



**NTA PLANNING LLP**  
**TOWN PLANNING CONSULTANTS**

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Camden Council  
Planning – Development Control  
Camden Town Hall  
London  
WC1H 8ND

14 September 2022

Our Ref: 1133

Dear Planning Dept,

**89 HOLMES ROAD, LONDON, NW5 3AU**  
**PLANNING PORTAL REFERENCE: PP-11518673**

We are pleased to advise that we have today submitted the above planning application in regard to the proposed extension of The George IV, no.89 Holmes Road, London NW5 3AU.

At a time when numerous pubs across the UK and London are declining and shutting down, starting before the pandemic, it is the applicant's intention to restore this local landmark building and reopen the public house.

The exterior and interior at ground and basement floors are to be refreshed.

Over upper floors, it is sought to improve the quality and function of the existing HMO. The existing accommodation has been operating since the 1990's and without any significant investment since that time. The accommodation will benefit from refurbishment.

It is sought to increase the amount of HMO accommodation, through a minor extension at second floor level (rear, south elevation) and an upward mansard extension to facilitate the wider investment works required to the building. The proposed extension will provide eight, 1 bed 1 person HMO rooms with en-suite WC, WHB and showers in each room, together with provision of internal and external cohesive living spaces.


The proposed rooftop extension is well proportioned and sensitively crafted, responding to the streetscene height, windows pattern, and hierarchy. It remains subordinate and respectful in scale and proportion to the existing building, complementing, and reinstating the prominence of this corner building as a 'positive contributor' to the Inkerman Conservation Area.

In support of the planning application, the applicants submit the following documents.

Document	Prepared by
- Planning Statement	NTA Planning
- CIL Form	NTA Planning
- Design and Access Statement	KSR Architects
- Planning Drawings	KSR Architects
- Heritage Statement	The Heritage Practice
- Transport (Cycle) Note	TTP
- Noise Assessment	KP Acoustics
- Energy Statement	Integration
- Fire Statement	Guy Foster
- Daylight/Sunlight Assessment	JAW
- Construction Management Plan (pro-forma)	MY Construction

We trust that the enclosed information is sufficient for officers to validate and process the application, however, should you have any questions or require any further information, please do get in touch.

Yours sincerely,



**MANDIP SINGH SAHOTA**  
PARTNER