

**End Corner Plots at Grafton Road, Lamble Street, Barrington Court, London NW5
– Certificate of Lawfulness**

1.0 Confirmation of Information:

- 1.1 This application relates to the commencement of a planning permission for the *'Erection of 3 no. new-build dwellings (1x3 bed, 1x 2bed and 1x1bed) and associated external work at end of existing terraces on Grafton Road, Lamble Street and Barrington Court'* (Ref. 2014/4270/P).
- 1.2 Planning consent for the site was granted 20th April 2015. The discharge of the planning conditions relating to this decision were submitted on 3rd April 2018. The Construction Management Plan relating to the development of the site was submitted to LBC, as a requirement of the planning consent, by the contractor on 4th April 2018. The pre-commencement planning conditions were discharged within the planning period and prior to the development of the site commencing.
- 1.3 A material operation occurred prior to the date of the planning consent expiring on 20th April 2018. Evidence that the development commenced prior to 20th April 2018 is as follows:
- A. Email correspondence, dated 16th May 2018, from the appointed contractor SD Installations Ltd. to the LBC Development Manager confirming the commencement of the works to the foundations *'were in progress in advance of 20th April'*. Embedded in this email are three photographs of the site (which is identifiable by the boundary wall and neighbouring properties), demonstrating that the hoarding is erected, excavations have taken place with ground working equipment on site and some concrete footings have been formed. (See Appendix A)
 - B. The same email correspondence as above, dated 16th May 2018, includes two construction material delivery records as attachments to the email. These are from the construction material supplier Builder Depot and confirm supply of construction materials to the site in March 2018. The document reference number 0004/00490742, identifies a delivery on *'29/03/2018 AM IF POSS'* for construction materials to *'SD.INSTALLATIONS LTD, Grafton [sic] Road, NW5 4AP'*. The other delivery record identifies materials being delivered to *'SD.INSTALLATIONS LTD, Straton [sic] Road, NW5 4AP'*. These delivery notes record the delivery of construction materials to the site prior to 20th April 2018. These materials were used to form concrete foundations relating to the development of the new houses; a material operation that commenced prior to the planning consent expiring. (See Appendix B)
 - C. Additional site photographs are included that demonstrate the level of progress on site prior to 20th April 2018. (See Appendix C)

2.0 Conclusion

- 2.1 The evidence noted above demonstrates that building works relating to the *'Erection of 3 no. new-build dwellings (1x3 bed, 1x 2bed and 1x1bed) and associated external work at end of existing terraces on Grafton Road, Lamble Street and Barrington Court'* commenced prior to the expiry of the planning consent on 20th April 2018. We request that LB Camden confirm these works constitute a material operation and that the development is lawful in accordance with the permission (Ref. 2014/4270/P).