



## Chartered Building Surveyors & Project Managers

M45133/L/002/mh

29<sup>th</sup> August 2023

New Close Developments Limited  
2-4 Packhorse Road  
Gerrards Cross  
Buckinghamshire  
SL9 7QE

Dear Sirs,

### **3 AFFECTING 1 NEW CLOSE, LONDON SW19 2SX THE PARTY WALL ETC. ACT 1996**

Further to my serving of the Party Wall Notice, dated 8<sup>th</sup> August 2023, upon the freehold owners of 1 New Close, namely Dragomir Lilov & Iskra Lilova, I am pleased to confirm that both owners have now formally "consented" to this Notice.

Attached is a copy of the Notice pack that was served, together with their signed and dated Acknowledgement form confirming their "consent", for your records.

Accordingly, as the owners of 1 New Close have provided their written "consent" to the notifiable works detailed within this Notice, there is currently no dispute in this regard and thus no Party Wall Award is required.

I trust this clarifies matters though should you have any queries please do not hesitate to get in touch.

Yours sincerely

A handwritten signature in black ink, appearing to read "Matthew Hill".

**Matthew Hill BSc (Hons) MRICS MFPWS**  
*Chartered Building Surveyor*



## Chartered Building Surveyors & Project Managers

M45133/L/001/mh

8<sup>th</sup> August 2023

Dragomir Zahariev Lilov & Iskra Ivanova Lilova  
1 New Close  
London  
SW19 2SX

Dear Dragomir & Iskra,

### **3 AFFECTING 1 NEW CLOSE, LONDON SW19 2SX THE PARTY WALL ETC. ACT 1996**

I write on behalf of New Close Developments Ltd, freehold owners of 3 New Close, which adjoins your property namely 1 New Close, London SW19 2SX. I understand you are the freehold owners and as you are aware, the owners of No.3 are proposing to carry out works to their property in accordance with their planning permission. This work requires a party wall notice to be served upon you; therefore, please find enclosed a '3m' Notice and acknowledgement form together with a copy of the relevant drawings.

My appointing owner is entitled to carry out these works in accordance with their rights under the Party Wall etc. Act 1996.

Attached to the Notice is a formal acknowledgement form which I would ask you to confirm your 'consent' and return to me.

You can also use the acknowledgement form to confirm your 'dissent' which simply means you would like a Party Wall Award to be produced before work proceeds. In this case, you can either appoint your own Surveyor or appoint myself to act as the 'Agreed Surveyor', in both instances the 'reasonable' fee shall be covered by the Building Owners of 3 New Close in line with the Act.

Following your review, please do not hesitate to get in touch so that I can answer any questions or address any concerns you may have in connection with party wall matters and the enclosed Notice.

I look forward to hearing from you at your earliest convenience.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Matthew Hill'.

**Matthew Hill BSc (Hons) MRICS MFPWS**  
*Chartered Building Surveyor*

# Three Metre Notice

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## Party Wall etc. Act, 1996 Section 6

To: **Dragomir Zahariev Lilov & Iskra Ivanova Lilova** (Adjoining Owners)  
Of: 1 New Close  
London  
SW19 2SX

We: **New Close Developments Limited (Co. Reg. No. 13151771)** (Building Owners)  
Of: 2-4 Packhorse Road  
Gerrards Cross  
Buckinghamshire  
SL9 7QE

As Building Owners of: **3 New Close, London SW19 2SX**

Which adjoins your premises known as: **1 New Close, London SW19 2SX**

HEREBY SERVE YOU WITH NOTICE THAT IN ACCORDANCE WITH OUR RIGHTS

Under Section 6 (1)

it is intended to build within 3 metres of your building/structure and to a lower level than the bottom of your foundations, by carrying out the works detailed below, after the expiration of one month from the service of this notice.

IT **IS NOT** PROPOSED TO UNDERPIN OR OTHERWISE STRENGTHEN IN ORDER TO SAFEGUARD THE FOUNDATIONS OF YOUR BUILDING/STRUCTURE.

The accompanying drawings: **Architectural drawing numbers PW/01 & PW/02.**


The intended works are:

- Excavation to approx. 1m below ground level (final depth to suit soil conditions and to building control approval) and formation of 600mm wide mass concrete strip foundations as shown on drawings.

It is intended to commence works as soon as notice has run or earlier by agreement.

Under Section 6 (7), if you do not consent to the works within 14 days you are deemed to have dissented and a dispute is deemed to have arisen. In such case Section 10 of the Act requires that both parties should concur in the appointment of a Surveyor or should each appoint one Surveyor and in those circumstances

We would appoint: Mr Matthew Hill BSc (Hons) MRICS MFPWS  
Of: **Cubic Building Surveying**  
53 The Market  
Rosehill  
Sutton SM1 3HE

Signed: 

Authorised to sign on behalf of: **New Close Developments Limited**

(Building Owners)

Date: 8<sup>th</sup> August 2023

# Acknowledgement of Three Metre Notice

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## Party Wall etc. Act, 1996 Section 6

To be completed and returned  
to the building owners  
or their surveyor

We: **Dragomir Zahariev Lilov & Iskra Ivanova Lilova**  
Of: 1 New Close  
London  
SW19 2SX

(Adjoining Owners)

As Adjoining Owners under the Act of the premises known as: **1 New Close, London SW19 2SX**

Having received Notice served by: **New Close Developments Limited**

Of: **3 New Close, London SW19 2SX**

Which adjoins our premises known as: **1 New Close, London SW19 2SX**

\* Hereby 'consent' to the proposed works and thus no Surveyor is required to be appointed

**OR**

\* Hereby 'dissent' to the proposed works and concur in the appointment of the Building Owner's appointed Surveyor Mr Matthew Hill

**OR**

\* Hereby "dissent" from the works and appoint as our own Surveyor:

Name:

Of: (address)

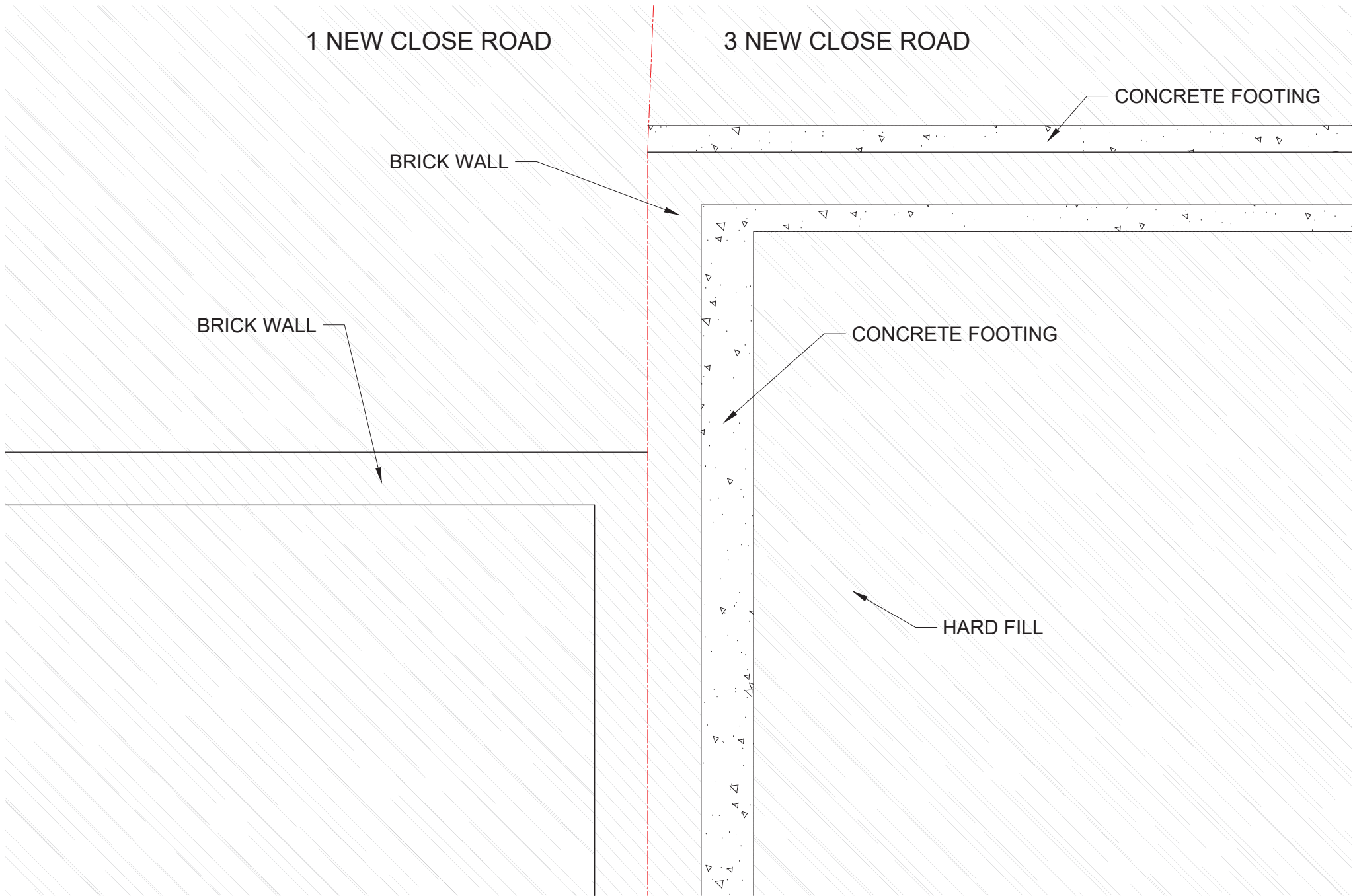
Signed:

Authorised to sign on behalf of: **Dragomir Zahariev Lilov & Iskra Ivanova Lilova**

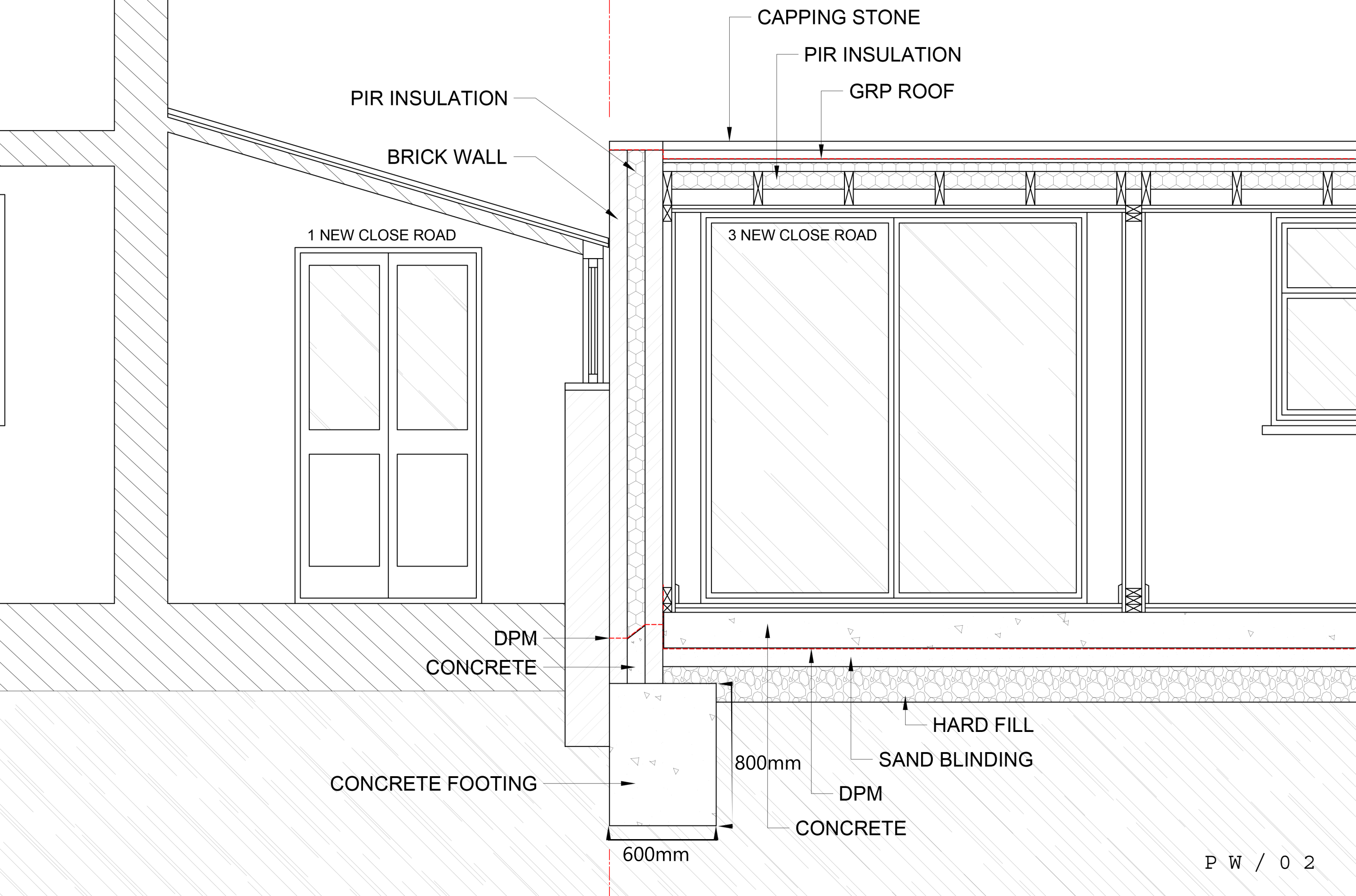
(Adjoining Owners)

Date:

\* Delete as appropriate



Proposed Foundation Plan



CAPPING STONE

PIR INSULATION

GRP ROOF

PIR INSULATION

BRICK WALL

1 NEW CLOSE ROAD

3 NEW CLOSE ROAD

DPM  
CONCRETE

CONCRETE FOOTING

600mm

800mm

CONCRETE

HARD FILL  
SAND BLINDING

DPM

# Acknowledgement of Three Metre Notice

**Party Wall etc. Act, 1996 Section 6**

To be completed and returned  
to the building owners  
or their surveyor

We: **Dragomir Zahariev Lilov & Iskra Ivanova Lilova**  
Of: 1 New Close  
London  
SW19 2SX

(Adjoining Owners)

As Adjoining Owners under the Act of the premises known as: 1 New Close, London SW19 2SX

Having received Notice served by: **New Close Developments Limited**

Of: 3 New Close, London SW19 2SX

Which adjoins our premises known as: 1 New Close, London SW19 2SX

\* Hereby 'consent' to the proposed works and thus no Surveyor is required to be appointed ✓

OR

\* Hereby 'dissent' to the proposed works and concur in the appointment of the Building Owner's appointed Surveyor Mr Matthew Hill X

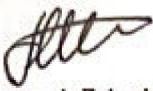
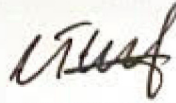
OR

\* Hereby "dissent" from the works and appoint as our own Surveyor: X

Name:

Of: (address)

Signed:

Authorised to sign on behalf of:   **Dragomir Zahariev Lilov & Iskra Ivanova Lilova**

(Adjoining Owners)

Date: 10/08/2023

\* Delete as appropriate