

OUR REF: FWZ/plng01/100322

10th March 2022

Dear Sir/Madam

CERTIFICATE OF LAWFUL DEVELOPMENT (EXISTING) WITH RESPECT TO THE
COMMENCEMENT OF DEVELOPMENT FOR THE ERECTION OF GARDEN PERGOLA PURSUANT
TO PLANNING PERMISSION 2018/5673/P AT RADLETT HOUSE, RADLETT PLACE, NW8 6BT

This is an application under Section 191 (1) (b) of the Town and Country Planning Act 1990 to obtain a Lawful Development Certificate to confirm that planning permission 2018/5673/P (dated 12 February 2019) has commenced on 31 January 2021 and so has lawfully begun within the three year time limit for commencement as stated on the decision notice.

The following documents are submitted in support of the application:

- Completed application form;
- Site location plan;
- Site block plan;
- Plans, elevations and sections (previously approved existing);
- Plans elevations and sections (previously approved proposed)
- Building regulations notices for the development
- Statutory declarations for contractor who commenced the development
- Photographs showing the commencement of the development
- Relevant planning decision notices

Supporting Evidence:

- Appendix 1 – Copy of 2018/5673/P Decision Notice (dated 12 February 2019)
- Appendix 2 – Building Regulation Documentation (dated 20/01/2022)
- Appendix 3 – Building Regulations Documentation (dated 31/02/2021)
- Appendix 4 – Building Regulations Documentation (dated 04/02/2021)
- Appendix 5 – CDM Pre-construction information (dated Jan 2022)
- Appendix 6 – CDM Correspondence Re Notification of Works (dated 18 Feb 2022)
- Appendix 7 – CDM acknowledgement of Notification of Works (dated 18 Feb 2022)

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Directors:

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Julian Williams BSc (Hons) BArch RIBA

- Appendix 8– Site location plan FWZ 199, Proposed Site Plan FWZ 200, Pergola Set Out Plan FKW 250, FKW 251 Pergola Footing Setout Detail.
- Appendix 9– Structural Plan 220121 P01, Detail 220121 P11, Detail 220121 P12 Detail 220121 P12
- Appendix 10– Previously approved proposed plans, elevations and sections:
FWZ.199_Site location plan, FWZ.200_Proposed site plan,
FWZ.201_Proposed roof plan, FWZ.202_Proposed ground plan
FWZ.203_Proposed elevation and section, FWZ.204_Proposed
design intent base and eaves detail,
- Appendix 11– Previously approved existing plans, elevations and sections:
FWZ-199.1_Existing roof plan, FWZ-199.2_Existing front elevation,
FWZ-199.3_Existing side elevation, FWZ-199.5_Existing rear elevation,
FWZ-199.6_Existing section AA.

I trust the information above is clear but please do not hesitate to contact me if you have any queries or if I can offer any further points of clarification.

Yours sincerely

Steve Taylor

Steve Taylor
(for and on behalf of BB Partnership Ltd)