

Planning Statement

17 – 33 William Road, London NW1 3ER

Prepared by: Hanily McGarry Property Ltd

Date: November 2018

Supporting Statement and Evidence for CLEUD application under Section 191 Town and Country Planning Act 1990.

1. Planning Background

Planning permission 2015/5721/P (Appendix 1 to this Statement) was granted on 4th December 2015 for;

“Change of use from storage (Sui Generis) to office (Class B1a), including the installation of two air-conditioning units and replacement of the garage door by new office doors.”

Condition 1 on that planning permission 2015/5721/P (the “Planning Permission”) provides that;

“The development hereby permitted must be begun not later than the end of three years from the date of this permission. Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended)”.

There are no pre-commencement conditions associated with this planning permission.

A Certificate of Lawfulness (Proposed) was granted on 25th July 2018 confirming that the carrying out of certain works before 04/12/2018 would constitute lawful implementation of planning permission 2015/5721/P (outlined above).

The works comprise, the construction of the office frontage facing William Road, replacing the recessed garage door, in accordance with the approved drawings (Refer to the attached decision notice at Appendix 2 and approved drawings at Appendix 3 of this Statement).

2. Implementation Works / Material Operations

The aforementioned works were completed on 12th November 2018. The Planning Permission is now lawfully implemented. Building control consultancy, MLM Group inspected the work on the same date and confirmed all was constructed in accordance with the relevant standards and drawings. A site inspection note will be prepared by MLM Group and this can be provided in due course.

3. Appendices

1. Decision Notice - 2015/5721/P (Original planning permission)
2. Decision Notice – 2018/2613/P (CLOPUD Decision Notice)
3. Approved CLOPUD Plans – 2018/2613/P