

Camden Council
Development Management
Regeneration and Planning
London Borough of Camden
Judd Street
LONDON
WC1H 8ND

Dear Mr Sexton

22 LANCASTER GROVE, LONDON NW3 4PB

Please accept this letter as forming part of a Lawful Development Certificate application in respect of implementation of the planning consent 2015/6016/P associated with the above site.

The Consent

1. 2015/6106/P granted planning permission on 29th March 2017 for:

Demolition and replacement of existing house

2. This three year consent expires on 29th March 2020 unless previously implemented.
3. On 9th September 2019 application reference 2018/4896/P approved details pursuant to planning conditions: 2 (Variation to Approved Drawings).
4. On 10th January 2020 application reference 2019/5532/P approved details pursuant to planning conditions: 3 (Certified Engineer).
5. On 18th February 2020 application reference 2019/5925/P approved details pursuant to planning conditions: 14 (Sustainable Urban Drainage).
6. On 10th January 2020 application reference 2019/6091/P approved details pursuant to planning conditions: 3 (Details of Engineer).

Commencement

7. S. 56 of the Act states that; development shall be taken to be 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 preparation to actual construction. In this case the work undertaken falls under s.56 (4) (aa) *any work of demolition of a building*.

8. The existing and proposed lower ground floor footprints are attached.
9. On Monday 17th February 2020 demolition commenced on site to totally demolish the existing house.
10. On 28th February 2020, record photographs of demolition progress was issued to Camden Council addressed to Planning Officer Gavin Sexton.
11. Demolition was completed by 3rd March 2020.

Additional Supporting Material

12. The application is supported by the following documents:
 - Planning Permission Approval 2015/6106/P dated 29th March 2017.
 - Existing and Proposed Ground Floor Plans
 - Selection of Record Photographs

Please do not hesitate to contact me if should you wish to discuss further.

Yours faithfully



IAN LAVERICK