

Application ref: 2018/4258/P
Contact: John Diver
Tel: 020 7974 6368
Date: 12 October 2018

Development Management
Regeneration and Planning
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London
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BB Partnership
Studio 33 - 34
10 Hornsey Street
London
N7 8EL

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990

Certificate of Lawfulness (Existing) Granted

The Council hereby certifies that on the 10 September 2018 the use described in the First Schedule below in respect of the land specified in the Second Schedule below, was lawful within the meaning of Section 191 of the Town and Country Planning Act 1990 as amended.

First Schedule:

Confirmation of commencement of works on site in relation to planning applications (i) 2011/5102/P dated 30/03/2012 (basement extension to main house); (ii) 2010/6316/P dated 17/01/2011 (basement to pool house); and (iii) 2012/5607/P dated 24/12/2012 (erection of two storey outbuilding).

Drawing Nos: (i) 2011/5102/P - Basement extension to main house:

- 1.1_Appl Approval Notice - Granted 30/03/2012
- 1.2_Discharge Condition 4&10 - 2013 5026 P FINAL decision con 4 and 10
- 1.3_Discharge Condition 9 - 2013 4387 P FINAL decision con 9
- 1.4_Discharge Construction Management Plan - 2371 CMP discharge
- 1.5_Appl Approved Drawings - EVJ_010 rev C, EVJ_011 rev D, EVJ_012 rev C
- 1.6_Works undertaken site plan - EVJ_010C mark-up
- 1.7_Works undertaken sketch plan - EVJ sk basement mark-up

(ii) 2010/6316/P - Basement to pool house:

- 2.1_Appl Approval Notice - Granted 17/01/2011
- 2.2_Discharge Condition 3 - Approval Condition 3 Trees 040913
- 2.3_Appl Approved Drawings - ECO_500D, 501C, 502C, 503C, 504C, 505A, 506A
- 2.4_Works undertaken sketch plan - ECO sk01 Pool+basement mark up

- (iii) 2012/5607/P - Erection of two storey outbuilding / pool house:
- 3.1_Approval Notice - Granted 24/12/2012
 - 3.2_Discharge Condition 5 - Approval Condition 5 040913
 - 3.3_Prop Plans EZE 011A, Prop Elevs + Sects EZE 012A
 - 3.4_Works undertaken site plan - EZE 011 A mark-up
 - 3.5_Works undertaken sketch plan - EZE sk 01 2 Storey Pool mark-up

Further evidence relating to all three applications

- 4.1_Site photos - photographs recording works to foundations
- 4.2_Site diary - Contractor's site diary during period of works
- 4.3_Approved Inspector Letter - MLM approved inspector letter to client
- 4.4_Camden LA letter - Camden Building Control letter to MLM
- 4.5_Savills Letter - Letter to client from Savills confirming work undertaken
- 4.6_Phase 1 Foundation Design - Crofton's engineering foundation design
- 4.7_Phase 1 Foundation Calculation - Crofton's engineering foundation calculation
- 4.8_Phase 2 Foundation Design - CDS engineering design and calculation

Second Schedule:

Radlett House
Radlett Place
London
NW8 6BT

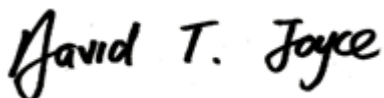
Reason for the Decision:

- 1 It is confirmed that operational works cumulatively permitted under planning permissions (i) 2011/5102/P dated 30/03/2012; (ii) 2010/6316/P dated 17/01/2011; and (iii) 2012/5607/P dated 24/12/2012 had begun on site within three years of the date of these permissions [(i - 30/03/2015), (ii - 17/01/2014) and (iii - 24/12/2015)] and that these permissions have therefore been implemented on-site

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

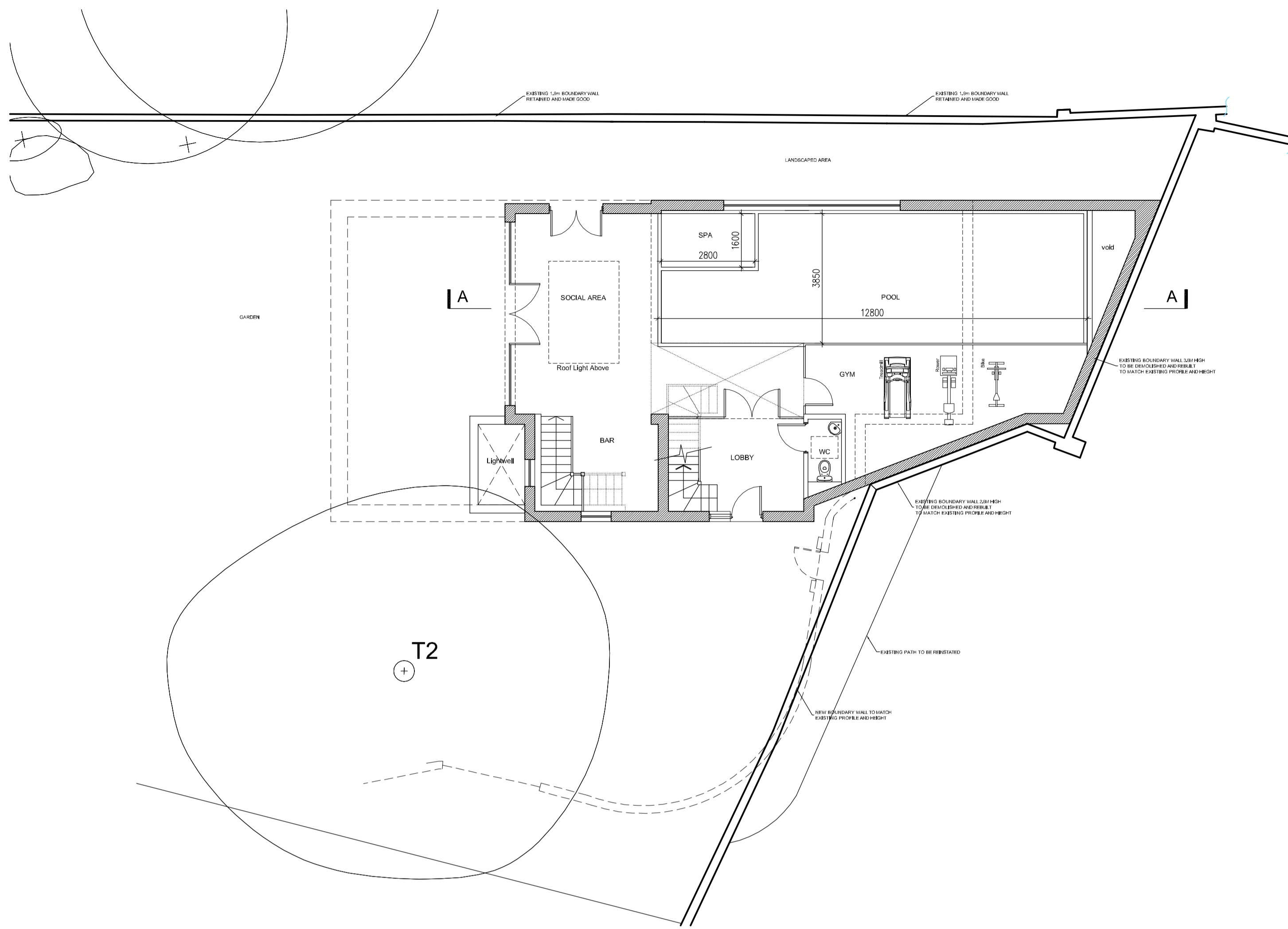


David Joyce
Director of Regeneration and Planning

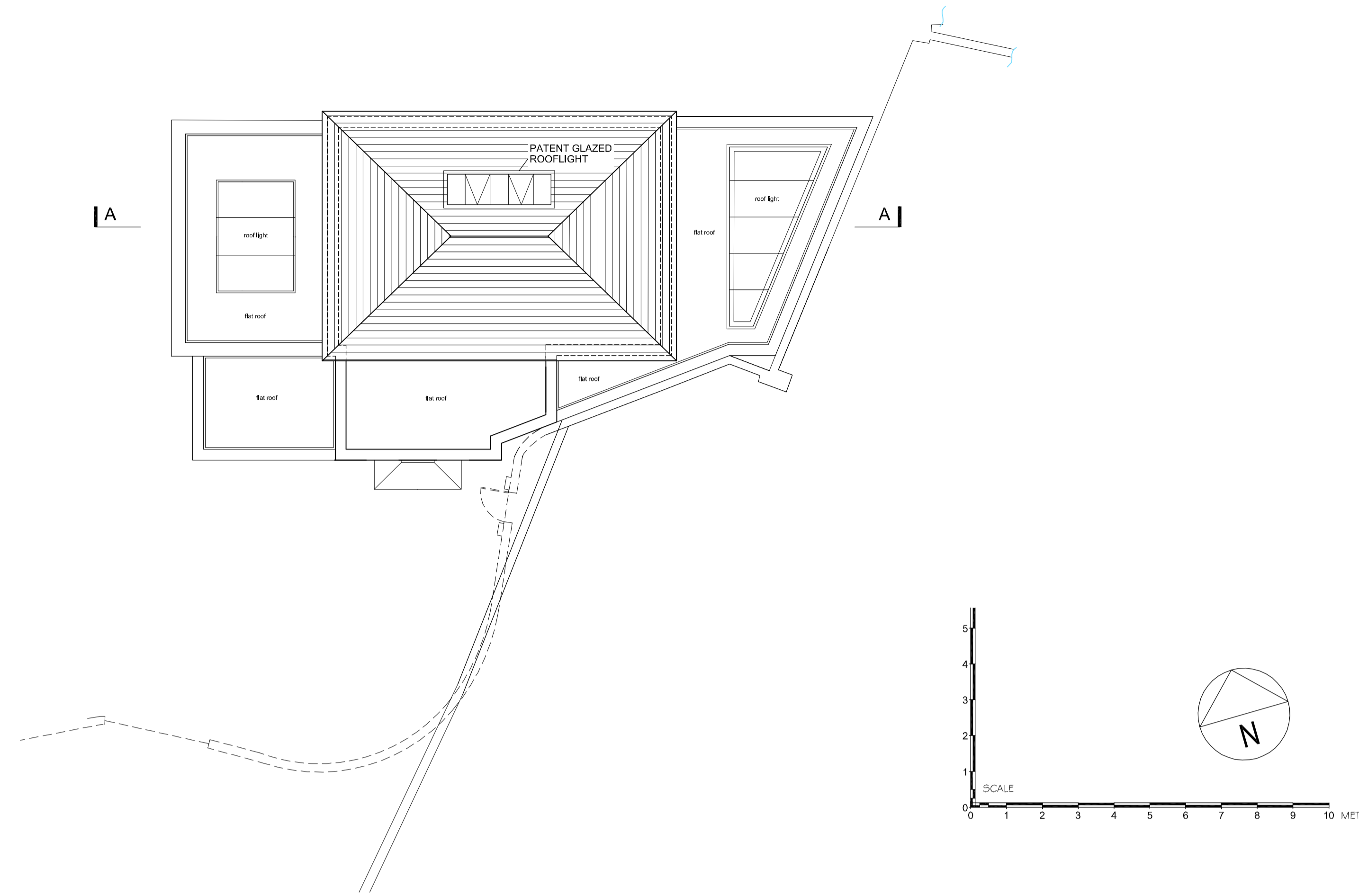
Notes

1. This certificate is issued solely for the purpose of Section 191 of the Town and Country Planning Act 1990 (as amended).

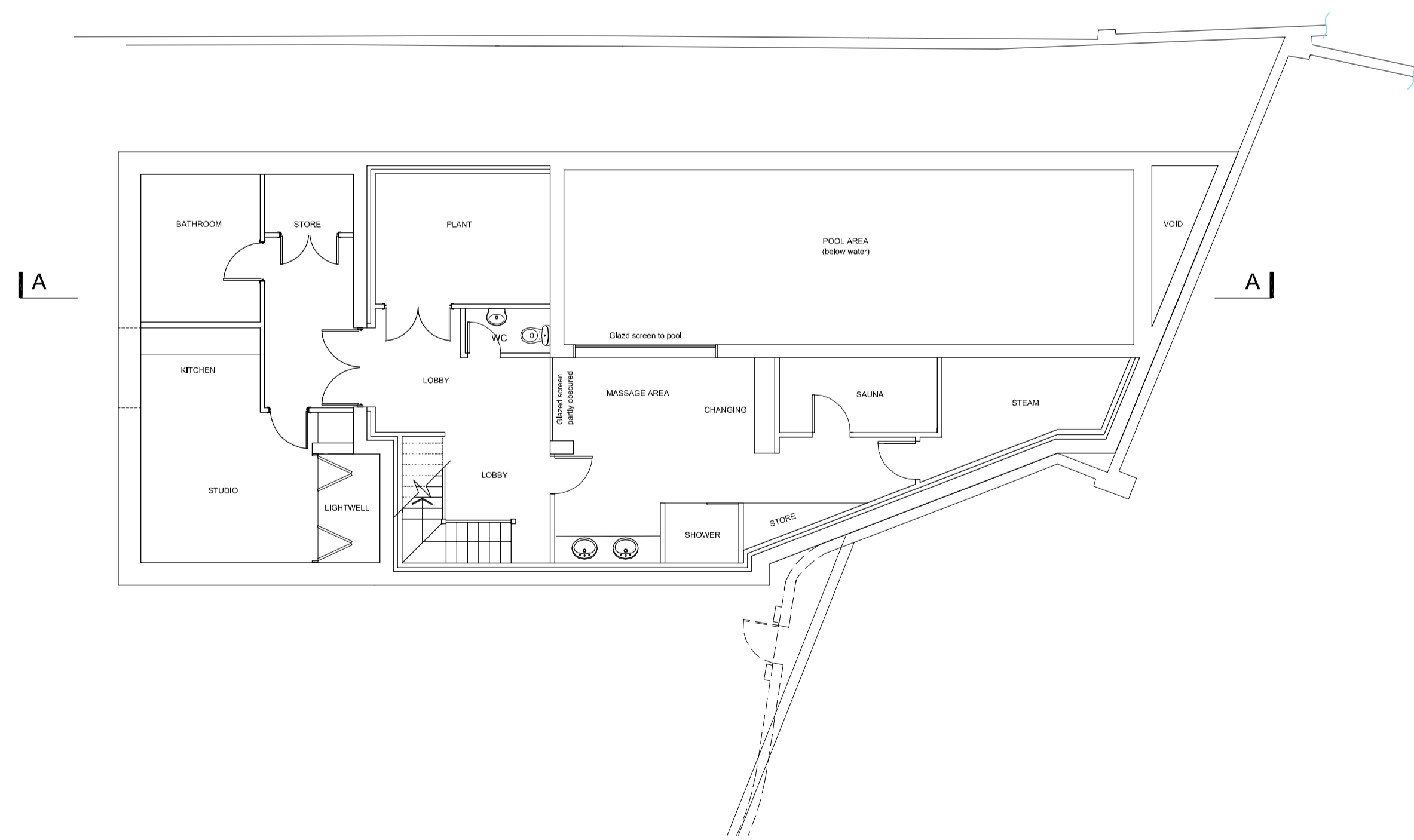
2. It certifies that the use*/operations*/matter* specified in the First Schedule taking place on the land described in the Second Schedule was*/would have been* lawful on the specified date and thus, was not*/would not have been* liable to enforcement action under Section 172 of the 1990 Act on that date.
3. This Certificate applies only to the extent of the use*/operations*/matter* described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any use*/operations*/matter* which is materially different from that described or which relates to other land may render the owner or occupier liable to enforcement action.
4. The effect of the Certificate is also qualified by the provision in Section 192(4) of the 1990 Act, as amended, which states that the lawfulness of a described use or operation is only conclusively presumed where there has been no material change, before the use is instituted or the operations begun, in any of the matters relevant to determining such lawfulness.



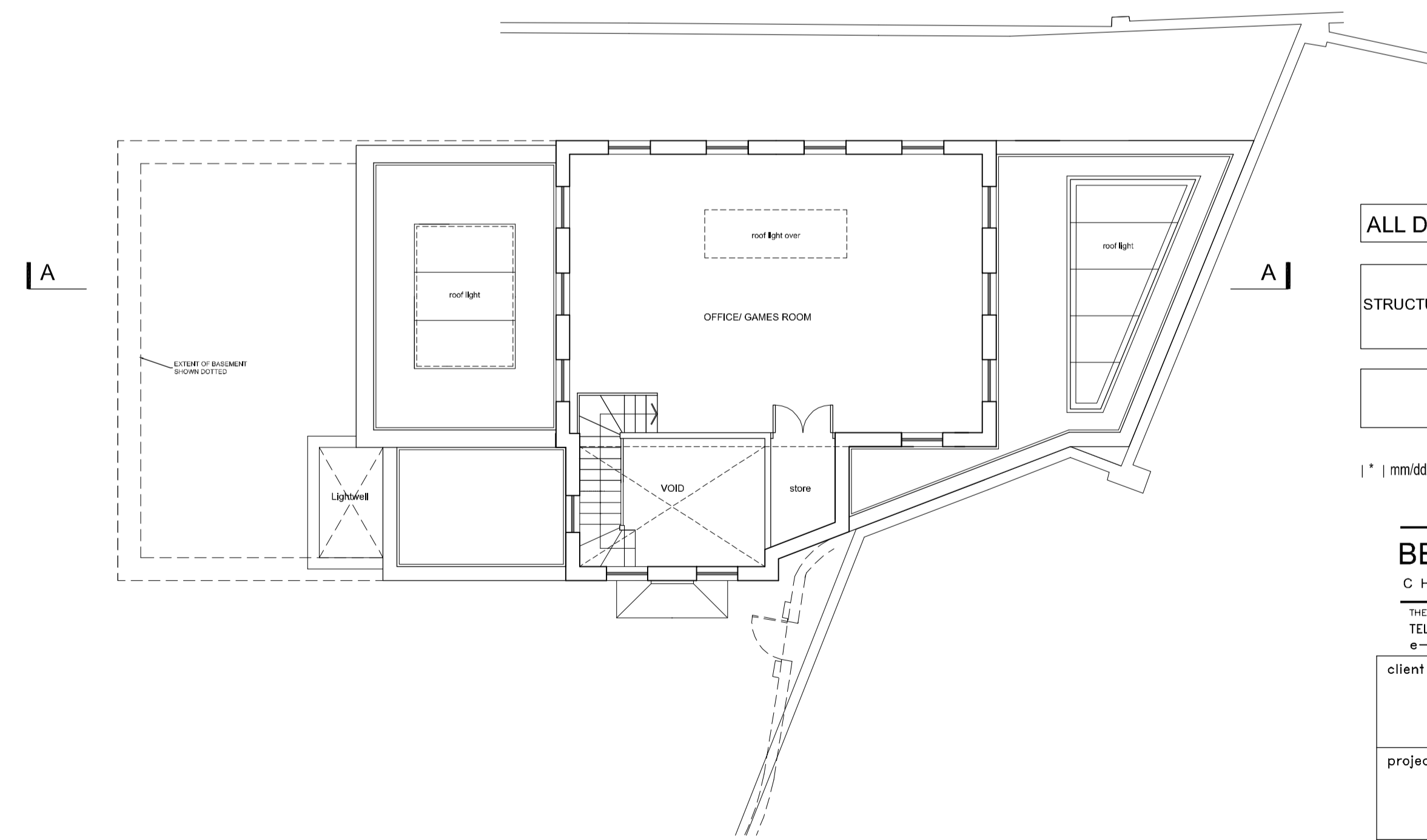
Approved Ground Floor Plan 1:100 @ A1



Approved Roof Plan 1:100 @ A1



Approved Basement Floor Plan 1:100 @ A1



Approved First Floor Plan 1:100 @ A1

ALL DIMENSIONS APPROXIMATE

SCHEME DESIGN SUBJECT TO
STRUCTURAL ENGINEER / SERVICES ENGINEER,
& PLANNERS COMMENT

PLANNING

1" = mm/dd/yyyy Description (By) Description

BB PARTNERSHIP LTD
CHARTERED ARCHITECTS
THE TRAFALGAR, 17 REMINGTON STREET, LONDON N1 8DH
TEL . 020 7336 8555 FAX . 020 7336 8777
e-mail . architect@bbpartnership.co.uk

client David Tucker

project Radlett House
NEW POOL HOUSE AND
SINGLE STOREY EXTENSION
TO MAIN HOUSE

drawing Approved Plans
2010/6316/P

date	scale	drawn by
11_2012	1:100 @ A1	ST
drg.no.	rev.	
EZE_004		

do not scale . check all dimensions on site ©

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APPROVED - 2010/6316/P

