



METROPOLITAN DEVELOPMENT CONSULTANCY LTD.

66 Bickenhall Mansions, Bickenhall Street, London W1U 6BX.

Telephone: 020-7486 6675 Fax: 020-7486 7206

E-mail: surveyors@mdclondon.com

Our Ref: JE/sw/6788

18th May 2007

M. Durling Esq.
Development Control Team,
Environment Department,
Camden Town Hall,
Argyle Street Entrance,
Euston Road,
London, WC1H 8ND

Dear Matthew,

Re: **22 REDINGTON ROAD, LONDON, NW3 7RG**
Enlargement of previously approved below-ground garden room.
Town and Country Planning Act 1990

I am applying for planning permission, on behalf of my client Mrs Katie Cooper, to enlarge the previously approved garden room, planning permission ref: 2006/5722/P dated 23rd February 2007, which is beneath the existing tennis court.

It has recently become apparent that the removal of an existing sycamore tree will enable the enlargement of the approved garden room scheme. The principal of which has been verbally agreed with Kevin Fisher as part of a comprehensive replanting scheme in connection with planning app no.2007/1330/P.

Accordingly, please find enclosed the following: -

- (a) Five copies of the Planning Application Form duly completed and signed together with Certificate B duly signed and completed.
- (b) Five copies of the existing and proposed plans, elevations and section drawings numbered 6788/95B, 112A, 113C, 114C, 117A, 118A, 119 and 120.
- (c) Five copies of the Site Location Plan with the site outlined in red.
- (d) Five copies of colour photographs ref: 6788/gr01 & gr02
- (e) One copy of our Design and Access statement dated 16th May 2007.
- (f) One copy of the report dated 18th May 2007 compiled by John Cromar's Arboricultural Company.

- (g) A cheque in the sum of £135.00 made payable to the London Borough of Camden is enclosed to cover the planning application fee.

In respect of my application, I would further advise you as follows: -

1. The enlargement of the garden room would not have any external effect whatsoever, there would be no externally visible difference from the approved scheme, the only change would be a larger excavation below the tennis court
2. The building is sited within a Conservation Area. The house is not listed.
3. The design takes full regard of all of the existing mature trees on and around the site and is constrained by the root protection zones of those trees as shown on the proposed plans.
4. The setting and design of the garden room is such that it will in no way effect the amenity of any neighbour.
5. The proposed garden room will be designed and constructed in detail and materials used to match those on the rear of the existing house.
6. The proposed garden room will be located below the existing tennis court, level with the rear garden of the house. The garden room will not create any additional bulk on the site as it is contained within the existing contours of the site.
7. The proposed garden room will not be visible from outside the site.

I should be grateful if you would contact me when you wish to carry out your site visit as the location of the garden room is not readily accessible or able to be viewed from outside the site.

I trust you will find the above and enclosed in order, and that you can validate and approve our application without delay. Should you have any queries or require any further information please do not hesitate to contact the writer.

Yours faithfully,

METROPOLITAN DEVELOPMENT CONSULTANCY



J. Evans RIBA

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