

Charlton Brown
Architecture & Interiors

Planning & Development Management
London Borough of Camden
2nd Floor, 5 Pancras Square
c/o Town Hall, Judd Street
London
WC1H 9JE

11th January 2019

ALB/1281/AP

Dear Sir/Madam,

Re: Flat 1, 15 Greenaway Gardens, London, NW3 7DH

Please accept this letter as forming part of a Lawful Development Certificate application in respect of implementation of the following planning consent associated with the above site.

The Consent

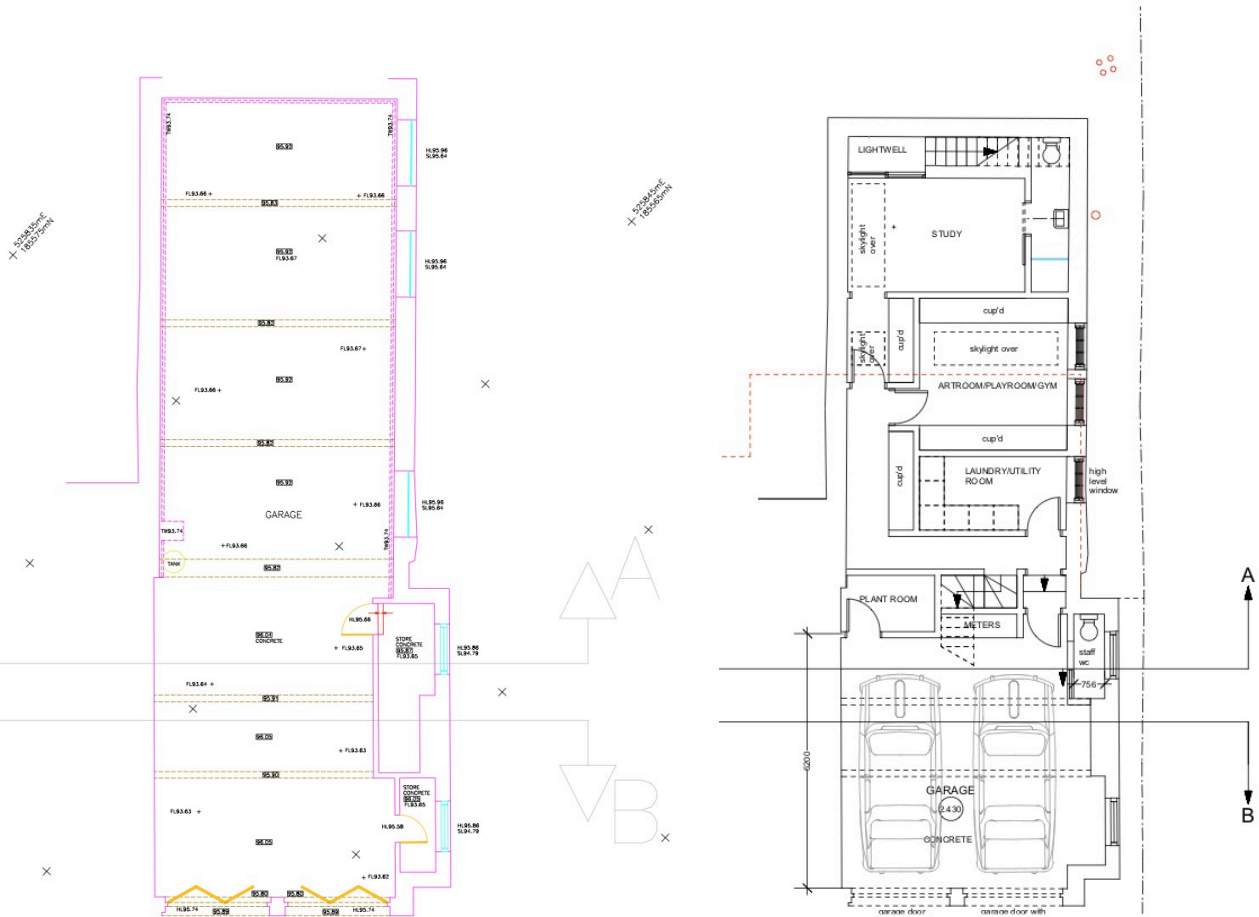
1. **2015/5074/P** granted planning permission on 14th January 2016 for: **Erection of a single storey rear extension and partial conversion of garage to enlarge existing residential accommodation for ground floor flat.**
2. This three-year consent expires on **14th January 2019** unless previously implemented.

Commencement

4. S. 56 of the Act states that: *development shall be taken to have begun on the earliest date on which any material operation comprised in the development begins to be carried out.* Thus to commence it is sufficient to begin any of the material operations. Several of the material operations listed in s.56 are preparatory to actual construction. In this case the work undertaken falls under s.56 (4)(a) *any work of construction in the course of erection of a building* and (b) *the digging of a trench which is to contain the foundations, or part of the foundations, of a building.*

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5. The existing and proposed lower ground floor footprints are shown below:



Existing Lower Ground Floor Plan

Proposed Lower Ground Floor Plan

6. On Tuesday 8th January 2019, Sherlock Construction began works on site to dig a trench that would contain part of the foundations for the structural box frame conversion in the existing garage. The location of the trench is identified in green below. It is inside the footprint of the existing garage.



7. The trench was inspected by JM Partnership (Surveyors) Ltd, a Corporate Approved Building Control Inspector on Wednesday 9th January 2019.

8. The application is supported by the following documents at **Annex 1**:

- JM Partnership (Surveyors) Ltd Initial Notice dated 14th December 2018
- Jampel Davison & Bell drawing 1791 T2
- EDI Surveys Existing Lower Ground Floor plan 14948
- Charlton Brown Architects Proposed Lower Ground Floor Plan 1281/AP02 (consented)
- JM Partnership (Surveyors) Ltd Site Inspection dated 11th January 2019

- Photographs taken on site upon completion of trench on 10th January 2019
 - Photographs taken on site following cast of slab on 11th January 2019
9. The Arboriculturalist who dealt with the original planning application has confirmed that although contractors have assembled tree protection fencing within the rear garden on site it has no function for the operation of digging a trench in the garage as the existing garage walls and concrete lid prevent any access to the rear garden.
10. Please do not hesitate to contact me should you wish to discuss further.

Yours faithfully,

Aymara Lamche-Brennan BA (Hons) MSc Assoc. RTPI

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Photographs of trench taken on site 10th January 2019



Photographs of cast slab taken on site 11th January 2019



