



PLANNING STATEMENT

March 2021

*52 Greenfield Gardens,
Cricklewood, London,
NW2 1HX*

1.0 Planning Statement

This supporting Planning Statement has been prepared by Drawing and Planning Ltd, Mercham House, 25-27 The Burroughs, Hendon, London, NW4 4AR (0208 202 3665).

This Planning Statement has been prepared as part of a retrospective application for the retention of the existing ground levels to the rear of the site at 52 Greenfield Gardens, London, NW2 1HX (“the Property”) which is currently in use as multiple self-contained residential flats Class C3 in an attempt to regularise the alleged unlawful engineering operations resulting in the current ground levels at his property.

This application therefore seeks formal planning permission for the retention of the existing rear garden ground levels between the public path to the south of 52 Greenfield Gardens and the residential dwelling to the north of 52 Greenfield Gardens.

Enforcement action was taken against the freeholder and a weak appeal of the enforcement notice was submitted leading to a refusal and enforcement action being taken.

It was established based on correspondence with the enforcement officer Antoinette Bernard that the remedy of this matter was unclear leading to her consent that the applicant submits this application for retrospective retention of the ground levels that were built to in 2017.

It should be noted that in late 2020, the freeholder removed loose gravel from within the rear gardens of 52 Greenfield Gardens, which had risen the rear ground levels. It is now asserted that the rear ground levels on site, are now at the levels prior to the commencement of building works in 2017. The pre-existing, Existing & proposed plans and sectional elevations, submitted with this application, detail these levels.

This application is therefore submitted to request that the LPA examine the planning merits of retaining the ground level at the levels which they currently are, in an attempt to resolve the outstanding enforcement action accordingly.

The applicant asserts that there is no intrusion or impact to the boundary wall with the public pathway to the south of 52 Greenfield Gardens and that the issue raised, appears to be more with the boundary between 50 & 52 Greenfield Gardens.

We kindly request that the council approves the existing levels of the property.

2.0 Conclusion

The proposal in our opinion is one that will give rise to an appropriate development in this part of the Borough. The existing ground levels create no possible planning harm. The applicant therefore asserts that the ground level works should be considered by the Council’s planning team, with a view to regularising the allegedly unlawful development.

The granting of Retrospective Planning Permission, is therefore considered to be appropriate in this circumstance.