



Our Ref: RE/HG3405

richard.evans@wyg.com
13 December 2017

Regeneration and Planning Development
Management
London Borough of Camden
2nd Floor, 5 Pancras Square
London
N1C 4AG
FAO: Mr Jonathan McClue

Dear Sir,

**PLANNING PERMISSION 2014/1617/P
100 AVENUE ROAD, LONDON NW3 3HF
CERTIFICATE OF LAWFULNESS FOR EXISTING USE OR DEVELOPMENT (CLEUD)**

On behalf of our client, Essential Living (Swiss Cottage) Limited, we submit an application for a Certificate of Existing Use or Development (CLEUD) of planning permission ref. 2014/1617/P, dated 18 February 2016, for the redevelopment of 100 Avenue Road.

We enclose the following documents for approval:

- Application Form;
- Site Location Plan;
- Approved Drawings Set – Planning Permission 2014/1617/P;
- Demolition Works Drawing No. LL443-275-0015;
- Demolition Contract – Matthews (Sussex) Ltd;
- LB Camden Building Act 1984 Section 80 Demolitions Notice;
- LB Camden Building Act 1984 Section 81 Demolition Counternotice, dated 24 November 17/D/09976;
- CIL Form 6: Commencement Notice;
- Photographs - As Existing, Demolition Works and Post Completion;
- Counsel Advice – Landmark Chambers dated 6 November 2017;
- Essential Living Letter Confirmation of Demolition, dated 11 December 2017
- Parties with Ownership Interest in the Land Statement; and

Condition 1 of planning permission ref. 2014/1617/P states:

"The works hereby permitted shall be begun not later than the end of three years from the date of this consent."

Demolition works have been undertaken on site in accordance with the details provided which represent a material operation sufficient that the planning permission has been lawfully commenced in accordance with section 56(4) of the Town and Country Planning Act 1990 and in accordance with Condition 1.

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The planning permission includes two pre-commencement (demolition) precedent conditions, both of which have been discharged as detailed below:

100 Avenue Road, London NW3 3HF Application Ref. 2014/1617/P Pre-Commencement Conditions Discharged			
Condition No.	Details Required	Application No.	Date Approved
21	Before any development commences details demonstrating how trees to be retained shall be protected during demolition and construction work shall be submitted to and approved in writing by the council. Such details shall be implemented as approved before any development commences and retained during the demolition and construction works, unless otherwise agreed in writing by the Local Planning Authority. The approved works shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction". All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the approved protection details.	2016/2352/P	27/06/2016
24	Before any works or construction commences details of at least two real time particulate air quality monitors shall be submitted to and agreed in writing by the Local Planning Authority. Such details shall include the location, number and specification of the monitors, including evidence of the fact that they have been installed in line with guidance outlined in the GLA's Control of Dust and Emissions during Construction and Demolition Supplementary Planning Guidance. The monitors shall be installed 1 month prior to the development taking place and must be retained and maintained on site for the duration of the development in accordance with the details thus approved. Real time data from the monitors should be available online, and council officers provided access to this data. In addition, quarterly reports should be sent to the Air Quality officer for the duration of the works. These should detail any exceedences of the trigger action level (which is 250 ug/m3), and the action that was taken to remedy this.	2016/1893/P	27/06/2016

No trees are to be retained relative to the demolition area and accordingly no protective fencing to any trees on site were required prior to the works being carried out.



Two real time particulate air quality monitors have been installed prior to the development taking place in accordance with the approved details. Quarterly reports are being compiled and issued to the Air Quality Officer at LB Camden.

Other pre-commencement conditions requirements do not apply to the nature of works, and accordingly are not required to be supplied at this time. Notwithstanding this details related to the provision of u-values and the approach to thermal bridging (Condition 27 - application reference no: 2017/3139/P, dated 17 July 2017) and detailed design and assessment reports and outline method statements for all foundations, basement and ground floor structures, or for any other below ground level, including piling (temporary and permanent) (Condition 31 - application reference no: 2016/6699/P, dated 20 June 2017) have both been approved.

I look forward to receiving your registration and validation of this submission at your earliest convenience. Should you require any further information or seek clarification, please do not hesitate to contact me via the contact details provided in this letter.

Yours faithfully



RICHARD EVANS

Associate Director

WYG

Enc.