

FAO: Mr Jon Sheldon
Old Oak and Park Royal Development Corporation (OPDC)
169 Union Street
London
SE1 0LL

5 October 2021

Dear Jon,

Town and Country Planning Act 1990 (As Amended)
Town and Country Planning (General Permitted Development) (England) Order 2015
Lawful Development Certificate [LDC] (Existing Use) Application at No. 19 Abbey Road, Park Royal,
London, NW10 7RB

On behalf of the applicant, T.A.S.B. Investments Ltd, I hereby submit the above LDC (Existing Use) application relating to the meaningful start-on-site of the hotel redevelopment (LPA Ref. 18/0053/FUMOPDC) at No. 19 Abbey Road, Park Royal.

It is noted that all pre-commencement conditions have been discharged recently by the OPDC on 25 August 2021 (LPA Ref. 21/0060/AODOPDC).

The LDC application comprises of this cover letter, site location plan, and the completed application form. The relevant application fee of **£234 + £28** Portal Admin Fee has been paid online via the Planning Portal. The application fee has been calculated based on the demolition of Residential Studio No. 16 with an area of 15sqm.

Further to our email correspondence between 31 August 2021 - 9 September 2021, we agreed that the demolition of Studio No. 16 to the rear of the existing building (ground floor) on the application site will likely constitute commencement of development associated with the new hotel planning permission (18/0053/FUMOPDC). A copy of our email correspondence is contained at **Appendix 1**.

Site photographs taken by me before demolition of the studio (i.e. 13 Sept 2021) as well as post demolition (i.e. 1 Oct 2021) are contained at **Appendix 2**.

Given the demolition of Studio No. 16 has been carried out before planning permission 18/0053/FUMOPDC lapses on 8 October 2021 – meaningful start-on-site has been undertaken and that we request the OPDC to grant this LDC (Existing Use) application accordingly.

Yours sincerely,

Benjamin W.K Cheung BSc(Hons), DipTP, MRTPI

Chartered Town Planner / Independent Planning Consultant

ben.csplan@gmail.com

Subject: FW: 19 Abbey Road

From: Jon Sheldon <jon.sheldon@opdc.london.gov.uk>
Sent: 09 September 2021 15:30
To: ben.csplan@gmail.com
Subject: RE: 19 Abbey Road

Hi Ben,

We consider this would qualify.

Obviously if you are going to submit an LDC, then take photos etc to support that application.

Best,

Jon

From: ben.csplan@gmail.com <ben.csplan@gmail.com>
Sent: 08 September 2021 15:06
To: Jon Sheldon <jon.sheldon@opdc.london.gov.uk>
Subject: RE: 19 Abbey Road

Hi Jon,

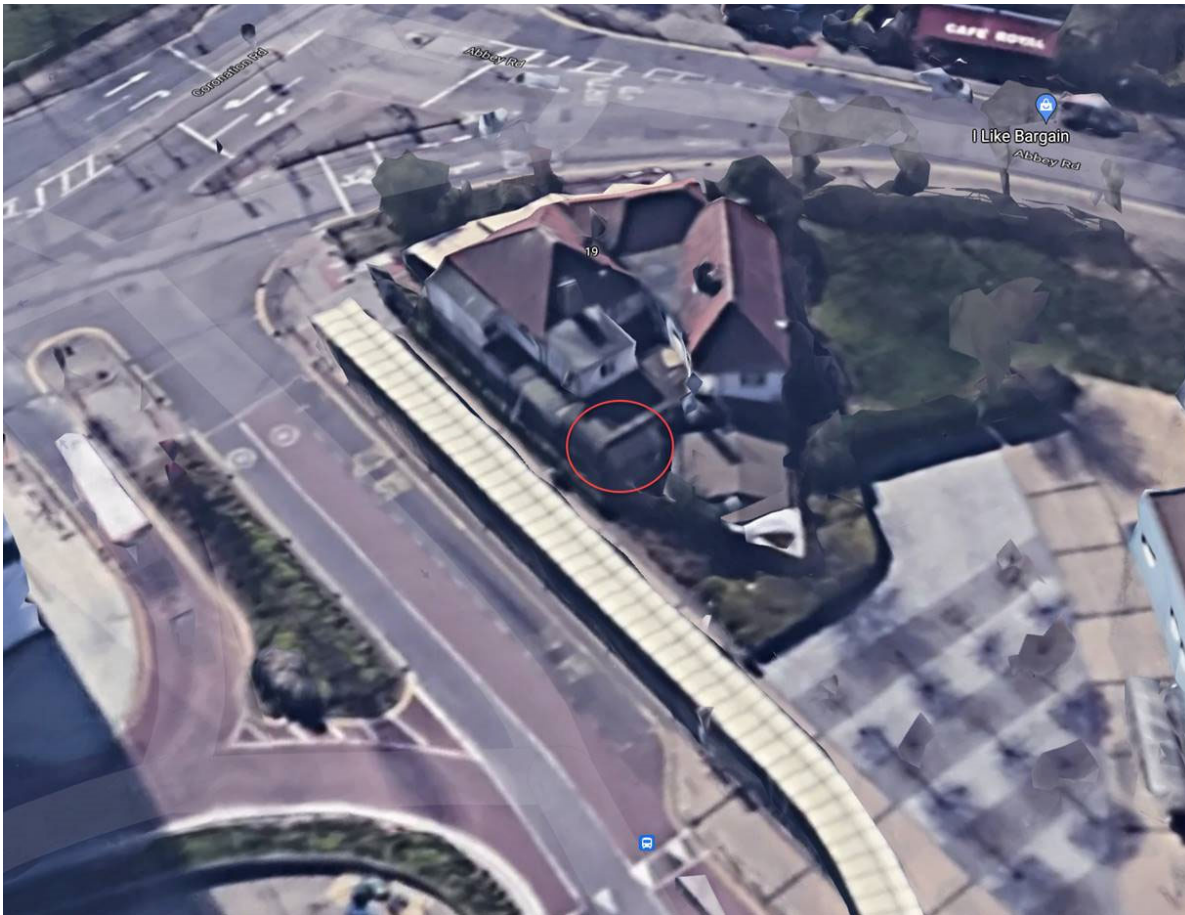
Thanks and noted.

We are planning to demolish one of the studios to the rear of the existing development as edged in hatched pink below. Therefore what we are proposing is partial demolition of the existing building on the site.

Can you let me know whether the OPDC is likely to consider this meaningful start on site? The regs does say 'any work of demolition of a building' so I'm of the view we should qualify as meaningful start on site. Please can you let me know this week? Thanks!

Ben





From: Jon Sheldon <jon.sheldon@opdc.london.gov.uk>
Sent: 08 September 2021 12:42
To: ben.csplan@gmail.com
Subject: RE: 19 Abbey Road

Hi Ben,

I have had a chat. The steer given is that that the work(s) undertaken must comprise part of the development authorised by the planning permission and be more than de minimis. If you can please list out the works which you are proposing and mark up a plan then we can discuss.

The CIL demand/S106 material has been prepared and is awaiting sign-off. From preparing that, I note details of a District Heat Network connection (Schedule 5) and Local Labour, Skills and Employment Strategy and Management Plan (Schedule 6) are required by the S106 prior to commencement.

Best,
Jon

From: ben.csplan@gmail.com <ben.csplan@gmail.com>
Sent: 08 September 2021 11:50
To: Jon Sheldon <jon.sheldon@opdc.london.gov.uk>
Subject: RE: 19 Abbey Road

Hi Jon,

I just tried to call you but it went to voicemail.

Can you give me a call back? I was just wondering whether you have an update from having spoken to your Director / Manager about my query below.

Ta

Kind regards,

Ben

From: Ben Cheung <ben.csplan@gmail.com>
Sent: 03 September 2021 12:30
To: Jon Sheldon <jon.sheldon@opdc.london.gov.uk>
Subject: Re: 19 Abbey Road

Hi Jon,

Good to speak to you just now.

As discussed, you will discuss with senior management as to whether partial demolition of the existing building on site will likely constitute meaningful start. We will look to submit an LDC existing use application to you going forward once we get a steer from you next week.

I also look forward to the demand notices for both the CIL and s106 payments as discussed as my client is ready to make payment accordingly upon commencement of development - which will need to happen soon and before the extant permission lapses in Oct.

Let's touch base next week.

Have a good weekend!

Kind regards,

Ben

On 31 Aug 2021, at 11:27, ben.csplan@gmail.com wrote:

Hi Jon,

I trust you had a good break and thanks very much for discharging the conditions! Much appreciated.

Re the point below in blue, can you give me call on my mobile? I just want to briefly discuss the commencement of development we are considering doing before the permission lapses in October.

Many thanks!

Kind regards,

Ben

Planning legislation under Section 56(4) of the Town and Country Planning Act 1990 (TCPA 1990) explicitly defines the type and level of works that would constitute lawful commencement of development:

(a) Any work of construction in the course of the erection of a building.

(aa) Any work of demolition of a building.

(b) The digging of a trench which is to contain the foundations, or part of the foundations, of a building.

(c) The laying of any underground main or pipe to the foundations, or part of the foundations, of a building or to any such trench as is mentioned in paragraph 'b'.

(d) Any operation in the course of laying of the out or constructing a road or part of a road.

(e) Any change in the use of any land which constitutes material development.

This message has been scanned for viruses by the Greater London Authority.

Click [here](#) to report this email as spam.

NHS health information and advice about coronavirus can be found at [nhs.uk/coronavirus](https://www.nhs.uk/coronavirus)

The GLA stands against racism. Black Lives Matter.

GREATER LONDON AUTHORITY NOTICE:

The information in this email may contain confidential or privileged materials. For more information see <https://www.london.gov.uk/about-us/email-notice/>

NHS health information and advice about coronavirus can be found at [nhs.uk/coronavirus](https://www.nhs.uk/coronavirus)

The GLA stands against racism. Black Lives Matter.

GREATER LONDON AUTHORITY NOTICE:

The information in this email may contain confidential or privileged materials. For more information see <https://www.london.gov.uk/about-us/email-notice/>

Site Photos (taken 13 Sept 2021) Prior to Demolition – No. 19 Abbey Road, Park Royal



View from Balcony Level (prior to demolition) to rear of Application Building





View of Studio No. 16 (prior to demolition) from ground level



View of Studio No. 16 (prior to demolition) from ground level



Internal Views of Studio No. 16

Site Photos (taken 1 Oct 2021) Post Demolition – No. 19 Abbey Road, Park Royal



View of Studio No. 16 (post demolition) from ground level



View of Studio No. 16 (post demolition) from ground level



View from Balcony Level (post demolition) to rear of Application Building



View from Balcony Level (post demolition) to rear of Application Building