
Planning Obligations (drafts Heads of Terms)	See Planning Statement
Planning Statement	Dedicated report
Sustainability Statement (including BREEAM)	Sustainability & BREEAM are separate reports
Transport Assessment (including a Travel Plan)	Transport Assessment & Travel Plan are separate reports
Tree Survey / Arboricultural Assessment	Dedicated report
Waste Storage and Collection	Dedicated report
Views analysis	Townscape & Visual Assessment

Major Applications - Additional	Submission
Two hard copies of submission documents	Case officer confirmed not required
Crime Impact Assessment	See Design & Access Statement
Employment & Training Strategy	See Planning Statement
Regeneration Statement	Dedicated report
Sustainable Drainage Systems (SuDS) Strategy	Flood Risk Assessment & Outline Drainage Strategy
Computer Visualisations / Renders	Townscape & Visual Assessment