

BEYOND EDEN LTD

4 PATSHULL PLACE
LONDON NW5 2LA
TEL: 07976 328996
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www.beyondeden.co.uk

10 February 2015

SUMMARY OF APPLICATION FOR A CERTIFICATE OF LAWFUL DEVELOPMENT

This application is for proposed landscaping works in the front garden at 74 Redington Road, London NW3 7RS.

I am acting as the agent on behalf of the owner of the property, Mr Michael Bates. Mr & Mrs Bates have lived in the property for about 10 years and when they moved in the front garden was as it is now. They do not know when the original landscaping was done.

I originally emailed Camden Council, sending a plan to show the proposed works and some photos on 14/11/14 to enquire whether planning permission was required for the work, as the property is in a conservation area. The email enquiry was assigned to someone who had in fact left the planning department so it was not until 12/12/14 that I spoke to Mr O. Hope, who told me that planning permission was not necessary but that we would need a Certificate of Lawful Development, hence this application. The reference for this previous interaction is 06715.

The work we wish to do is quite simple. The boundary wall to the front of the property adjoining the pavement is cracked and rather tatty so we want to re-build it anyway as part of re-landscaping the whole front garden. In the process we want to move the pedestrian entrance to the right so that it is directly opposite the front door, and install iron railings to the top of the walls between the pillars. As I have explained in the application the driveway is a bit narrow when one turns in off the street so when the wall is re-built we want to widen it by 50cms. When the front wall is re-built we will be returning it to the same height as the existing wall and pillars. Any discrepancies that you see in height measurements of the pillars on the plans are due to the natural slope of the land. The new driveway will comply with SUDS and we will be completely re-planting the garden with a variety of plants.

The fee for the application on the planning portal has been set at 0 and I will be paying the fee separately, over the phone through Contact Camden.

Yours sincerely,

SARAH BRODIE

COMPANY NUMBER 0360162
VAT NUMBER 832 881708

PAYMENTS – PLEASE MAKE CHEQUES PAYABLE TO BEYOND EDEN LTD OR
TRANSFERS TO SORT CODE – 60-10-22 ACCOUNT NUMBER 69893667

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