

Treatment Architecture Ltd
11 Woodberry Crescent
London
N10 1PJ

Application Ref: **2014/5930/P**
Please ask for: **Obote Hope**
Telephone: 020 7974 **2555**

16 February 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990, Section 191 and 192

Certificate of Lawfulness (Proposed) Refused

Address:
45 Redington Road
London
NW3 7RA

Proposal:

The installation of a swimming pool at lower ground floor level, following the approval under planning permission 2014/2054/P for: creation of lower-ground floor under the footprint of the original property.

Drawing Nos: NW37RA-LDCp-001, NW37RA-LDCp-002.

The Council has considered your application and decided to **refuse** a certificate of lawfulness for the following reason:

Reason(s) for Refusal

- 1 The proposed basement, by virtue of it being development involving significant excavation and engineering works necessitating the engagement of a specialist engineer, would as a matter of fact and degree, constitute an 'engineering operation' of a scale and complexity requiring a separate grant of planning permission and would exceed the scope of (and hence fall outside) of any permitted development right outlined in the Town and Country Planning (General Permitted Development) Order 1995 as amended.



You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'Ed Watson', written in a cursive style.

Ed Watson
Director of Culture & Environment