

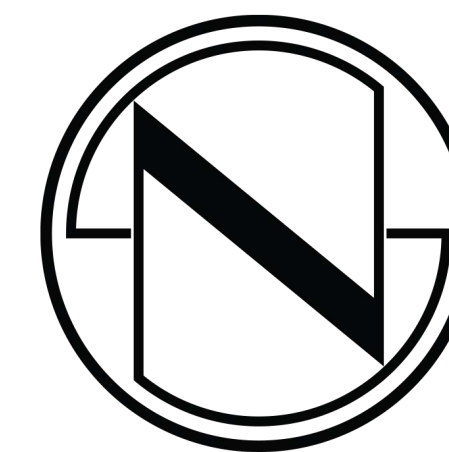
21  
**THE BISHOPS  
AVENUE**

*Billionaire Row*



**Nest Seekers**  
INTERNATIONAL

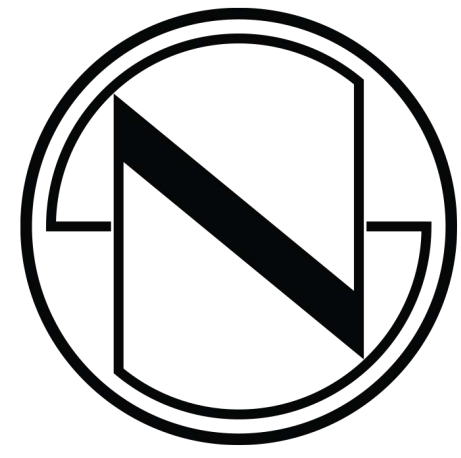




## FROM FAMILY TREASURE TO GRAND MANSION

For over 50 years, Avenue House has remained in the possession of a single family since 1971. The decision to pursue planning permission for the demolition of the existing property and its replacement with a magnificent Grand Mansion has been thoroughly thought out. Now, the family believes it is the opportune moment to pass on Avenue House to new owners who can take advantage of the numerous benefits it offers.

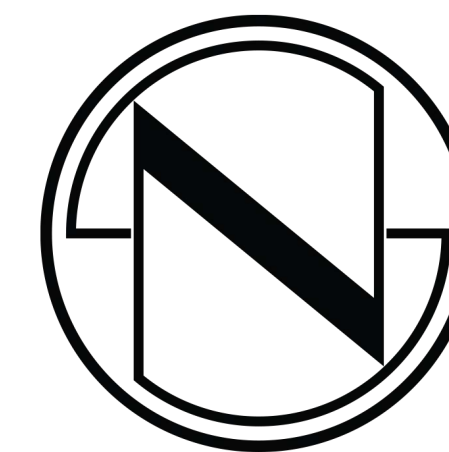




## OPPORTUNITY

The possibilities for the future of this exceptional property are truly exciting. Whether it's demolishing and developing it into something new, holding onto it as a valuable Land Bank while renting out the current property, or simply enjoying the existing residence, the new owners will have the liberty to decide. They can rest assured that there is no time restriction on activating the already acquired planning consent, giving them the flexibility to make their move when the time is right. It's certainly something worth considering.





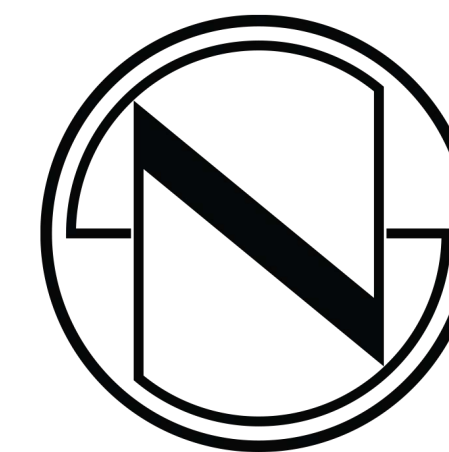
## LIVING SPACES

This remarkable property, boasting eight bedrooms, is an unparalleled discovery. Situated in an enviable area in central London, it proudly bears an esteemed Bishop's Avenue address and offers all the luxurious amenities befitting such a prestigious location. Undoubtedly, a great investment opportunity awaits those who set their sights on this property.

## PROPERTY DETAILS

- Location: The Bishops Avenue, Hampstead, London, United Kingdom
- Widely renowned as the "Billionaire's Row"
- One of the most coveted addresses in prime London, celebrated worldwide for its magnificent houses and its history of illustrious celebrity owners
- Designed for the location by Messers Charlton Brown Architects, the New Build Super Mansion spans approximately 15,000 sq. ft
- Situated on a spacious 1/3rd Acre Plot
- Planning Consent has already been GRANTED, paving the way for development
- The "Technical Start" milestone has been recognized by Barnet Council, resulting in the lifting of the normal time limit to commence construction
- The property features 8 Bedrooms, 7 Bathrooms, 5 Receptions, Indoor Swimming Pool, Gym, Cinema, Sauna, Staff accommodation, and Underground parking.

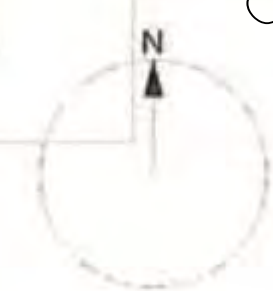
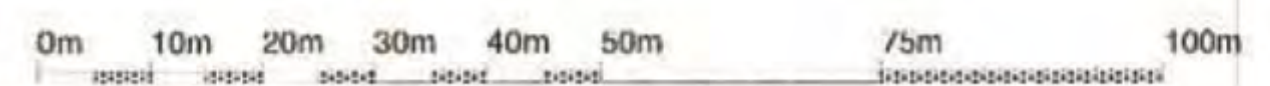
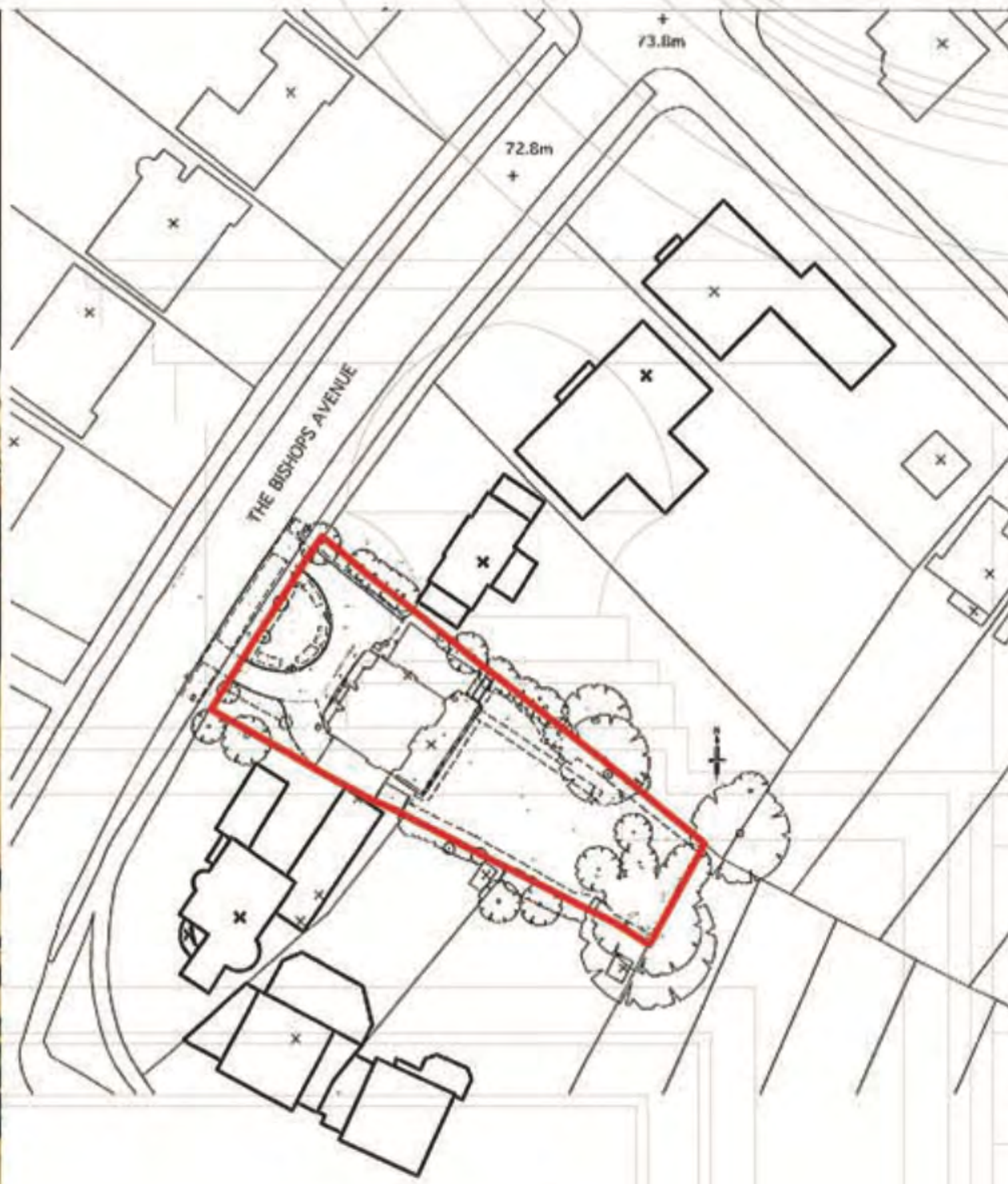
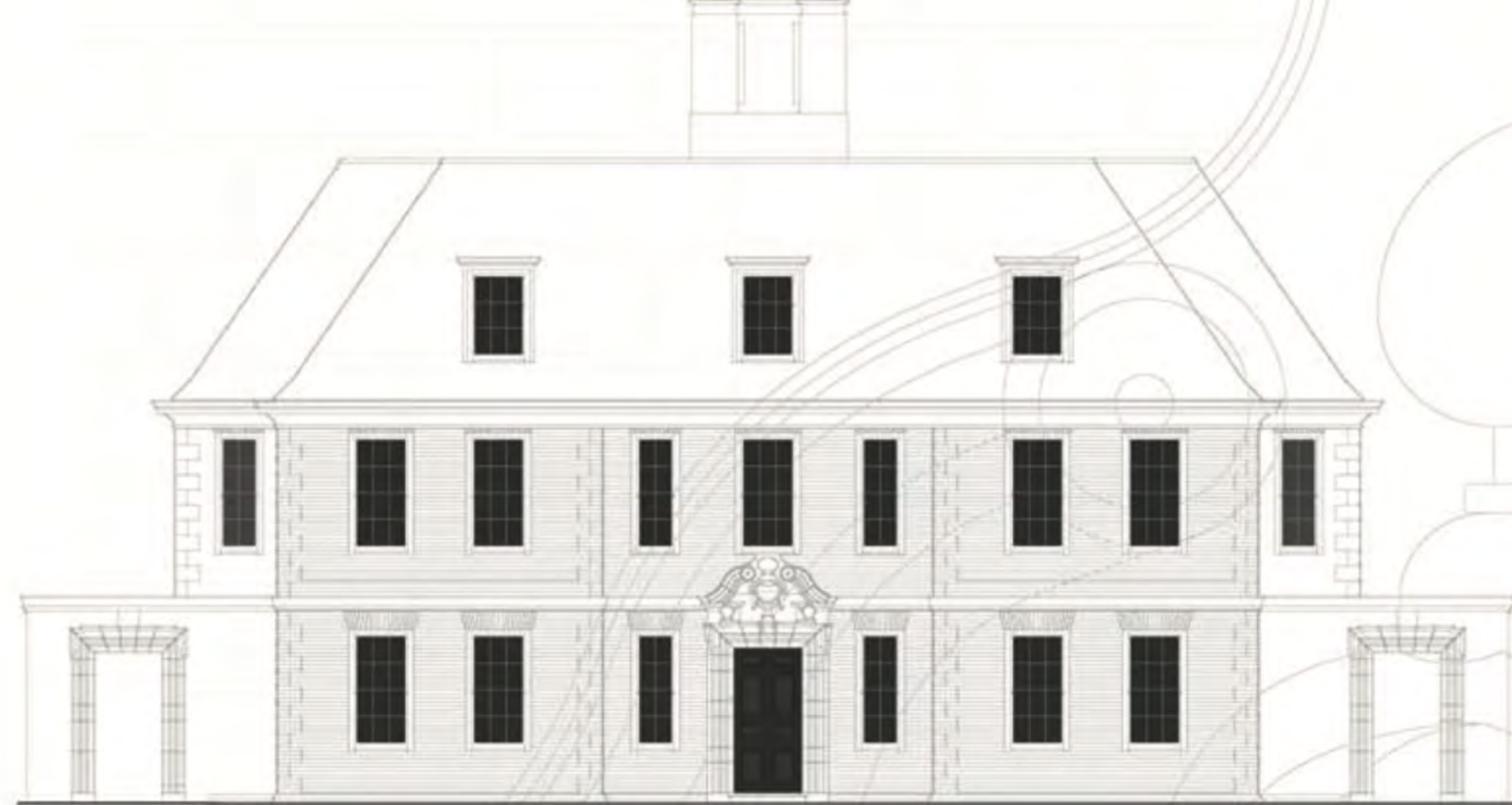
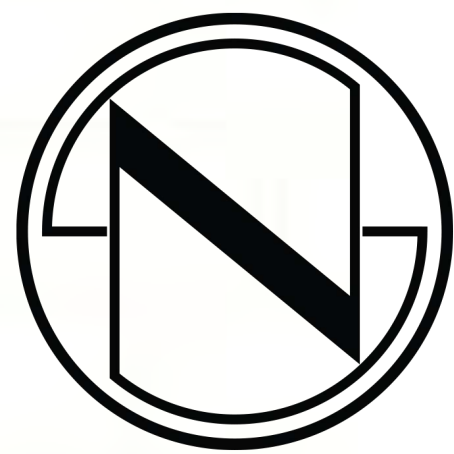


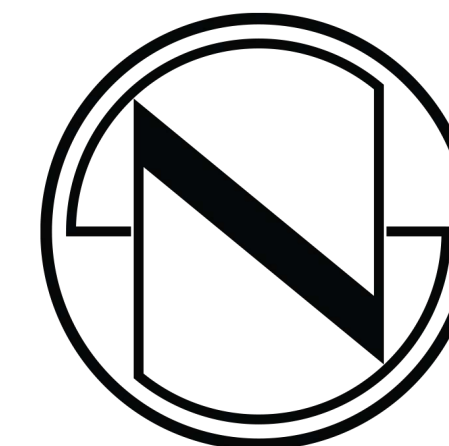


## LEGACY

Embrace the rare opportunity to be part of the legacy of Avenue House, where timeless elegance and boundless potential unite to create a residence of unparalleled prestige and sophistication. Don't miss your chance to experience the epitome of luxurious living; schedule a private viewing today and step into a world of extraordinary possibilities.







**TOWN AND COUNTRY PLANNING ACT 1990**

**GRANT OF PLANNING PERMISSION**

TAKE NOTICE that the Barnet London Borough Council, in exercise of its powers as Local Planning Authority under the above Act, hereby:

**GRANTS PLANNING PERMISSION for: -**

**Demolition of existing house and erection of replacement two-storey house with additional accommodation in basement and roofspace.**

**At:- The Bishops Avenue, London, N2 0AL**

as referred to in your application and shown on the accompanying plan(s):

Subject to the following condition(s): -

- 1 This development must be begun within three years from the date of this permission.  
Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 2 Before this development is commenced, details of the levels of the building(s), road(s) and footpath(s) in relation to adjoining land and highway(s) and any other changes proposed in the levels of the site shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such details as approved.  
Reason: To ensure that the work is carried out at suitable levels in relation to the highway and adjoining land having regard to drainage, gradient of access and the amenities of adjoining occupiers and the health of any trees on the site.
- 3 Before the development hereby permitted commences, details of the materials to be used for the external surfaces of the building(s) and hard surfaced areas shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such details as approved.  
Reason: To safeguard the visual amenities of the locality.
- 4 Before the development hereby permitted is brought into use or occupied the site shall be enclosed except at the permitted points of access in accordance with details previously submitted to and approved in writing by the Local Planning Authority.  
Reason: To ensure that the proposed development does not prejudice the appearance of the locality and/or the amenities of occupiers of adjoining residential properties and to confine access to the permitted points in the interest of the flow of traffic and conditions of general safety on the adjoining highway.
- 5 No construction work resulting from the planning permission shall be carried out on the premises at any time on Sundays, Bank or Public Holidays, before 8.00 am or after 1.00 pm on Saturdays, or before 8.00 am or after 6.00pm on other days unless previously approved in writing by the Local Planning Authority.  
Reason: To ensure that the proposed development does not prejudice the amenities of occupiers of adjoining residential properties.

- 6 A scheme of hard and soft landscaping, including details of existing trees to be retained, shall be submitted to and agreed in writing by the Local Planning Authority before the development, hereby permitted, is commenced.  
Reason: To ensure a satisfactory appearance to the development.
- 7 All work comprised in the approved scheme of landscaping shall be carried out before the end of the first planting and seeding season following occupation of any part of the buildings or completion of the development, whichever is sooner, or commencement of the use.  
Reason: To ensure a satisfactory appearance to the development.
- 8 Any existing tree shown to be retained or trees or shrubs to be planted as part of the approved landscaping scheme which are removed, die, become severely damaged or diseased within five years of the completion of development shall be replaced with trees or shrubs of appropriate size and species in the next planting season.  
Reason: To ensure a satisfactory appearance to the development.
- 9 No site works or works on this development shall be commenced before temporary fencing has been erected around existing tree(s) in accordance with details to be submitted and approved in writing by the Local Planning Authority. This fencing shall remain in position until after the development works are completed and no material or soil shall be stored within these fenced areas.  
Reason: To safeguard the health of existing tree(s) which represent an important amenity feature.
- 10 Provisions shall be made within the site to ensure that all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway.  
Reason: To ensure that the development does not cause danger and inconvenience to users of the adjoining pavement and highway.
- 11 The residential development is required to meet one of the following generic environmental standards (EcoHomes or Code for Sustainable Homes) and at a level specified at Section 6.11 (EcoHomes) or Section 6.14 (Code for Sustainable Homes) of the adopted Sustainable Design and Construction Supplementary Planning Document (June 2007). Before the development is first occupied the developer shall submit certification of the selected generic environmental standard.  
Reason: To ensure that the development is sustainable and complies with Strategic and Local Policies.
- 12 Before development hereby permitted is occupied, underground parking spaces as per plan 1016/AP.02B shall be provided and shall not be used for any purpose other than parking of vehicles in connection with the approved development.  
Reason: To ensure that satisfactory provision is made for the parking of vehicles in the interests of pedestrian and highway safety and the free flow of traffic in accordance with Policies M11, M13 and M14 of the London Borough of Barnet Adopted Unitary Development Plan 2006.

**TOWN AND COUNTRY PLANNING ACT 1990: SECTION 192**  
(as amended by Section 10 of the Planning and Compensation Act 1991)

**TOWN AND COUNTRY PLANNING (Development Management Procedure)**  
(England) Order 2010: Part 6

**CERTIFICATE OF LAWFUL USE OR DEVELOPMENT**  
(PROPOSED USE OR DEVELOPMENT)

TAKE NOTICE that the Barnet London Borough Council, in exercise of its powers as Local Planning Authority under the above Act, hereby certifies, within the meaning of Section 192 of the Town and Country Planning Act 1990 (as amended), that unless any relevant factor has changed since the application date, the following use / development is **LAWFUL**:

**Application to confirm the implementation of planning permission F/03487/11 dated 10/10/11 for 'Extension to the time limit for implementing planning permission (F/00454/09) granted (07/04/2009) for (Demolition of existing house and erection of replacement two-storey house with additional accommodation in basement and roofspace)**

**At: The Bishops Avenue, London, N2 0AL,**

as referred to in your application and shown on the accompanying plan(s):

**INFORMATIVE(S):**

- 1 The plans accompanying this application are:
- 2 This application is determined to be lawful based on the information submitted. If any information provided is inaccurate then this may invalidate the certificate.
- 3 The development on the balance of probabilities has started to be implemented in accordance with the planning permission reference F/03487/11 dated 10/10/11 and a material start has been made on the works to implement the development.

**Date of Decision: 7 January 2015**

**Signed:**

**Joe Henry**  
**Assistant Director - Development Management & Building Control**



**NOTE(S):**

1. This certificate is issued solely for the purpose of Section 192 of the Town and Country Planning Act 1990 (as amended).
2. It certifies that the use/operation above and taking place on the land also described above was lawful on the specified date and, thus, was not liable to enforcement action under Section 172 of the 1990 Act on that date.
3. This certificate applies only to the extent of the use/operations described above on the land also specified above. Any use/operation which is materially different from that described or which relates to other land may render the owner or occupier liable to enforcement action.
4. The effect of the certificate is also qualified by the proviso in Section 192(4) of the 1990 Act, as amended, which states that the lawfulness of a described use or operation is only conclusively presumed where there has been no material change, before the use is instituted or the operations begun, in any of the matters relevant to determining such lawfulness.
5. This notice relates solely to the grant of a certificate of lawfulness and does not purport to convey any approval or consent which may be required under the Building Regulations or any other statutory purpose. For more information about making an application for Building Regulations approval, please contact the Barnet Council Building Control team by email (building.control@barnet.gov.uk), telephone (0208 359 4500), or see our website at www.barnet.gov.uk/building-control.





13 Before any demolition works start, a Construction Management Plan must be submitted to and approved by the Local Planning Authority.

Reason: In the interests of highway safety in accordance with Policy M11 of the London Borough of Barnet Adopted Unitary Development Plan 2006.

14 Prior to the occupation of the development, a Maintenance Agreement for the operation of the car lift must be submitted to and approval by the Local Planning Authority.

Reason: In the interests of highway safety in accordance with Policies M11, M13 and M14 of the London Borough of Barnet Adopted Unitary Development Plan 2006.

15 Before the development hereby permitted commences, details of enclosures and screened facilities for the storage of recycling containers and wheeled refuse bins or other refuse storage containers where applicable, together with a satisfactory point of collection shall be submitted to and approved in writing by the Local Planning Authority and shall be provided at the site in accordance with the approved details before the development is occupied.

Reason: To ensure a satisfactory appearance for the development and satisfactory accessibility; and to protect the amenities of the area.

16 Before the development hereby permitted commences on site, details of all extraction and ventilation equipment shall be submitted to and approved by the Local Planning Authority and implemented in accordance with agreed details before the use is commenced.

Reason: To ensure that the proposed development does not prejudice the enjoyment or amenities of occupiers of adjoining residential properties.

17 The level of noise emitted from any plant hereby approved shall be at least 5dB(A) below the background level, as measured from any point 1 metre outside the window of any room of a neighbouring residential property.

If the noise emitted has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or distinct impulse (bangs, clicks, clatters, thumps), then it shall be at least 10dB(A) below the background level, as measured from any point 1 metre outside the window of any room of a neighbouring residential property.

Reason: To ensure that the proposed development does not prejudice the amenities of occupiers of neighbouring properties.

18 Before the works hereby permitted start, details at a scale of 1:10 of the following shall be submitted to and approved in writing by the Local Planning Authority:

- a) external doors
- b) eaves
- c) brick arches
- d) windows
- e) coins
- f) chimneys
- g) front doorcase
- h) glazing bars (scale 1:1)

Reason: To ensure that the finish of the building is suitable for the conservation area.

#### INFORMATIVE(S):-

- 1 The plans accompanying this application are:  
Design and Access Statement, Drawings 1016.AP.02B attached to email from Charlton Brown Architects received 06/04/09, 1016.AP.01B attached to email from Charlton Brown Architects received 06/04/09, 1016.AP.03B, 1016.AP.04B, 1016/SO.01, 1016/SO.02A, 1016/SO.03A, 1016/SO.04A.
- 2 The reasons for this grant of planning permission or other planning related decision are as follows:
  - i) The proposed development accords with strategic planning guidance and policies as set out in The London Plan (Consolidated with Alterations since 2004) and the Adopted Barnet Unitary Development Plan (2006).  
In particular the following polices are relevant:  
Adopted Barnet Unitary Development Plan (2006): GBEnv1, GBEnv2, GBEnv4, D1, D2, D3, D4, D5, D7, HC1, HC3, HC4, HC5, H16, D11, D13
  - ii) The proposal is acceptable for the following reason(s):  
The proposed dwellinghouse is considered to be a suitable replacement for the existing house and the existing house is not considered to be of such great architectural merits as to ensure its retention. The proposed replacement house meets the requirements of the UDP and would be in keeping with Council Policies and Design Guidance that seek to preserve the amenities of neighbouring occupiers. The house would not be overbearing or cause unacceptable overshadowing, loss of light, privacy or outlook. The size and design of the house complies with Council Policies and Design Guidance that seek to preserve the character of areas and individual properties as well as Policies which seek to preserve and enhance the character and appearance of the Borough's conservation areas.

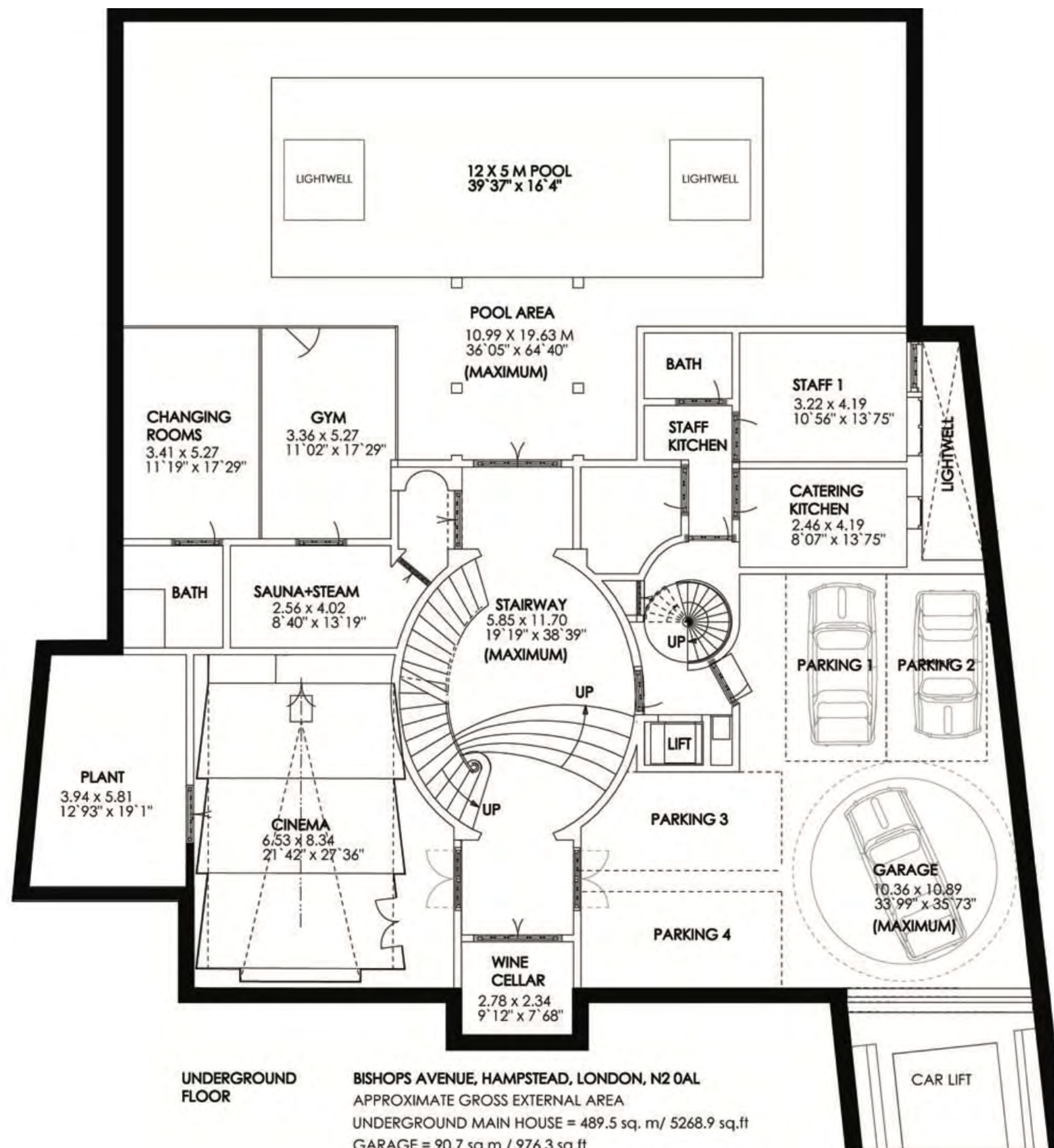
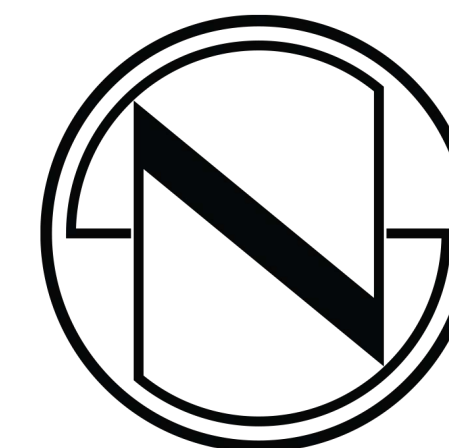
Date of Decision: 07 April 2009

Signed:

Acting for Martin Cowie  
Head of Planning and Development Management

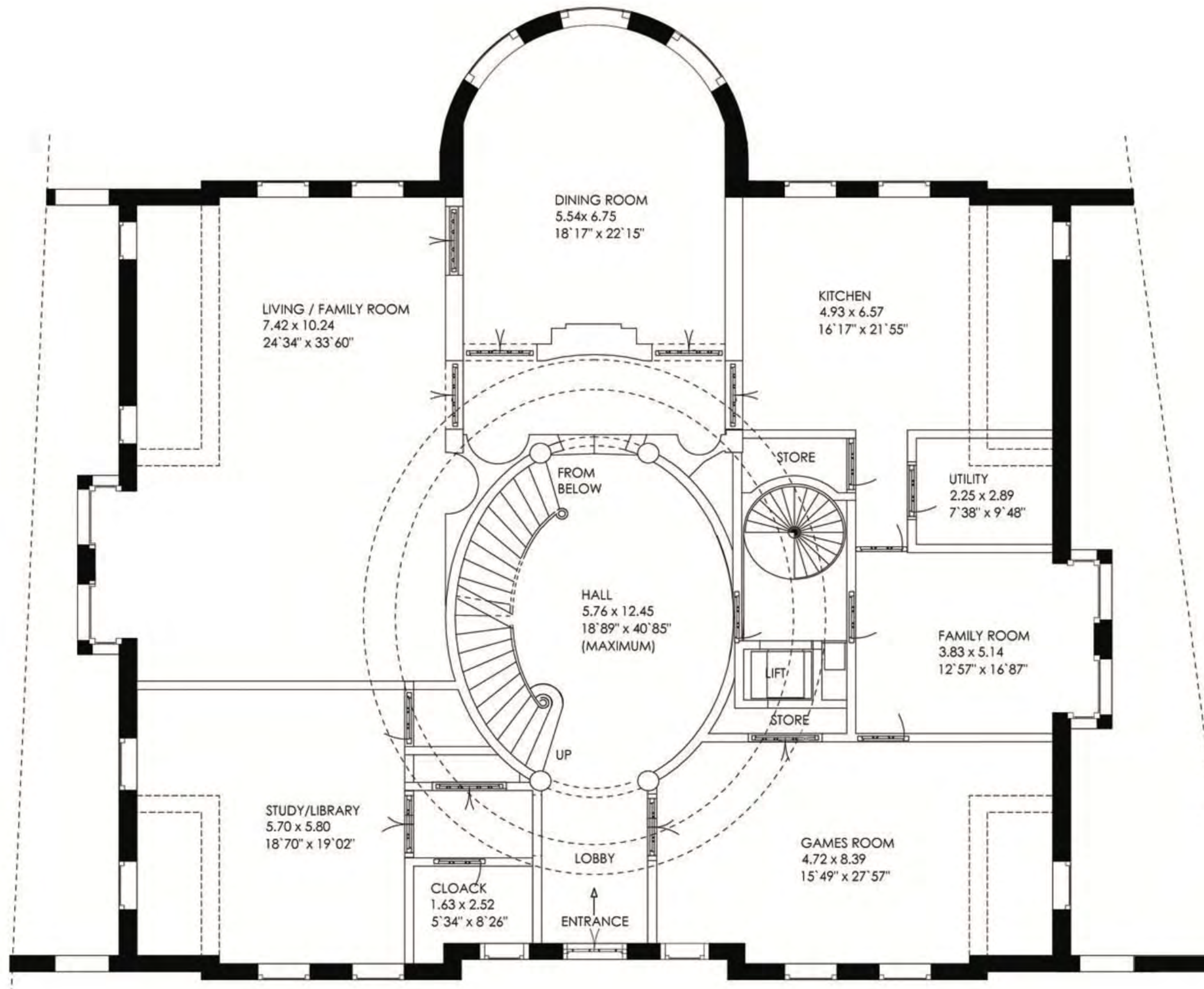
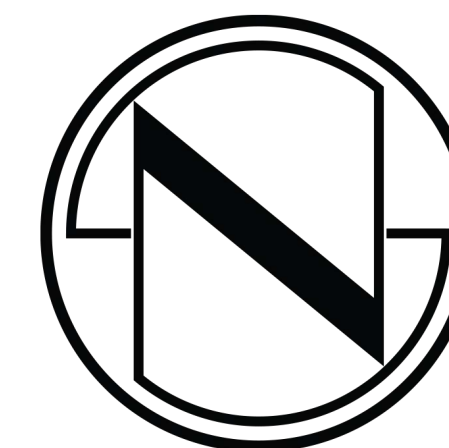
#### NOTE(S):-

1. Your attention is drawn to the attached Schedule which sets out the rights of an applicant who is aggrieved by a decision of the Local Planning Authority.
2. This Notice relates solely to a planning decision and does not purport to convey any approval or consent which may be required under the Building Regulations or any other statutory purpose.



**UNDERGROUND FLOOR**

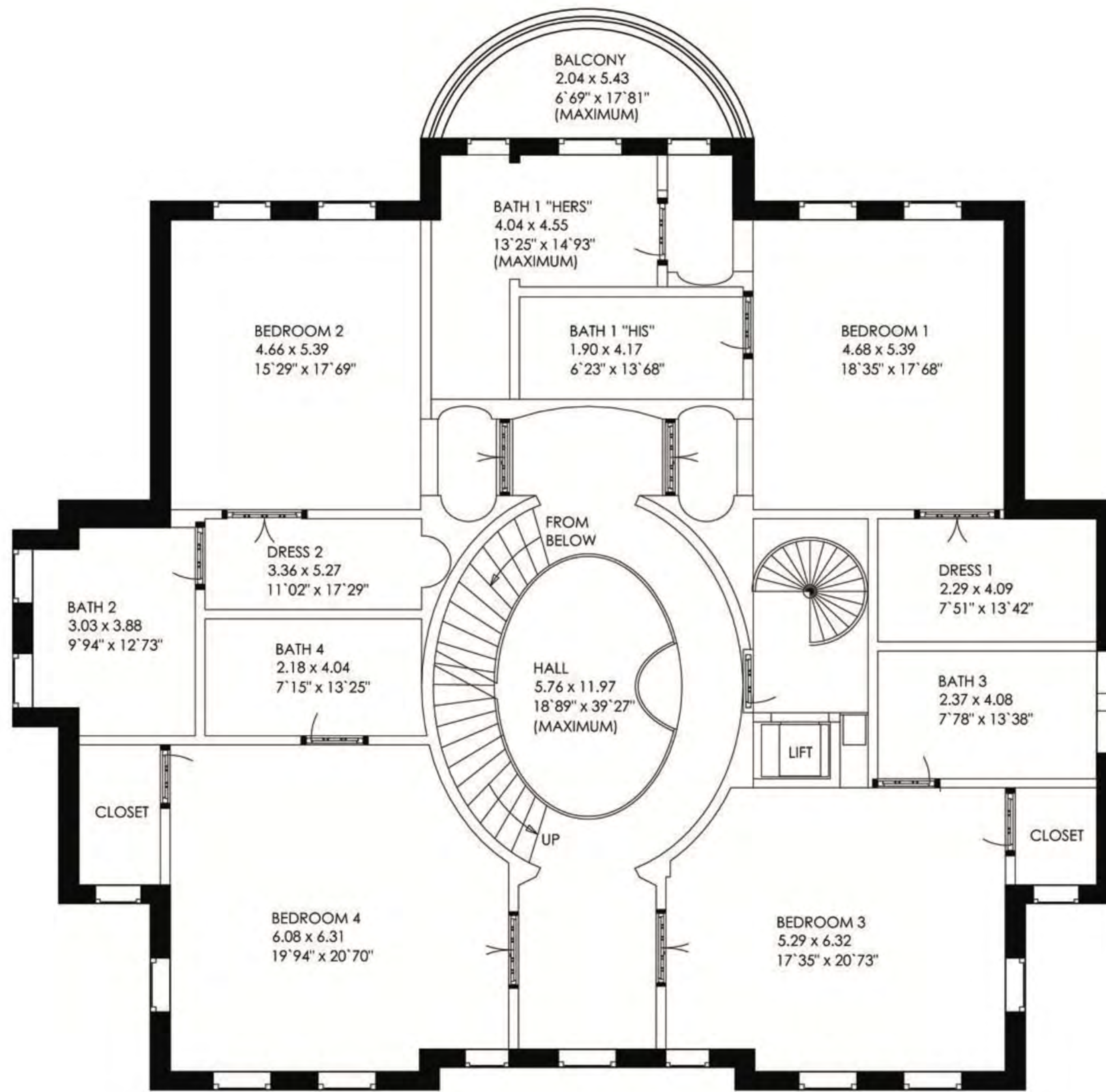
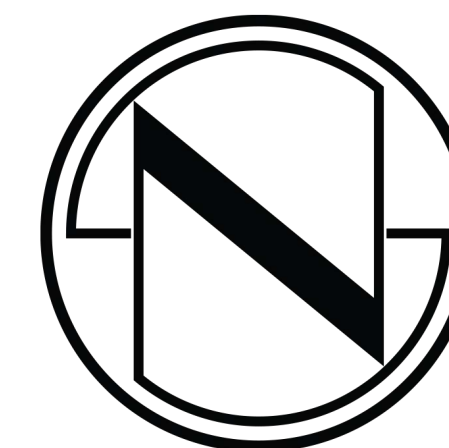
**BISHOPS AVENUE, HAMPSTEAD, LONDON, N2 0AL**  
APPROXIMATE GROSS EXTERNAL AREA  
UNDERGROUND MAIN HOUSE = 489.5 sq. m / 5268.9 sq.ft  
GARAGE = 90.7 sq.m / 976.3 sq.ft  
TOTAL = 580.2 sq.m / 6245.2 sq.ft



GROUND FLOOR

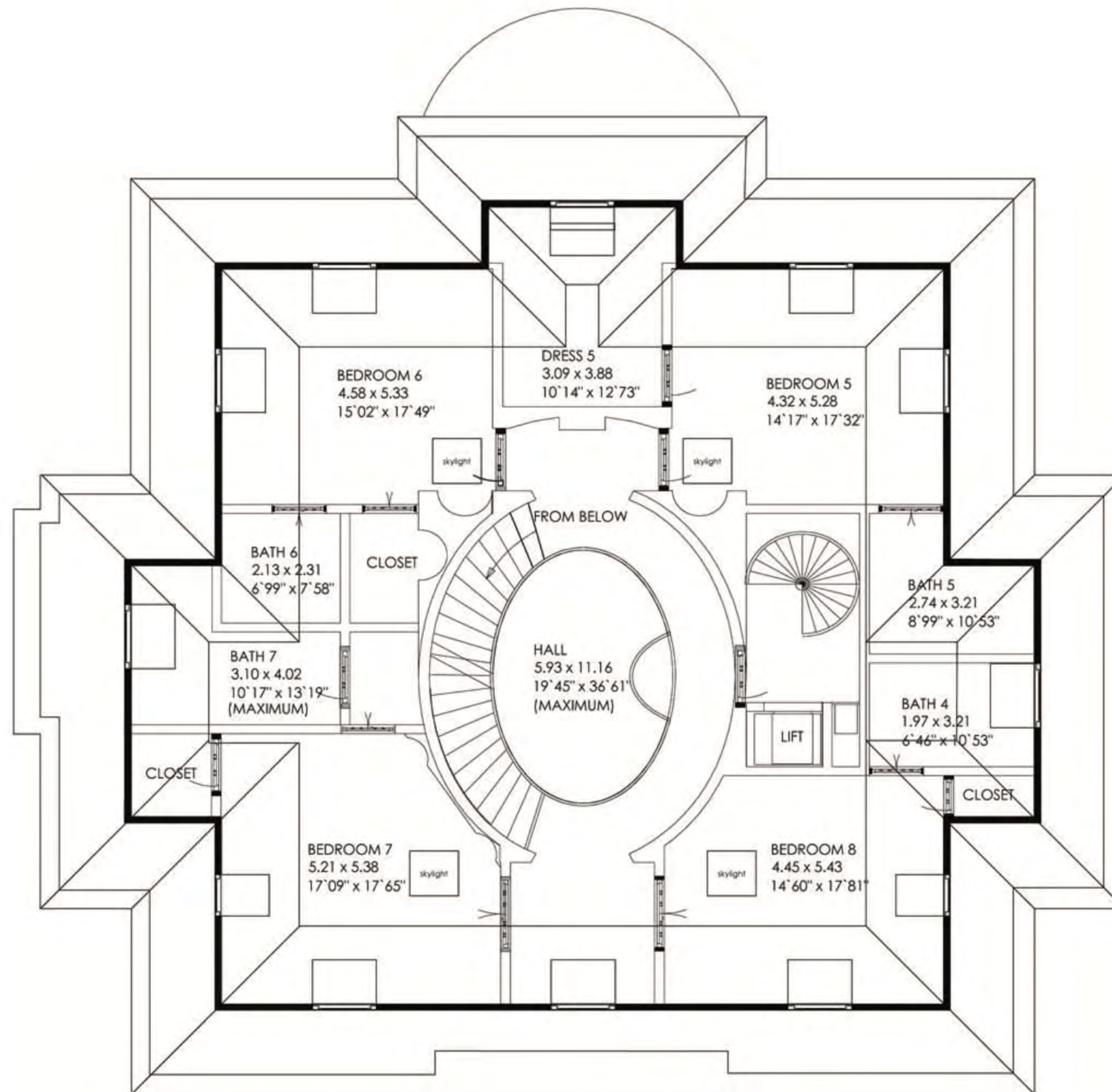
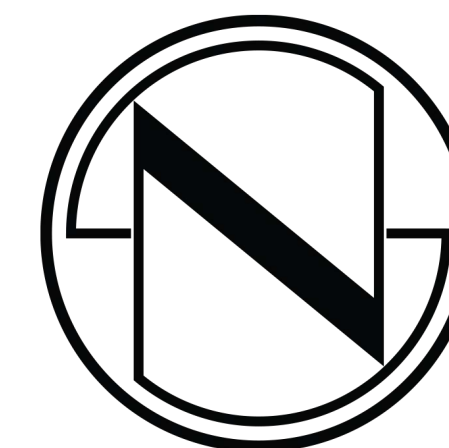
BISHOPS AVENUE, HAMPSTEAD, LONDON, N2 0AL  
APPROXIMATE GROSS EXTERNAL AREA  
TOTAL = 363 sq.m / 3907 sq.ft  
FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

Agents Notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on.



FIRST FLOOR

BISHOPS AVENUE, HAMPSTEAD, LONDON, N2 0AL  
APPROXIMATE GROSS EXTERNAL AREA  
TOTAL = 340.3 sq.m / 3664 sq.ft  
FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE



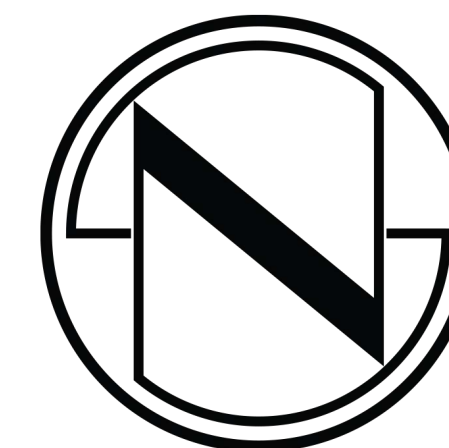
SECOND FLOOR

BISHOPS AVENUE, HAMPSTEAD, LONDON, N2 0AL

APPROXIMATE GROSS INTERNAL AREA

TOTAL = 124.9 sq.m / 1344.4 sq.ft

Agents Notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on.



ERIC CORSALETTI  
HEAD OF PRIVATE OFFICE  
SUPER PRIME DIVISION

+44 7780 981918  
ERICCO@NESTSEEKERS.COM  
[www.nestseekers.com](http://www.nestseekers.com)