

Ref: 133.1PIL

London Borough of Camden Planning Obligations Officer (Jagdish Akhaja)
London Borough of Camden
5 Pancras Square
London
N1C 4AG

BY E-MAIL ONLY (Jagdish.Akhaja@camden.gov.uk; Planningobligations@camden.gov.uk;
Adrian.Green@camden.gov.uk)

16 October 2023

Dear Jagdish Akhaja,

Re: Certificate of Lawfulness 8 Pilgrim's Lane, London, NW3 1SL - London Borough of Camden reference: 2015/4053/P

We act for Mrs Iyabobe Abiola in relation to the above property, and this letter is also sent on behalf of Monsuru Olaoye Olaoluwa Abiola.

We have been asked to reply to Mr Adrian Green's email of 2 October 2023. Please note this incorrectly states the last communication with Camden regarding the Construction Management Plan (CMP) was April 2017. The last communication was on 25 September 2018.

A certificate of lawfulness (COL) was granted in relation to the property on 9 May 2016 under reference 2015/4053/P for "Lowering floor level of existing basement to front of property and associated internal layout changes, but with no external alterations. Formation of a new basement to the rear of the property entirely within footprint of existing building and with no external alterations".

The contents of the CMP were agreed with the Council in accordance with the S106 Agreement dated 9 May 2016 (attached), and a letter confirming the acceptability of the CMP and discharging the obligation in the S106 Agreement was sent by the Council on 1 December 2017.

Our client began operations for the Development in accordance with the certificate on 26 April 2017, and the Council was notified to that effect by a letter of the same date.

A revised CMP was submitted by letter dated 26 April 2017 -Version 4 (attached).

The CMP was further amended by the attached letter dated 25 September 2018 (working hours, maximum number of construction workers on site at any time and hours for activity to generate significant environmental).

We are writing to confirm the following further proposed amendments to sections 3 and 5 of the CMP:

Section 3. Please provide full contact details of the site project manager responsible for day-to-day management of the works and dealing with any complaints from local residents and businesses.

Name: Tony Colville, TK Construction and Sons London Limited

Address: 20 Greystone Gardens, Barkingside, Ilford, Essex IG6 2HH

Email: t.kconstruction@hotmail.com

Phone: 07824849274

Mobile: 07824849274

Section 5. Please provide full contact details including the address where the main contractor accepts receipt of legal documents for the person responsible for the implementation of the CMP.

Details as for project manager above.

We are advised the COL works are practically complete, and our client expects to write to the Council to discharge Clause 5.2 of the legal agreement in due course, notifying that the Development is ready for occupation. We, therefore, see no need to update the programme set out in the CMP.

Please note that ongoing refurbishment works are being carried out at the property. Whilst we understand these have been raised as a concern by a neighbour, they bear no relationship to the Certificate of Lawfulness, the Legal agreement, or the agreed CMP.

We request this letter be read in conjunction with the agreed CMP dated 26 April 2017 as discharged on 1 December 2017 and amended by letter dated 25 September 2018 and that a copy be included on the public register for the certificate of lawfulness dated 9 May 2016 under reference 2015/4053/P.

Yours sincerely.



Michael Doyle

Partner

Attached:

Legal Agreement 9 May 2016

Agreed CMP (V4 dated 21 April 2017)

Correspondence 25 September 2018.