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Development Management  
 Camden Town Hall Extension  
 Argyle Street  
 London WC1H 8EQ

**Application for a Lawful Development Certificate  
 for a Proposed use or development.  
 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**

**Publication of applications on planning authority websites.**

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.  
 If you require any further clarification, please contact the Authority's planning department.

**1. Applicant Name, Address and Contact Details**

Title:  First name:  Surname:

Company name:

Street address:

Town/City:

County:

Country:

Postcode:

Telephone number:  Country Code:  National Number:  Extension Number:

Mobile number:

Fax number:

Email address:

Are you an agent acting on behalf of the applicant?  Yes  No

**2. Agent Name, Address and Contact Details**

Title:  First Name:  Surname:

Company name:

Street address:

Town/City:

County:

Country:

Postcode:

Telephone number:  Country Code:  National Number:  Extension Number:

Mobile number:

Fax number:

Email address:

### 3. Site Address Details

Full postal address of the site (including full postcode where available)

Description:

House:	<input type="text" value="45"/>	Suffix:	<input type="text"/>
House name:	<input type="text"/>		
Street address:	<input type="text" value="Redington Road"/>		
Town/City:	<input type="text" value="London"/>		
County:	<input type="text"/>		
Postcode:	<input type="text" value="NW3 7RA"/>		

Description of location or a grid reference  
(must be completed if postcode is not known):

Easting:	<input type="text" value="525740"/>
Northing:	<input type="text" value="185851"/>

### 4. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

Yes  No

### 5. Lawful Development Certificate - Interest in Land

Please state the applicant's interest in the land:

a) Owner  b) Lessee  c) Occupier  d) Other

### 6. Authority Employee/Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

Yes  No

## 7. Grounds for Application

### Information about the existing use(s)

Please explain why you consider the existing or last use of the land is lawful, or why you consider that any existing buildings, which it is proposed to alter or extend are lawful:

N/A

Please list the supporting documentary evidence (such as a planning permission) which accompanies this application:

N/A

If you consider the existing or last use is within a 'Use Class' in the Town and Country Planning (Use Classes) Order 1987 (as amended) state which one:

C3

### Information about the proposed use(s)

If you consider the proposed use is within a 'Use Class' in the Town and Country Planning (Use Classes) Order 1987 (as amended), state which one:

C3

Is the proposed operation or use:  Permanent  Temporary

Why do you consider that a Lawful Development Certificate should be granted for this proposal?

The detached single dwellinghouse at No. 45 Redington Road sits on a site which slopes down from the street to the garden at its rear. The current proposal for the installation of a swimming pool on the lower ground floor is to be implemented together with other alterations which have already been determined to be lawful in two previous LDC applications, namely the "internal floor level alterations at lower ground floor" (2014/2045/P) and a "single storey rear extension" (2014/2102/P). There has been no material change in any of the matters relevant to those determinations.

The lower ground floor of No. 45 lies more than half a meter above the ground level of the garden at the rear (which then descends further as it slopes away from the house), and the ceiling level of the entire lower ground floor is above ground.

The additional works which are proposed here (i.e. the installation of a swimming pool) can therefore not be considered to be providing additional space in the building "underground".

The additional works only affect the interior of the building, and they do not materially affect the external appearance of the building.

Consequently, under Section 55(2) of the Town and Country Planning Act 1990 the proposed additional internal works as described in drawing no. NW37RA-LDCp-001 are deemed not to amount to development, and in applying for an LDC we seek confirmation of this from the LPA.

In the event that the LPA were to take these additional works to be development, a Certificate of Proposed Lawful Development should nevertheless be granted for the following reasons:

- the works only affect a single storey of the building
- the area affected by the works does not extend beyond any of the external walls of the original dwelling house
- the works do not constitute an engineering operation.

These works will thus not go beyond an alteration of a dwellinghouse which is permitted under Class A of The Town and Country Planning (General Permitted Development) (Amendment) (No. 2) (England) Order 2008.

All of the restricting clauses under class A of the above-mentioned order are complied with, and the proposed works are not affected by Condition A.3.

No planning conditions have removed these permitted development rights at No. 45 Redington Road, neither does any Article 4 direction apply to this address.

Consequently - even under the assumption that the additional works which are proposed here did constitute development - the proposal as described in this application constitutes permitted development under The Town and Country Planning (General Permitted Development) Order 1995, as amended.

A Certificate of Proposed Lawful Development should therefore be granted.

## 8. Description of Proposal

Does the proposal consist of, or include, the carrying out of building or other operations?  Yes  No

If Yes, please give detailed descriptions of all such operation and indicate on your plans (includes describing any proposal to alter or create a new access, layout or any new street; construct any associated hardstandings; means of enclosure; or draining the land/building)

Installation of a swimming pool on the lower ground floor, see also drawing nos. NW37RA-LDCp-001 & NW37RA-LDCp-002

Does the proposal consist of, or include, a change of use of the land or building(s)?  Yes  No

Has the proposal been started?  Yes  No

## 9. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?  Yes  No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

The agent  The applicant  Other person

## 10. Declaration

I/we hereby apply for a Lawful Development Certificate as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.



Date:

20/09/2014

Warning:

The amended section 194 of the 1990 Act provides that it is an offence to furnish false or misleading information or to withhold material information with intent to deceive. Section 193(7) enables the authority to revoke, at any time, a certificate they may have issued as a result of such false or misleading information.