



The London Borough of Camden
Development Management
Regeneration and Planning
Town Hall
Judd Street
London
WC1H 9JE

Our ref: E5196

2nd December 2021

Dear Sir / Madam

CAMDEN: 59 REDINGTON ROAD, HAMPSTEAD, LONDON, NW3 7RP - PP-10446258

1. This is a lawful development certificate application in respect of a proposed pool building in the rear garden of No 59 Redington Road. Redington Road is in the Redington/Frognaal Conservation Area.
2. This is accompanied by the following plans:

Plan No	Existing	Proposed
59 RDG-1010	Os 1:1250 site location plan	
59 RDG-1010		Proposed site plan
59 RDG-1100		Proposed ground floor
59 RDG-1101		Proposed roof plan
59 RDG-1150		Proposed section A
59 RDG-1151		Proposed section B
59 RDG-1700		Proposed elevations

3. The application building has been designed to satisfy the requirement of Part 1 Class E of the General Permitted Development Order.
4. The applicant will pay the £131 application fee via the Planning Portal.

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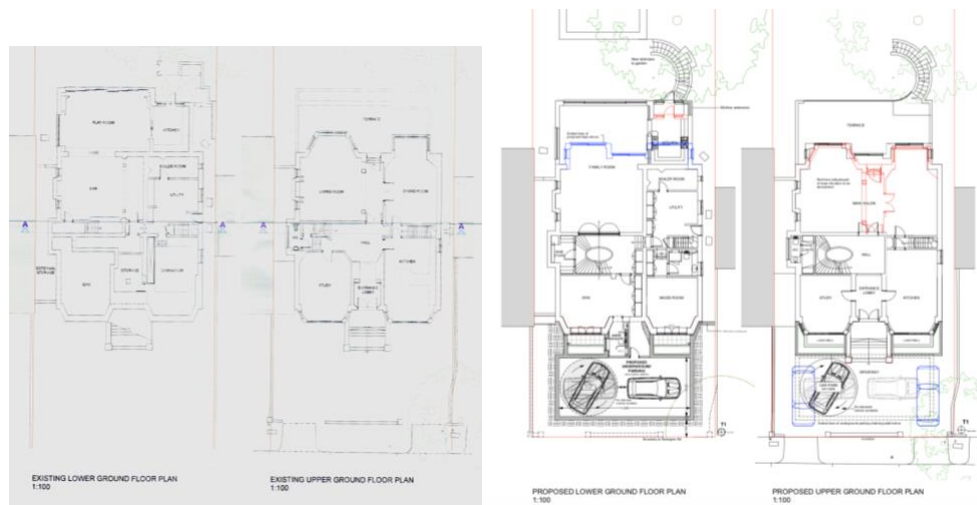
5. The proposal is compared with the Class E constraints below. Development is not permitted by Class E under the following circumstances:

(a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class G, M, MA, N, P, PA or Q of Part 3 of this Schedule (changes of use):

6. The application property is pre-1948.

(b) the total area of ground covered by buildings, enclosures and containers within the curtilage (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse):

7. The total site area is 1,558 sqm and the footprint of the existing house is 293 sqm, leaving 1,365 sqm net. The proposal's footprint is 295 sqm, 22% of the open curtilage, well within the 50% limit. The very modest rear extensions permitted by consent **2015/2820** (6 September 2015) have been implemented and do not affect this calculation.



(c) any part of the building, enclosure, pool or container would be situated on land forward of a wall forming the principal elevation of the original dwellinghouse (or the side elevation in a conservation area):

8. The proposal is in the rear garden.

(d) the building would have more than a single storey:

9. the proposal is single storey.

(e) the height of the building, enclosure or container would exceed—

(i) 4 metres in the case of a building with a dual-pitched roof:

10. The proposal has a flat roof.

(ii) 2.5 metres in the case of a building, enclosure or container within 2 metres of the boundary of the curtilage of the dwellinghouse;

11. Please see plan 1010 - the proposal is more than 2m from the relevant boundaries;

(iii) 3 metres in any other case:

12. Please see plan 1700 - the proposal's maximum height is less than 3m measured from the highest part of the surface of the ground next to the building (at its northern end).

(f) the height of the eaves of the building would exceed 2.5 metres:

13. The height of the eaves does not exceed 2.5m measured from the highest part of the adjoining ground.

(g) the building, enclosure, pool or container would be situated within the curtilage of a listed building:

14. No. 59 is not listed.

(h) it would include the construction or provision of a verandah, balcony or raised platform:

15. There is no verandah, balcony or raised platform.

(i) it relates to a dwelling or a microwave antenna;

16. Not applicable.

(j) the capacity of the container would exceed 3,500 litres:

17. Not applicable.

(k) the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses)

18. Not applicable.

I would be glad to discuss this with the Case Officer in due course.

Yours faithfully

Emma McBurney

Director

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