



## Briefing Note

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Our ref 14701/IR  
Date 30 September 2016  
To London Borough of Camden  
From Nathaniel Lichfield & Partners  
Copy

**Subject Updated - Details of Consultation in relation to Proposed Demolition and Redevelopment at No. 81 Avenue Road, Camden, London, NW8 6JD**

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- 1.1 On behalf of our client, Mr B K Mirchandani, we write to submit via the Planning Portal (Ref. PP-05452378) an application for planning permission in relation to the proposed demolition and redevelopment at No. 81 Avenue Road, Camden, London.
- 1.2 Prior to the submission of this planning application, a consultation letter was issued to nearby properties to inform interested parties of the proposed development at the site. This included letters to:
  - Swiss Cottage School, and
  - Nos. 56, 58, 60, 62, 64, 75, 77, 83, 85 and 87 Avenue Road
- 1.3 Along with the consultation letter, copies of the draft Construction Management Plan (including Pro-forma) and planning application drawings were issued to interested parties for review and comment.
- 1.4 The consultation letter and application documents were issued on the 31 August 2016, arriving on (and dated) 01 September 2016. This requested that if interested parties wished to respond or make comments on the proposed development that these be returned to us within 14 days of the date of the letter.
- 1.5 During the consultation period, we received 1 telephone response to enquire further on the proposed development and the timescale of the proposed planning application submission. As of 21 September 2016, no further written or telephone responses have been received on the documents circulated for review.
- 1.6 On 26 September four of the recorded delivery letters were returned unopened from Nos. 62, 75 and 79 and 83 Avenue Road. These letters we then hand delivered to the properties on the evening of 27 September.
- 1.7 At this time it was clear that Nos. 62, 75 and 79 are empty/abandoned properties, or are awaiting redevelopment, while No. 83 looks occupied, the

owner has not been there in sometime as the mail is uncollected from the roadside mail box. As such, we would not expect consultation responses to be received from any of these four properties.

1.8

A copy of the consultation letter issued is attached below.

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**Nathaniel Lichfield & Partners**  
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Date 1 September 2016  
Our ref 14701/IR/Dca/9771711v1  
Your ref

  

Dear Sir/Madam

**Proposed re-development of No. 81 Avenue Road, Camden, London, NW8 6JD**

We are writing to you on behalf of the homeowners of No. 81 Avenue Road, to inform you that they intend to undertake the re-development of their property. The development includes the demolition of the existing detached house and ancillary garage and its replacement with a new three storey single family dwelling, including new basement level.

The proposed development is informed by a pre-application submission to the London Borough of Camden undertaken in 2015.

Following a review of the Council's pre-application advice, we wish to consult you on the proposed development and include for your consideration the application drawings and draft Construction Management Plan.

If you wish to make any comments on these, please write to me within 14 days of the date of this letter at 14 Regent's Wharf, All Saints Street, London N1 9RL.

Similarly, should you have any questions about the proposed development please contact me or my colleague Grant Lock at this office.

  

Yours sincerely,

  
**Declan Carroll**  
Heritage Consultant

  

Encls.

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