

Development Management
Camden Town Hall Extension
Argyle Street
London
WC1H 8EQ

15 June 2016

Dear Sir/Madam,

48 AVENUE ROAD, LONDON, NW8 6HS

On behalf of our Client, Mrs Rita Tucker, we hereby submit an application for a Certificate of Existing Lawful Use/Development in relation to the commencement of works relating to Planning Permission 2012/3861/P at the above property. Planning Permission was granted issued on 18 September 2013 with a three year timeframe for commencement.

For the purposes of development finance, the applicant is required to confirm that the scheme has commenced. This Certificate application is therefore submitted to confirm the commencement of works approved under planning permission reference 2012/3861/P within the 3 year time limit on the decision notice, and thus to establish that the permission has been implemented and the development is lawful.

Planning Permission was granted for: *“Excavation of basement beneath front garden and double-basement beneath rear garden, erection of 2-storey side extension at lower ground and ground floor level and rear extension at ground floor level all in connection with existing dwellinghouse (Class C3).”*

Four “pre-commencement” conditions were attached to the planning permission:

- Condition 4 (Details of sustainable urban drainage strategy);
- Condition 5 (Details of hard and soft landscaping);
- Condition 8 (Details of suitably qualified chartered engineer); and
- Condition 10 (Details of retention and protection of trees).

London Borough of Camden agreed that the conditions were fully discharged on 26th November 2015, ref: 2015/4821/P.

Following the full discharge of the condition 4,8, 8 and 10, works on site have commenced, as can be seen upon visiting. These works consist of:

- Erection of hoarding to secure access to working area
- Preparation of working area
- Excavation to underpin to garden/ retaining wall structure
- Laying reinforcement prior to pouring concrete
- Backfill upon completion of underpin
- Removal of surplus spoil (ongoing)

An application fee of £172 has been submitted online.

We trust that this submission is acceptable and look forward to receiving your confirmation of validation.

Thank you for your anticipated assistance on this matter.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Matt Bailey', written in a cursive style.

Matt Bailey
Bsc(Hons) DipTP MRTPI

Encl.