

Principal Planner
Planning Regeneration & Economy
Level 6,
River Park House
Wood Green
N22 8HQ

30th March 2023

Dear Sir / Madam,

Development of Two Semi-Detached 2 Bedroom Houses at 50, 52 and 54 Stanhope Road, London. N6 5AL

We are pleased to submit Full planning application on behalf of our client, LonPro Haydons Ltd for the development of two semi-detached two bedroom houses on the Alford House Site in Highgate, London.

The description of the development is as follows:

"Full Planning Application for erection of two semi-detached two-bedroom houses, parking and associate infrastructure on the Alford House Site".

The application has been submitted via the Planning Portal with the following reference PP-12060913 (please note due to size and volume the supporting plans/reports, these will subsequently be submitted directly to you (by we-transfer). The statutory planning application fee including the Planning Portal service charge £956.20 will be paid by the nominated person, Nick Charalambous.

The submission comprises the plans, reports and drawings as set out in Table 1 below:

Table 1 – Reserved Matters Submission Overview

Full Planning Application Plans / Material Submissions	
Planning	
Application Forms	Urbanissta
Planning Statement	Urbanissta
Heritage Statement	Heritage Advisory
Daylight and Sunlight Report	Waterslade
Building Regulation Part L (BREL) Compliance Report	N/A
Energy Statement	Achieve Green
Flood Risk Assessment & Drainage Strategy	Stomor
Initial Transport Note ref: (220627)	N/A
Energy consumption & CO ₂ Analysis (Part L1)	N/A
Indicative Drainage Strategy	Stomor
Architecture	
41_00_01_PL1 Location and Block Plan 1_1250	Erbar Mattes
141_00_02_PL1 Current Title Plan 1_500	Erbar Mattes
141_00_03_PL1 Site Plan Existing 1_500	Erbar Mattes
141_00_13_PL1 Site Plan Proposed 1_500	Erbar Mattes
141_01_01_PL1 Ground Floor Existing 1_200	Erbar Mattes
141_11_01_PL1 Ground Floor Proposed 1_200	Erbar Mattes
141_11_02_PL1 First Floor Proposed 1_200	Erbar Mattes
141_11_03_PL1 Second Floor Proposed 1_200	Erbar Mattes
141_11_04_PL1 Roof Plan Proposed 1_200	Erbar Mattes
141_16_02_PL1 Section Existing 1_200	Erbar Mattes
141_16_12_PL1 Section Proposed 1_200	Erbar Mattes
141_17_10_PL1 Elevation East 1 Stanhope Road Existing 1_200	Erbar Mattes
141_17_11_PL1 Elevation East 1 Stanhope Road Proposed 1_200	Erbar Mattes
141_17_20_PL1 Elevation East 2 Car Park Existing 1_200	Erbar Mattes
141_17_21_PL1 Elevation East 2 Car Park Proposed 1_200	Erbar Mattes
141_17_30_PL1 Elevation South Existing 1_200	Erbar Mattes
141_17_31_PL1 Elevation South Proposed 1_200	Erbar Mattes
141_17_40_PL1 Elevation West Existing 1_200	Erbar Mattes
141_17_41_PL1 Elevation West Proposed 1_200	Erbar Mattes
141_17_50_PL1 Elevation North Existing 1_200	Erbar Mattes
141_17_51_PL1 Elevation North Proposed 1_200	Erbar Mattes
141_17_61_PL1 Detailed Elevations East South North Proposed 1_100	Erbar Mattes

141_17_71_PL1 Detailed Elevations West Proposed 1_100	Erbar Mattes
141_91_01_PL1 Street View Proposed CGI	Erbar Mattes
141_91_02_PL1 Car Park View Proposed CGI	Erbar Mattes
141_91_03_PL1 Rear View Proposed CGI	Erbar Mattes
141_Accessibility Statement_PL1	Erbar Mattes
141_Design & Access Statement_PL1	Erbar Mattes
141_ISSUE_PL1	Erbar Mattes

We trust that the above information will ensure prompt validation and positive determination of the submissions made.

Should you wish to discuss any matter, please contact me in the first instance.

We await your response in anticipation.

Yours sincerely

Jo

Jo Hanslip
Director
Urbanissta Ltd