



Legal Ref: 2013/6912/P
DC Ref: 2013/6912/P
Address: 14 Templewood Avenue
 London

Developers:
 Metropolis Planning & Design
 Ms M Ruiz De Cazalo
 Coronation Consulting Group Limited

Ward: Frognaal & Fitzjohns (Pre May 2022)
Date Signed: 29/04/16

Application Status:
 Not Started

Proposal/Description:

Excavation works to provide single basement floor level, side and rear extensions at ground floor level, extension and alterations to coach house and other external alterations, removal of car port and erection of cycle store, associated landscaping, and conversion from five self-contained flats

Planning Obligations:

Type	Details	Trigger	Value	Paid	Discharged	Clause
Highways Contribution	HIGHWAYS CONTRIBUTION 4.3.1 On or prior to the Implementation Date to pay to the Council the Highways Contribution in full. 4.3.3 Not to Implement or to permit Implementation until such time as the Council has received the Highways Contribution in full. Definition: the sum of £5,788.52 (five thousand seven hundred and eighty eight pounds and fifty two pence) to be paid by the Owner to the Council in accordance with the terms of this Agreement and to be applied by the Council in the event of receipt for the carrying out of works to the public highway and associated measures in the vicinity of the Property and as are required due to the Development ("the Highways Works")	On or prior to Implementation	5,788.52	6,311.13	24/04/2019	4.3.1
Level Plans	4.3.2 On or prior to the Implementation Date to submit to the Council the Level Plans for approval. 4.3.4 Not to Implement nor permit Implementation until such time as the Council has	On or prior to Implementation				4.3.2
Highways Contribution Certified Sum	4.3.8 If the Certified Sum is less than the Highway Contribution then the council shall within twenty eight days of the issuing of the said certificate pay to the Owner the amount of the difference between the Certified	On Practical Completion				4.3.8



Notices	5.1 The Owner shall give written notice to the Council on or prior to the Implementation Date specifying that Implementation of the Development has taken or is about to	On or prior to Implementation				5.1
Construction Management Plan	4.1 On or prior to the Implementation Date to provide the Council for approval a draft Construction Management Plan. 4.2 Not to Implement nor allow Implementation of the Development until such time as the Council has approved the Construction Management Plan as demonstrated by written	On or prior to Implementation			10/04/2019	4.1
Basement Plan	4.2.1 On or prior to the Implementation Date to provide the Council for approval the Detailed Basement Construction Plan. 4.2.2 Not to Implement nor allow Implementation of the Development until such time as the Council has approved the Detailed Basement Construction Plan as demonstrated by	On or prior to Implementation			04/02/2020	4.2.1
Basement Plan	4.2.5 Not to Occupy or permit Occupation of the Development until a satisfactory postcompletion review has been submitted to and approved by the Council in writing by way of certification by a suitably qualified engineer from a recognised relevant professional body confirming that the measures incorporated in the Detailed Basement Construction Plan as approved by the Council have been incorporated into the Development.	Prior to Occupation				4.2.5