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11th August 2021

Via Planning Portal only

Dear Sir/Madam

LAWFUL DEVELOPMENT CERTIFICATE (PROPOSED) - THE TOWN & COUNTRY PLANNING ACT 1990

REPLACEMENT OF REAR FIRST FLOOR WINDOWS

31 REDINGTON ROAD, LONDON, NW3 7QY

Please accept this covering letter as an accompaniment to this lawful development certificate proposed application for the replacement of the first floor rear windows at 31 Redington Road. This letter provides a summary of the site and the proposed development.

Please also find enclosed a completed application form, full set of applicable existing and proposed plans including site location plan.

The site

The site is located on the southern side of Redington Road and comprises of a three storey (plus basement) semi-detached property in residential use. The property is not statutory or locally listed but is located within Redington/Frognaal Conservation Area.

The surrounding area is characterised by large semi-detached and detached residential properties with large rear gardens.

There are no article 4 directions in place or any relevant planning conditions which remove permitted development rights from the property.

The proposal

Replacement of rear first floor windows.

Permitted Development Assessment

The property is a single dwellinghouse and the proposal is an improvement or other alteration to the dwellinghouse.

Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) makes provision the enlargement, improvement or other alteration of a dwellinghouse.

The application site comprises a dwellinghouse which was not granted by Class M, MA, N, P, PA or Q of part 3 (changes of use) or built under Part 20 (construction of new dwellinghouses). The proposal does not increase the external dimensions of the existing property and does not include the construction of a veranda, balcony or raised platform, the installation, alteration or replacement of a microwave antenna, the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or an alteration to any part of the roof of the dwellinghouse.

The materials proposed are of a similar appearance to that of the existing windows (painted timber sliding sash windows). The proposal does not involve the provision of or the alteration of any windows in the side elevation of the building.

The proposal meets the criteria and conditions as set out in Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and therefore is permitted development.

Summary

For the reasons set out in this letter it is considered that the proposed development is permitted development, as defined set out in Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and therefore is lawful development within the meaning of Section 192 of the Town and Country Planning Act 1990 (as amended). It is therefore requested that a certificate of lawful development is granted.

I trust this letter and the enclosed documents provide you with sufficient information to determine the application but if you require any points of clarification or have any questions, please do not hesitate to contact me.

Yours faithfully

Stuart Minty
Director
SM Planning