

Thursday, 15 December 2022

Planning Department
London Borough of Camden
2nd Floor
5 Pancras Square
c/o Town Hall
Judd Street
London
WC1H 9JE

Dear Sir / Madam

Re: Planning application for proposed development of land adjacent to Elm Tree House to provide a new residential building of four storeys and comprising 6 residential flats, works to the front boundary wall, external hard and soft landscaping, cycle parking and associated works

At Elm Tree House, 13 Netherhall Gardens, London, NW3 5RN

Enclosed herewith, please find a planning application on behalf of Re-Creo Netherhall Gardens Ltd in relation to a site at 13 Netherhall Gardens, London, NW3 5RN.

The planning application proposes the development of a new residential building of four storeys and comprising 6 residential flats, works to the front boundary wall, external hard and soft landscaping, cycle parking and associated works.

In addition to this Covering Letter, the application comprises the following documents:

- Application Form and Certificates;
- Plan Drawings;
- Design and Access Statement;
- Planning Statement; and
- CIL Questions Form.

The application is also supported by the following specialist reports:

- Heritage Statement;
- Computer-Generated Images;
- Daylight and Sunlight Assessment;
- Ecological Appraisal;
- Bat Survey Report and Outline Non-Licensed Method Statement;
- Arboricultural Impact Assessment;
- Landscaping Scheme;
- Study of Light Emissions;
- Drainage and Flood Risk Report;
- Acoustic Survey and Internal Noise Conditions Report;
- Air Quality Assessment;
- Energy Statement and Sustainability Report;

- Outline Fire Strategy Report;
- Draft Construction Management Plan;
- Statement of Community Involvement;
- Statement on Affordable Housing; and
- Draft Heads of Terms for Section 106 Agreement.

The plan drawings submitted as part of the application are as follows:

| Drawing Number | Drawing Title | Scale and Size |
|-----------------------|---|-----------------------|
| AL.101.01 | Location Plan | 1:1,000 @ A3 |
| AL.101.02 | Existing Site Plan | 1:200 @ A3 |
| AL.101.04 | Existing Front Wall Elevation | 1:100 @ A3 |
| AL.101.05 | Site Plan illustrating Consented Phases 1 and 2 | 1:200 @ A3 |
| AL.102.01 | Proposed Site Plan | 1:200 @ A3 |
| AL.102.02 | Proposed Ground Floor Plan | 1:100 @ A3 |
| AL.102.03 | Proposed First Floor Plan | 1:100 @ A3 |
| AL.102.04 | Proposed Second Floor Plan | 1:100 @ A3 |
| AL.102.05 | Proposed Third Floor Plan | 1:100 @ A3 |
| AL.102.06 | Proposed Roof Plan | 1:100 @ A3 |
| AL.103.01 | Proposed Front Elevation | 1:100 @ A3 |
| AL.103.02 | Proposed Rear Elevation | 1:100 @ A3 |
| AL.103.03 | Proposed South Side Elevation | 1:100 @ A3 |
| AL.103.04 | Proposed North Side Elevation | 1:100 @ A3 |
| AL.103.05 | Proposed Front Wall Elevation | 1:100 @ A3 |
| AL.104.01 | Proposed Long Section | 1:100 @ A3 |
| AL.104.02 | Proposed Short Section | 1:100 @ A3 |

We look forward to receiving confirmation that the application has been validated and please contact us if you have any queries, or if you require any clarification or information in relation to the submitted application.

Yours faithfully



Alan Hannify
Director

Enc.