



Camden Planning Solutions Team
Planning and Regeneration
Culture & Environment Directorate
London Borough of Camden
2nd Floor, 5 Pancras Square
London
N1C 4AG

28.11.2022

Dear Sir or Madam

160 Malden Road, London NW5 4BT – Submission of Planning Application

On behalf of our client Andreas Kyprianides, we are pleased to enclose an application for full planning permission for consideration by the Council. The proposed description of development is:

"Demolition of existing buildings associated with MOT repair garage and hand car wash (Class B2) and construction of a new part 1/part 2/part 4 storey building, to provide 15 x residential apartments (Class C3) at ground, first, second and third floors (2 x 1 bed; 9 x 2 bed; 4 x 3 bed) and 184 sqm of commercial floorspace (Class E) at ground floor, together with associated landscaping and access works and cycle parking."

The planning portal reference for this application is **PP-11157389**.

This submission follows pre-application advice received from the Council dated 9th November 2020 (Ref. 2020/2451/PRE) in relation to a similar proposal which involved provision of 24 new apartments and no replacement commercial floorspace.

The application is accompanied by the documents and drawings listed below:

Documents

- Application Forms and Certificate B;
- Air Quality Assessment (prepared by Love Design Studio).
- Arboricultural Report and Tree Protection Plan (prepared by David Clarke).
- CIL Forms (prepared by Grade Planning).
- Construction Management Plan (completed proforma) (prepared by Lime Transport).
- Contamination Report (Desk Study / Preliminary Risk Assessment) (prepared by Jomas).

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- Daylight and Sunlight Study (prepared by Love Design Studio).
- Design and Access Statement.
- Draft S.106 Heads of Terms (prepared by Grade Planning).
- Energy and Sustainability Statement (prepared by Love Design Studio).
- Employment Viability Report (prepared by Grade Planning).
- Employment and Training Strategy (prepared by Grade Planning).
- Flood Risk Assessment and SuDS Report (prepared by EAS).
- Health Impact Assessment Proforma (prepared by Grade Planning).
- Illustrative Landscape Masterplan (and strategy) (prepared by Guardia Landscape Architects).
- Planning Statement (prepared by Grade Planning).
- Transport Statement (including Delivery and Servicing Management Plan) (prepared by Lime Transport).
- Urban Greening Factor Plan (and calculations) (prepared by Guardia Landscape Architects).

Drawings

- All drawings listed on the attached Drawing Schedule.

The planning application fee of **£8,810.20** has been submitted via the planning portal.

I trust the enclosed is in order and we look forward to receiving confirmation that the application has been validated.

Yours faithfully

Ben Rogers
Managing Director

