

Date: 23 July 2021
Our Ref: 12698



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Dear Sir or Madam

TYBALDS ESTATE, NEW NORTH STREET, LONDON, WC1N

APPLICATION FOR FULL PLANNING PERMISSION

On behalf of the London Borough of Camden, please find enclosed an application seeking full planning permission for the following proposed development:

“Demolition of existing storage sheds and infill development on the existing Tybalds Estate which comprises of the construction of three blocks, two mews terraces, and conversion of the lower ground floor of three existing blocks to provide a total of 56 residential units (Class C3) and community space, alterations to existing residential block entrances, provision of a lift to existing Devonshire Court, refuse facilities, public realm improvements, alterations to parking layout, cycle parking, landscaping and associated works.”

The application was submitted via the Planning Portal (Planning Portal Reference: PP-10007953).

Application Package

In addition to this cover letter, the application pack comprises the following documents:

- Application Form and Certificates;
- Council own application form;
- Schedule of notices served;
- Community Infrastructure Levy Form;
- OS Site Location Plan (Scale 1:1000), prepared by Matthew Lloyd Architects;
- Existing Site Plan, prepared by Matthew Lloyd Architects;
- Proposed Plans including Proposed Site Plan and Masterplan, Affordable Housing Plan, Wheelchair Accessible Units Plan, Floorplans, Roof Plan, Elevations and Sections, Proposed Entrance Plans, Bulky Refuse Store Plans, prepared by Matthew Lloyd Architects;

Partners

N M Fennell BSc MRICS
R J Greeves BSc (Hons) MRICS
A R Holden BSc (Hons) FRICS

G Bullock BA (Hons) BPI. MRTPI
A Vickery BSc MRICS IRRV
G Denning B.Eng (Hons) MSc MRICS
B Murphy BA (Hons) MRUP MRTPI

A Meech BSc MRICS
S Page BA MA (Cantab) MSc MRTPI
S Price BA (Hons) DipTP MRTPI
P Roberts FRICS CEnv



- Whole Scheme Overview Schedule, including Residential Units Area & Tenure Schedule, prepared by Matthew Lloyd Architects;
- Planning Statement, prepared by DWD;
- Design and Access Statement, prepared by Matthew Lloyd Architects;
- Landscape Design and Access Statement, prepared by Matthew Lloyd Architects and Lush Landscapes;
- Flood Risk Assessment and Surface Water Drainage Strategy, prepared by Mason Navarro Pledge;
- Land Quality, Ground Conditions and Contamination File Note, prepared by Harrison Group and including detailed Unexplored Ordnance (UXO) Risk Assessment (with covering note prepared by DWD);
- Transport Statement, prepared by Velocity Transport Planning;
- Draft Delivery and Servicing Plan, prepared by Velocity Transport Planning;
- Waste Management Strategy, prepared by Velocity Transport Planning;
- Health Impact Assessment, prepared by LB of Camden and DWD;
- Statement of Community Involvement, prepared by LB of Camden and DWD;
- Air Quality Assessment, prepared by ACCON UK;
- Air Quality Neutral Assessment, prepared by ACCON UK;
- Noise and Vibration Assessment, prepared by ACCON UK;
- Daylight and Sunlight Report (Within Development), prepared by Right of Light Consulting;
- Daylight and Sunlight Study (Neighbouring Properties), prepared by Right of Light Consulting;
- Heritage Assessment, prepared by The Environmental Dimension Partnership;
- Archaeological Desk Based Assessment, prepared by CgMs Consulting (with covering note prepared by DWD);
- Preliminary Arboricultural Assessment, prepared by Middlemarch Environmental;

- Arboricultural Impact Assessment, prepared by Middlemarch Environmental;
- Arboricultural Method Statement, prepared by Middlemarch Environmental;
- Preliminary Ecological Appraisal, prepared by Middlemarch Environmental;
- Preliminary Bat Roost Assessment, prepared by Middlemarch Environmental;
- Thermal Comfort Report, prepared by TGA Consulting Engineers;
- Energy & Sustainability Statement, prepared by TGA Consulting Engineers;
- Fire Statement, prepared by WSP; and
- Draft Construction Logistics Plan, prepared by Velocity Transport Planning.

Payment of the planning application fee is being arranged by Julia Farr of LBC.

We trust that the enclosed package is sufficient to enable you to validate the application, however should you have any queries please do not hesitate to contact me on the undersigned.

Yours sincerely

DWD LLP

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