

14 July 2014

**Submitted via Planning Portal**

Planning and Built Environment  
London Borough of Camden  
Town Hall Extension  
Argyle Street  
London  
WC1H 8NJ

Dear Sirs

**APPLICATION FOR A LAWFUL DEVELOPMENT CERTIFICATE FOR A PROPOSED USE OR DEVELOPMENT (CLOPUD) AT 69 REDINGTON ROAD, LONDON NW3 7RP**

We have been instructed by our client Kaveh Shakib to seek a Certificate of Lawfulness for the excavation of a sub-basement underneath the existing building at 69 Redington Road, London NW3 7RP to provide ancillary residential accommodation for use by the occupiers.

**Application Pack**

This application has been submitted via the Planning Portal and is supported by the following:

- Application form;
- CIL Form;
- Site location plan;
- Existing floorplans;
- Proposed basement excavation;
- Application fee of £86.

**The Site**

The application site comprises of a substantial detached single family dwelling of basement, ground, first floor and attic on the east side of Redington Road. The property is of an 'Arts and Crafts' design and dates from the early 20th Century and is neighboured to the north and south by similarly large detached residential properties with front and rear gardens.

The Charlotte Building  
17 Gresse Street  
London  
W1T 1QL

T 020 7851 4010 [turley.co.uk](http://turley.co.uk)

The property is not listed, however it does lie within the Redington/Frogna Conservation Area and has been identified within the Conservation Area Statement as a positive contributor.

The property is not subject to any relevant Article 4 directions and there are no historic planning conditions affecting permitted development rights.

## The Proposals

It is proposed to excavate under the footprint of the existing dwelling house to provide ancillary residential accommodation for the occupiers of the property. The excavated area will be entirely below ground level and there will be no external manifestation of the works.

## The CLOPUD

The purpose of this application is to establish that the proposed works benefit from permitted development rights under Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) and do not require express planning permission. For the purposes of clarity a detailed assessment against Class A is provided below:

### Class A- The enlargement, improvement or other alteration of a dwellinghouse

If yes to any of the questions below the proposal is not Permitted Development		Yes/No
A.1 (a)	As a result of the works will the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse)?	No
A.1 (b)	Will the height of the part of the dwellinghouse enlarged, improved or altered exceed the height of the highest part of the roof of the existing dwelling house?	No
A.1 (c)	Will the height of the eaves of the part of the dwellinghouse enlarged, improved or altered exceed the height of the eaves of the existing dwellinghouse?	No
A.1 (d)	Will the enlarged part of the dwellinghouse extend beyond a wall which (i) fronts a highway, and (ii) forms either the principle elevation or a side elevation of the original dwelling house?	No
A.1 (e)	Will the enlarged part of the dwellinghouse have a single storey and (i) extend beyond the rear wall of the original dwellinghouse by more than 4 metres in the case of a detached dwellinghouse, or 3 metres in the case of any other dwellinghouse, or (ii) exceed 4 metres in height?	No
A.1 (f)	Will the enlarged part of the dwellinghouse have more than one storey and— (i) extend beyond the rear wall of the original dwellinghouse by more than 3 metres, or (ii) be within 7 metres of any boundary of the curtilage of the dwellinghouse opposite the rear wall of the dwelling house?	No

A.1 (h)	Will the enlarged part of the dwellinghouse extend beyond a wall forming a side elevation of the original dwellinghouse, and either (i) exceed 4 metres in height' (ii) have more than one storey, or (iii) have a width greater than half of the width of the original dwellinghouse?	No
A.1 (i)	Would it consist of or include either (i) the construction or provision of a veranda, balcony or raised platform; (ii) the installation, alteration or replacement of a microwave antenna; (iii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or (iv) an alteration to any part of the roof of the dwellinghouse?	N/A
Is the property in a Conservation Area? If yes to any of the questions below then the proposal is not permitted development.		
A.2(a)	Would it consist of or include the cladding of any part of the exterior of the dwellinghouse with stone, artificial stone, pebble dash, render, timber, plastic or tiles?	N/A
A.2(b)	Would the enlarged part of the dwellinghouse extend beyond a wall forming a side elevation of the original dwellinghouse?	No
A.2 (c)	Would the enlarged part of the dwellinghouse have more than one storey and extend beyond the rear wall of the original dwellinghouse?	No
Conditions	If 'no' is the answer to any of the below then the proposals is not permitted development	
A.3(a)	Would the materials used in any exterior work (other than materials used in the construction of a conservatory) be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse?	N/A
A.3 (b)	Would any upper floor window located in a wall or roof slope forming a side elevation of the dwellinghouse be: (i) obscure-glazed, and (ii) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed?	N/A
A.3©	Where the enlarged part of the dwellinghouse has more than one storey, would the roof pitch of the enlarged part, so far as practicable, be the same as the roof pitch of the original dwellinghouse?	N/A
<b>The proposed development is permitted development under Schedule 2, Part 1, Class A of the Town and Country Planning Act (General Permitted development) Order 1995</b>		

I trust the enclosed is sufficient for your purposes and I look forward to receiving confirmation that the application has been validated. In the meantime please do not hesitate to call me at this office if you wish to discuss any matter in more detail.

Yours Sincerely

Anna Snow  
**Associate Director**

[anna.snow@turley.co.uk](mailto:anna.snow@turley.co.uk)