

Camden Council  
Planning Department  
5 Pancras Square  
London  
N1C 4AG

23 September 2022

Our Ref: 22/6522

Dear Sir / Madam

### Full Planning Application – 11 Chamberlain Street, Primrose Hill, NW1 8XB

I write on behalf of my client, to submit a full planning application to the Council in regard to their proposals for sympathetic alterations to the Grade II listed property.

The property has just been purchased by our clients and the proposals are motivated by the need to upgrade the quality of the property for continued family use, the main aim being to enhance the building through careful repair, improvement, and decoration. Over time, the house has been heavily remodelled (in some places unsympathetically), particularly at lower ground and attic floors which appear modern throughout. The proposals seek to modernise these outdated changes, re-instating original features and layouts where possible.

Specifically, the proposals seek to demolish the existing and modern lower ground floor extension, moving the lightwell back to its original location creating a better layout and design; rebuild the rear garden terrace; reclad the modern roof extension and form new windows and undertake several alterations internally to the property. Importantly and intentionally, there are few changes proposed to areas where the historic plan form remains.

The approach taken by the project team has been to design a scheme in a manner sympathetic to the character and architectural merits of the Listed Building and conservation area. Planning Potential has been working alongside 'TRStudios, 'Heritage Potential' and the rest of the project team to carefully develop the proposals on the basis on background reports that have helped guide the design process. The scheme is supported by several background reports which outline the proposals in full and demonstrate they are acceptable and are in full accordance with the Local Development Plan. In addition the scheme has been informed by pre-application discussions held with Camden Council (Ref: 2022/3026/NEW) to ensure that all proposed works are suitably acceptable and will have no detrimental impact to the conservation of the heritage asset.

### Planning Application Submission Package

We have submitted the following documents for the pre-application:

- Planning Statement;
- Heritage Statement;
- Design and Access Statement;

**Directors**  
Helen Cuthbert | Stuart Slatter | Claire Temple | Alastair Close  
Dan Templeton  
**Associate Directors**  
Katie Turvey | Heather Vickers | Alan Williams

**Consultant**  
Lorna Byrne  
**Associates**  
Sally Arnold | Rob Scadding | Penny Moss | Sam Deegan | Paul Galgey  
Niall Hanrahan | Phil Marsden | Charlotte Perry | Charlotte Hunter

- Structural information; and
- Drawing package including:
  - 001 Site Location Plan
  - 002 Site Plan
  - 010 Existing Lower & Upper Ground Floor Plans
  - 011 Existing First & Second Floor Plans
  - 012 Existing Third Floor & Roof Plans
  - 013 Existing Elevations
  - 014 Existing Section A-A
  - 015 Existing Section B-B C-C
  - 100 Proposed Lower & Upper Ground Floor Plans
  - 101 Proposed First & Second Floor Plans
  - 102 Proposed Third Floor & Roof Plans
  - 103 Proposed Elevations
  - 104 Proposed Section A-A
  - 105 Proposed Sections B-B, C-C
  - 106 Proposed Courtyard Elevations
  - 120 Existing M&E Plans
  - 121 Proposed M&E Plans

The application fee of £1,829 (inc VAT) is yet to be paid by our client but consists of £475 for the planning element and £1,354 for the listed element. Please let us know how we can pay the full amount payable.

Please do not hesitate to contact me should you require any further information and I look forward to hearing from you in the near future.

Yours sincerely,

*Planning Potential*

Sally Arnold, Planning Potential

London

Enc.