

<b>LDC Report</b>	05/09/2019
<b>Officer</b>	<b>Application Number</b>
Rachel English	2019/3540/P
<b>Application Address</b>	<b>Recommendation</b>
36 Avenue Road London NW8 6HS	Grant Certificate of Lawfulness
<b>1<sup>st</sup> Signature</b>	<b>2<sup>nd</sup> Signature (if refusal)</b>
<b>Proposal</b>	
Confirmation of the implementation of works under planning permission ref: 2015/3328/P dated 4.5.16 for Demolition of the existing single family dwelling house and replacement with a three storey detached house with two storey basement with associated hard and soft landscaping	
<b>Assessment</b>	
<p>The application site is located on the northern side of Avenue Road. The building is not listed and is located in the Elsworthy Road Conservation Area.</p> <p>Planning permission was granted on 4 May 2016 for the “Demolition of the existing single family dwelling house and replacement with a three storey detached house with two storey basement with associated hard and soft landscaping.”</p> <p>The application seeks to demonstrate that works to implement permission 2015/3328/P have been undertaken.</p> <p>The applicant has submitted the following information in support of the application:</p> <ul style="list-style-type: none"> <li>• Completed and signed application form;</li> <li>• Final decision notice (planning ref: 2015/3328/P)</li> <li>• Section 106 legal agreement</li> <li>• Legal Opinion by Brecher Solicitors dated 28 March 2019</li> <li>• Non-Material Amendment decision notice (planning ref: 2019/0698/P)</li> <li>• Decision notice relating to Conditions 4 and 8 (planning ref: 2019/1008/P)</li> <li>• Decision notice relating to Condition 6 (planning ref: 2019/1126/P)</li> <li>• Discharge of Clause 4. 3 (Construction Management Plan)</li> <li>• Discharge of Clause 4.4 (Basement Construction Plan)</li> <li>• Discharge of Clause 5.1 (Notice of Commencement)</li> <li>• Email confirming Section 106 clauses are satisfied</li> <li>• Confirmation of payment of Section 106</li> <li>• CIL Notices and confirmation of self-build relief</li> <li>• Email from KSR Architects confirming start on site dated 23 April 2019</li> <li>• Demolition, site clearance and preparation works diagram</li> </ul>	

- Condition Schedule of No. 34 Avenue Road
  - Condition Schedule of No. 1 Radlett Place
- Evidence in support of the implementation works:
- Letter of acknowledgement of demolition from the Building Control team at the London Borough of Camden
  - Letter from approved building inspectors dated 29 April 2019 acknowledging commencement of works
  - Site monitoring tree protection works
  - Photographs of site preparation and demolition
  - Letter from MY Construction

Three pre-commencement conditions were on the decision notice and these conditions were discharged on 02 April 2019. Copies of the condition discharge notices have been submitted with the application.

The photographs show the demolition of the front paving and the installation of 2 manholes, the demolition of the patio and associated retaining wall, the removal of permitted trees, and the installation of tree protection areas. This constitutes a material operation as defined in The Town and Country Planning Act 1990.

The Council considers that the works carried out and evidence listed above demonstrate the works to implement the planning permission 2015/3328/P.

**Recommendation: Approve**