

Ref: KH/5344/01(09August2022)Camden Council

Camden Council
Planning - Development Control,
Camden Council,
Camden Town Hall,
London,
WC1H 8ND



09 August 2022

Dear Sir/Madam,

**PLANNING APPLICATION FOR THE CONVERSION OF THE FORMER BIRD IN HAND PUBLIC HOUSE AND ASSOCIATED FLAT TO PROVIDE 1 NO DWELLINGHOUSE, AND ERECTION OF FIVE STOREY BUILDING TO THE REAR TO PROVIDE 9 NO FLATS, AND ASSOCIATED LANDSCAPING, PLANT, REFUSE AND CYCLE STORAGE
BIRD IN HAND, 12 WEST END LANE, LONDON, NW6 4NX**

On behalf of our client, KK4 Limited, we have been instructed to submit a planning application for the conversion of the former Bird in Hand Public House and its associated flat to provide 1 no dwellinghouse, and the erection of a five-storey building to the rear to provide 9 no flats and associated landscaping, plant, refuse and cycle storage.

Consequently, in detail, please find submitted:

Document	Author	Reference	Rev/Date
Planning Application Drawings			
Site Location Plan	Metashape Architects	2020-008 - PL1000	-
Existing Site Plan		2020-008 - PL1010	A
Existing Basement		2020-008 - PL1100	-
Existing Ground Floor Plan		2020-008 - PL1101	-
Existing First Floor Plan		2020-008 - PL1102	-
Existing Second Floor Plan		2020-008 - PL1103	-
Existing Roof Plan		2020-008 - PL1104	-
Existing Elevations Sheet 1 of 2		2020-008 - PL1200	-
Existing Elevations Sheet 2 of 2		2020-008 - PL1201	-
Existing Sections		2020-008 - PL1230	-
Proposed Site Plan		2020-008 - PL2010	A
Proposed Basement		2020-008 - PL2100	-
Proposed Ground Floor Plan		2020-008 - PL2101	A
Proposed First Floor Plan		2020-008 - PL2102	A
Proposed Second Floor Plan		2020-008 - PL2103	B
Proposed Third Floor Plan		2020-008 - PL2104	A
Proposed Fourth Floor Plan		2020-008 - PL2105	A
Proposed Roof Plan		2020-008 - PL2106	A
Proposed Elevations Sheet 1 of 2		2020-008 - PL2200	A
Proposed Elevations Sheet 2 of 2		2020-008 - PL2201	-
Proposed Sections Sheet 1 of 3		2020-008 - PL2210	-
Proposed Sections Sheet 2 of 3	2020-008 - PL2211	-	

Document	Author	Reference	Rev/Date
Proposed Sections Sheet 3 of 3		2020-008 - PL2212	-
Proposed Site Elevations Sheet 1 of 2		2020-008 - PL2220	A
Proposed Site Elevations Sheet 2 of 2		2020-008 - PL2221	-
Supporting Technical Documents and Information			
Design and Access Statement (uploaded in seven parts)	Metashape Architects	2020-008	August 2022
Planning Statement	Peacock + Smith	Planning Statement	August 2022
Health Impact Assessment	Peacock + Smith	Health Impact Assessment	August 2022
Statement of Community Involvement	Peacock + Smith	Statement of Community Involvement	August 2022
Air Quality Impact Assessment	Eight Associates	7649 - Bird In Hand - Air Quality Assessment-2206-09nv	Issue 1 09/06/22
Sustainability Statement	Eight Associates	7193 - The Bird in Hand - Sustainability Statement - 2206-09KP	Issue 3 09/06/22
Energy Assessment	Eight Associates	6910-The Bird in Hand Kilburn-Energy Assessment-2204-26vwhy	Issue 4 09/06/22
Desktop Archaeological Assessment (uploaded in three parts)	HCUK Group	Project Ref 7919	June 2022
Construction Management Plan	London Building Company	Construction Management Plan	Rev 02 May 2022
Daylight and Sunlight Assessment	Robinsons Surveyors	Daylight & Sunlight Report	22 April 2022
Drainage Report and Flood Risk Assessment	Water Environment	21170-FRA-RP-01 C01	C01 09/06/22
Landscape Scheme D&A	Studio 413	Ground Floor External Spaces Concept Plan	-
Landscape General Arrangement	Studio 413	LDP-22-P133 1001	C
Soft Landscape Proposals	Studio 413	LDP-22-P133 1002	C
Transport Statement	Vectos	R01-AT- Transport Statement 220726	July 2022
Travel Plan	Vectos	R02-AT-Travel Plan 220726	July 2022
Viability Assessment	Douglas Birt Consulting	-	28 July 2022
Fire Statement	Scutum London Limited	-	Issue 1.3
Phase I Desktop Study (uploaded in eight parts)	Herts & Essex Site Investigations	17185	January 2022
Phase II Environmental Report	Herts & Essex Site Investigations	17185	February 2022
Geotechnical Report	Herts & Essex Site Investigations	CSG/17185	25 February 2022

Payment of the requisite planning application fee will be paid by the applicant and linked to the application, which has been submitted via the Planning Portal under reference number PP-11313306.

We understand that the application submission package is full and thorough. Should you require any further information, please do not hesitate to contact me or Ed Kemsley at the London office.

Yours faithfully,



KATIE HUTCHINGS