

Mr Edward Hodgson  
Planning Services  
London Borough of Camden  
5 Pancras Square  
London  
N1C 4AG

21 April 2023

Dear Edward,

**Town and Country Planning Act 1990 (As Amended)**  
**Town and Country Planning (General Permitted Development) (England) Order 2015 (As Amended)**  
**Lawful Development Certificate (LDC) Application relating to Installation of Porous Hard Surfacing**  
**on Front Driveway at No. 15 Crediton Hill, London, NW6 1HS**

On behalf of the applicant, Mr & Mrs Warren, I hereby submit the above LDC Application (Proposed) to the London Borough of Camden (the Local Planning Authority [LPA]).

The LDC application comprises of this cover letter and the following:

- Completed application form; and
- Planning drawings:
  - Site Location Plan and Block Plan
  - Existing Site Plan – CH\_EX\_RP\_RevA\_FG3
  - Proposed Site Plan – CH\_PP\_RP\_RevA\_FG3

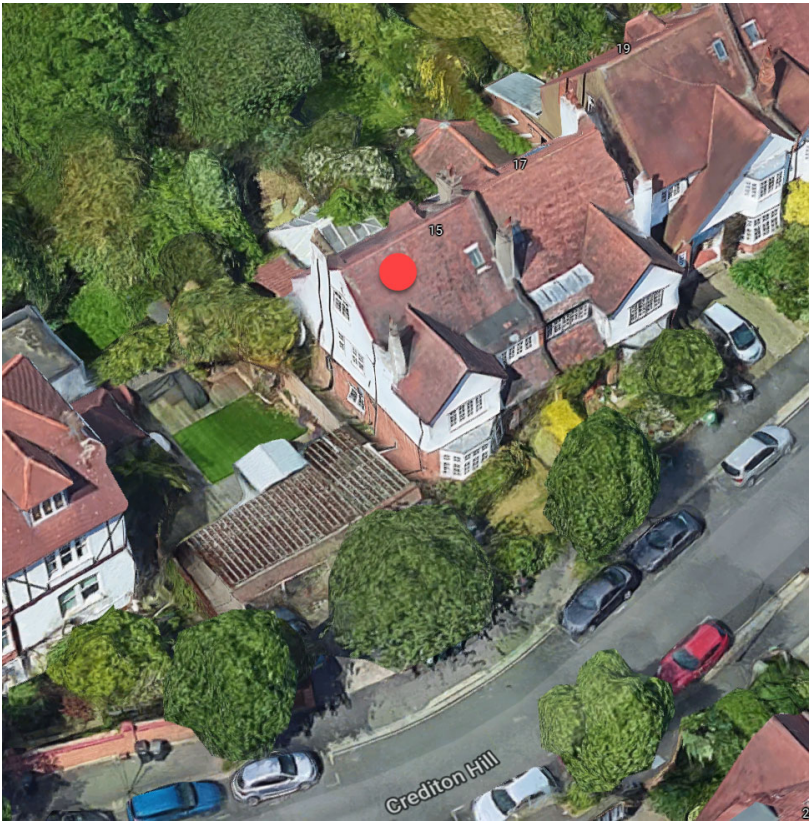
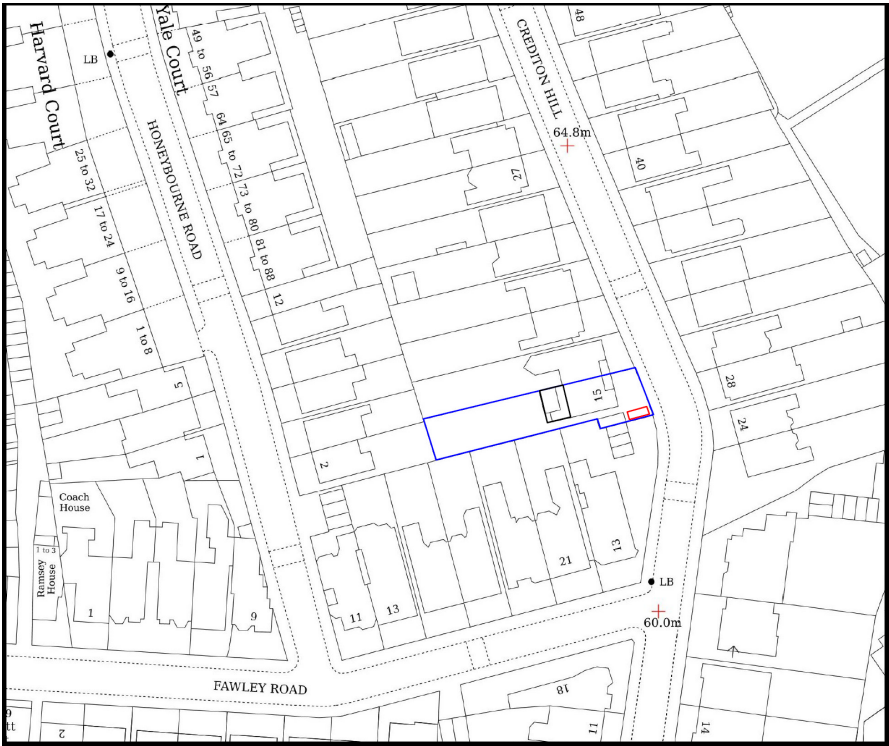
The relevant planning application fee of **£103 + £32.20** Portal Admin Fee has been paid online.

**Site Location**

As shown in **Figure 1**, the application site is located on the western side of Crediton Hill and accommodates a two-storey brick-built semi-detached dwelling with an existing single storey rear extension / conservatory as well as a single storey garage outbuilding to the southern edge of the application site.

**Figure 1 – Site Location, Aerial Views, and Site Photos**





*North-westward View*





*Front of Dwelling (viewed from Crediton Hill)*

The application site is located within the West End Green Conservation Area but is not a statutorily Listed Building (NB. the nearest Listed Building is the Grade II\* listed Hampstead Synagogue located approx. 215m south-west of the site). The site is also not a Locally Listed Building.

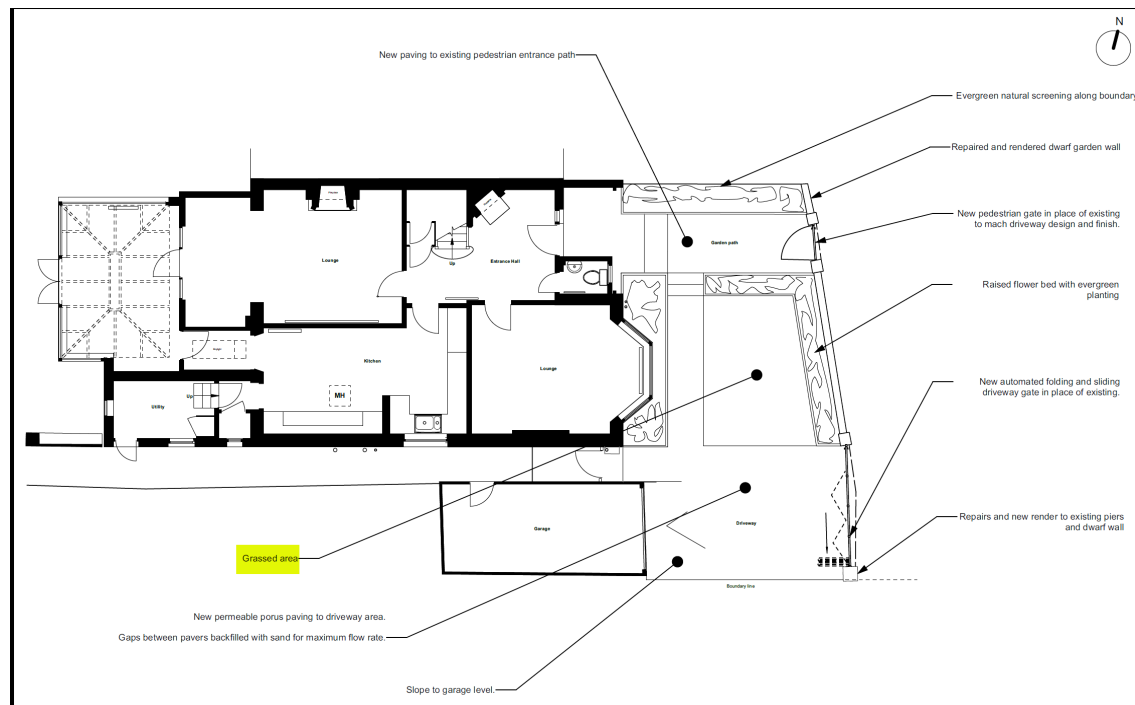
**Figure 2 – Map of West End Green Conservation Area**



#### Relevant Planning History

Householder application 2022/5641/P was granted on 27 February 2023 relating to proposed hard and soft landscaping in front garden and replacement of front boundary wall and gate. Officers insisted on a grassed area at the centre of the front driveway to be preserved as shown in **Figure 3**.

**Figure 3 – Approved Proposed Site Plan of Permission 2022/5641/P**



However, the applicant would like to convert that specific grassed area to porous hardstanding by exercising the property's Permitted Development (PD) rights. It is noted that Householder planning permission 2022/5641/P has no conditions that restricted the property's PD rights.

Schedule 2, Part 1, Class F of the GPDO 2015 (as amended) allows hard surfacing incidental to the enjoyment of a dwelling provided the proposed area of surfacing is greater than 5sqm and made of porous material.

***Class F – hard surfaces incidental to the enjoyment of a dwellinghouse***

**Permitted development**

**F. Development consisting of—**

- (a) *the provision within the curtilage of a dwellinghouse of a hard surface for any purpose incidental to the enjoyment of the dwellinghouse as such; or*
- (b) *the replacement in whole or in part of such a surface.*

**Development not permitted**

**F.1** Development is not permitted by Class F if permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P or Q of Part 3 of this Schedule (changes of use).

**Conditions**

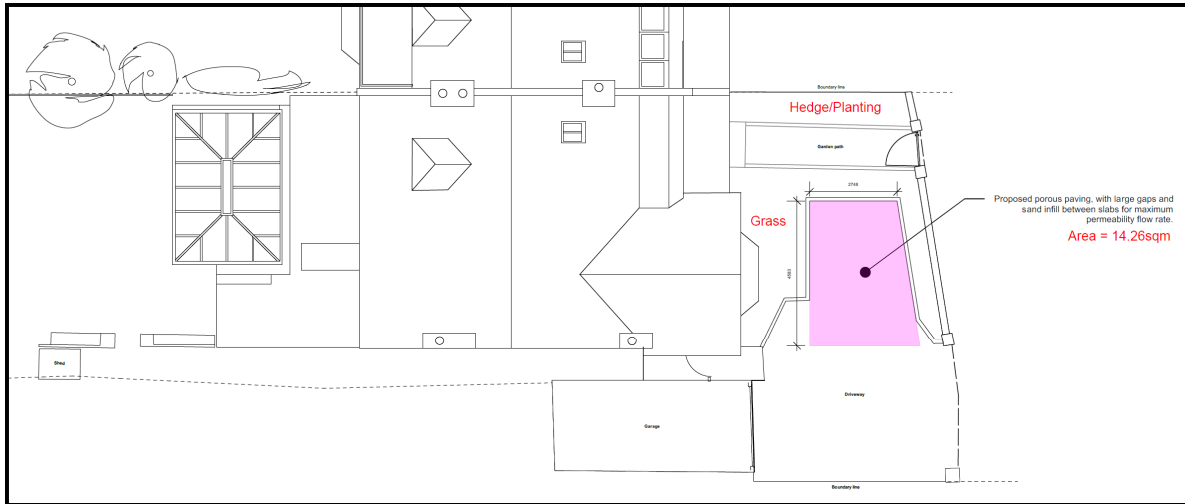
**F.2** Development is permitted by Class F subject to the condition that where—

- (a) the hard surface would be situated on land between a wall forming the principal elevation of the dwellinghouse and a highway, and
- (b) the area of ground covered by the hard surface, or the area of hard surface replaced, **would exceed 5 square metres,**

either the **hard surface is made of porous materials,** or provision is made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the dwellinghouse.

It is noted that the area of new porous hardstanding as part of this LDC application amounts to 14.26sqm as shown in **Figure 4**.

**Figure 4 – Proposed Site Plan of this LDC Application**



In light of the above, we trust that the application can be granted as the proposed works is permitted development in accordance with Schedule 2, Part 1, Class F of the GPDO 2015 (as amended).

Yours sincerely,

**Wai-kit Cheung** BSc(Hons), DipTP, MRTPI

Chartered Town Planner/ Independent Planning Consultant