



Date: 24 November 2017  
Application No: 17/D/09976

**Building Control**  
Place Management  
Supporting Communities  
London Borough of Camden  
5 Pancras Square  
London  
N1C 4AG

Matthews Demolition  
Matthews Group  
Stephenson Place  
Stephenson Way  
Three Bridges  
Crawley  
West Sussex  
RH10 1TL

DX 161055 KINGS CROSS 4

Telephone: 020 7974 2363  
Facsimile: 020 7974 5603  
Textphone: 020 7974 6866  
building.control@camden.gov.uk  
www.camden.gov.uk/buildingcontrol



Dear Sir or Madam

**The Building Act 1984 and the Building Regulations (Section 81)**  
**Re: 100 Avenue Road, London, NW3 3HF**  
**Work: Demolition of an external staircase and ramp**

Thank you for your Notice of Demolition under Section 80 of Building Act 1984 received on 10 November 2017.

**TAKE NOTICE** that **London Borough of Camden** pursuant to Section 81 of the Building Act 1984, **HEREBY REQUIRES** you to take the following actions within 3 months of the date of this letter unless the Council has given prior written consent to a specific extension of this period in respect of any individual action:

- a) To remove material or rubbish resulting from the demolition and clearance of the site.
- b) To disconnect and seal at such points as the Council may reasonably require,
- c) Any sewer or drain in or under the (part of) the building to be demolished.
- d) To remove any sewer or drain in or under the (part of) the building to be demolished and seal any sewer or drain with which the sewer or drain to be removed is connected.
- e) To make good to the satisfaction of the Council the surface of the ground disturbed by anything done under paragraph (b) or (c) above.
- f) To make such arrangements with regard to burning material on site as may be reasonably required by the Health and Safety Executive and/or the Fire Authority.
- g) To take the following steps for the protection of the public and preservation of public amenity:
  - (i) Work to be carried out in accordance with the requirements of BS 6187 (Demolition).

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For Director of Supporting Communities

- (ii) All demolition work and ancillary operations shall be carried out only between the hours of 08.00 and 18.00 hours between Monday and Friday and between 08.00 hours and 13.00 hours on Saturdays. No work shall be carried out outside these hours, including Sundays, Bank and Public Holidays.
- (iii) All noisy work shall at all times be kept to a minimum and best practicable means are to be taken to ensure that noise does not pass beyond the boundary of the site. All plant machinery shall be properly maintained and operated so as to minimize nuisance. All works shall be compliance with the British Code of Practice BS 5228: Parts 1 & 2 (2009) (Noise and Vibration Control on Construction and Open Sites) i.e. maximum of 1mm per sec p.p.v to residential structures and 3mm per sec at commercial premises both measured at the base of the structure.
- (iv) Adequate precautions shall be taken to ensure that no dust or odour is released which causes public nuisance.
- (v) Bonfires, are prohibited unless there is a need to burn diseased timber.
- (vi) Cable burning in situ, with a view to the recovery of metal, is prohibited.
- (vii) The structure to be demolished shall be carefully examined for any asbestos content prior to any work starting on site. In the event of asbestos being found, its removal shall be accordance with The Asbestos (Licensing) Regulations 1983 (as amended) and the Control of Asbestos at Work Regulations 2012 and the appropriate Codes of Practice made thereunder. The requirements of the Control of Pollution Act 1974 should also be considered.
- (viii) Adequate fencing or screening shall be provided to ensure that no unauthorized persons are able to gain access to the site either during demolition or after the work is completed. Adequate warning notices shall be provided. Where necessary, high-level fine mesh screens should be erected to minimize dust drift.
- (ix) Adequate on-site refuse storage facilities are to be provided.
- (x) Arrangements shall be put in hand to ensure that no mud or dust is carried from site on pavement and road.
- (xi) In the event of contaminated material being found on site, adequate arrangements are to be made for its storage, examination and subsequent disposal.
- (xii) The name and registered office of the demolition contractor must be displayed in a conspicuous position on the site.
- (xiii) All drains and sewers are to be properly sealed and their whereabouts properly logged and recorded. No material that could interfere with the flow of the drain/sewer shall be allowed to enter the same.
- (xiv) Please note, you should also ensure that you satisfy any other statutory provisions affecting the work and in particular The Construction (Design and Management) Regulations 2007, as they relate to Health and Safety at Work.
- (xv) Please provide us with your additional method statement for demolition, including any shoring required to adjacent properties, as indicated in your outline demolition & strip out method statement.

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For Director of Supporting Communities

**Before you comply with any requirements of paragraphs (b) and (c) above, you must give at least 48 hours notice in writing to the Council.**

**Before you comply with of paragraph (d) above, you must give at least 24 hours notice to the Council.**

**Failure to give such notice will incur liability to a fine not exceeding £500.**

Dated: 24 November 2017

Signed:



**Ms Carol Little**

**Phone: 020 7974 2375 / 07771 996162 (9am to 5pm Mon to Fri only)**  
**Email: Carol.Little@camden.gov.uk**

### **INFORMATIVES**

Attention is directed to the provision of Sections 82(2), (3), (4), 83(1), (2) and (3) of the Building Act 1984. Any Appeal in pursuance of these provisions should be made to a Magistrates' Court and must be brought within 21 days from the date of the service of this notice.

You are advised to apply to the Council's Environmental Health section for consent under section 61 of the Control of Pollution Act 1974 and consult with Highways Management Team regarding any skips or scaffolding license at: Camden Town Street, Argyle Street, London WC1H 8EQ, Tel: 0207 974 4444.

- cc
- Fire Safety Regulation, EMAIL: [firesafetyregulationNW@london-fire.gov.uk](mailto:firesafetyregulationNW@london-fire.gov.uk)
  - EDF Energy
  - Thames Water Utilities Ltd, EMAIL: [buildovers@thameswater.co.uk](mailto:buildovers@thameswater.co.uk)
  - National Grid UK, EMAIL: [plantprotection@uk.ngrid.com](mailto:plantprotection@uk.ngrid.com)
  - Highways Maintenance, LB Camden, EMAIL: [streetworks@camden.gov.uk](mailto:streetworks@camden.gov.uk)
  - Environmental Health, LB Camden
  - Development Control, LB Camden, EMAIL: [DCMail@camden.gov.uk](mailto:DCMail@camden.gov.uk)
  - Health & Safety Executive, EMAIL: [lupenquiries@hsl.gsi.gov.uk](mailto:lupenquiries@hsl.gsi.gov.uk)
  - Owner or Occupier or neighbouring properties

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