

[REDACTED]

Sent: 16 August 2014 16:43
To: Planning
Subject: 59 Redington Road ,H&H objection. Lawful Development Certificate- [REDACTED]

THE HEATH AND HAMPSTEAD SOCIETY

P.O.BOX 38214 LONDON NW3 1XD

The Society examines all Planning Applications relating to Hampstead and assesses them for their impact on conservation and the local environment.

To London Borough of Camden, Development Control Team.

Planning Ref: 2014/4597/P

Address: 69 Redington Road, NW3

Description: Basement including swimming pool, application for
Lawful Development Certificate.

Case Officer: Carlos Martin.

Date: 15.8.2014

This proposed basement includes a swimming pool and is consequentially deeper than one storey. It will require engineering work to support both the basement retaining walls, the large house over, and the swimming pool itself.

Engineering work below ground is defined in planning law as development and is not specified as Permitted Development when associated with single dwelling houses.

In addition, descriptions of Permitted Development for single dwelling houses make no reference to depth, and appear to relate only to work above surface level.

In the difficult subsoil conditions of this part of Hampstead it is very possible that the proposed basement would have a serious and permanent effect on surrounding buildings, trees and water movement. Such development, particularly in a Conservation Area, should not take place without considerable scrutiny by the Planning Authority.

For all these reasons, Camden should not issue a Lawful Development Certificate.

