

LDC (Proposed) Report		Analysis sheet N/A	Application Number:	2022/2744/P
Officer Sam FitzPatrick		Expiry date: 15/11/2022		
Application Address 108 King Henry's Road Camden London NW3 3SL		Drawing Numbers Refer to decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Installation of electric car charging point on front elevation, air source heat pump on roof and new window to side (west) elevation at ground floor level.				
Recommendation(s):		Grant certificate of lawfulness		
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice		
Informatives:				

Class A The enlargement, improvement or other alteration of a dwellinghouse		
If yes to any of the questions below the proposal is not permitted development		Yes/no
A.1 (a)	Permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P, PA or Q of Part 3 of this Schedule (changes of use)	No
Comments:		
A.1 (b)	As a result of the works, will the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse)?	No
A.1 (c)	Will the height of the part of the dwellinghouse enlarged, improved or altered exceed the height of the highest part of the roof of the existing dwellinghouse?	No
A.1 (d)	Will the height of the eaves of the part of the dwellinghouse enlarged, improved or altered exceed the height of the eaves of the existing dwellinghouse?	No
A.1 (e)	Will the enlarged part of the dwellinghouse extend beyond a wall which: (i) forms the principal elevation of the original dwellinghouse; or (ii) fronts a highway and forms a side elevation of the original dwellinghouse?	N/A

A.1 (f) (subject to (g))	Will the enlarged part of the dwellinghouse have a single storey and: (i) extend beyond the rear wall of the original dwellinghouse by more than 4 metres in the case of a detached dwellinghouse, or 3 metres in the case of any other dwellinghouse, or (ii) exceed 4 metres in height?	N/A
A.1 (g)	For a dwellinghouse not on article 2(3) land nor on a site of special scientific interest, will the enlarged part of the dwellinghouse have a single storey and: (i) extend beyond the rear wall of the original dwellinghouse by more than 8 metres in the case of a detached dwellinghouse, or 6 metres in the case of any other dwellinghouse, or (ii) exceed 4 metres in height?	N/A
A.1 (h)	Will the enlarged part of the dwellinghouse have more than a single storey and: (i) extend beyond the rear wall of the original dwellinghouse by more than 3 metres, or (ii) be within 7 metres of any boundary of the curtilage of the dwellinghouse being enlarged which is opposite the rear wall of that dwellinghouse?	N/A
A.1 (i)	Will the enlarged part of the dwellinghouse be within 2 metres of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part exceed 3 metres?	N/A
A.1 (j)	Will the enlarged part of the dwellinghouse extend beyond a wall forming a side elevation of the original dwellinghouse, and: (i) exceed 4 metres in height, (ii) have more than a single storey, or (iii) have a width greater than half the width of the original dwellinghouse?	N/A
A.1 (ja)	Will any total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) exceed the limits set out in sub-paragraphs (e) to (j)?	N/A
A.1 (k)	Would it consist of or include: (i) the construction or provision of a verandah, balcony or raised platform, (ii) the installation, alteration or replacement of a microwave antenna, (iii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or (iv) an alteration to any part of the roof of the dwellinghouse?	No
A.1 (l)	Was the dwellinghouse built under Part 20 of this Schedule (construction of new dwellinghouses)?	No
Is the property in a conservation area (article 2(3) land)? If yes to any of the questions below then the proposal is not permitted development		

A.2(a)	Would it consist of or include the cladding of any part of the exterior of the dwellinghouse with stone, artificial stone, pebble dash, render, timber, plastic or tiles?	No
A.2(b)	Would the enlarged part of the dwellinghouse extend beyond a wall forming a side elevation of the original dwellinghouse?	No
A.2(c)	Would the enlarged part of the dwellinghouse have more than a single storey and extend beyond the rear wall of the original dwellinghouse?	No
A.2(d)	Would any total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) exceed the limits set out in sub-paragraphs A.2(b) and A.2(c)?	No
Conditions. If no to any of the below then the proposal is not permitted development		
A.3(a)	Would the materials used in any exterior work (other than materials used in the construction of a conservatory) be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse?	Yes
A.3(b)	Would any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse be— (i) obscure-glazed, and (ii) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed?	N/A
A.3(c)	Where the enlarged part of the dwellinghouse has more than a single storey, or forms an upper storey on an existing enlargement of the original dwellinghouse, would the roof pitch of the enlarged part, so far as practicable, be the same as the roof pitch of the original dwellinghouse?	N/A

* The land referred to as article 2(3) land is the land described in Part 1 of Schedule 1 to Town and Country Planning (General Permitted Development) (England) Order 2015/596 (National Parks, areas of outstanding natural beauty and conservation areas etc).

Class D The installation, alteration or replacement, within an area lawfully used for off-street parking, of an electrical outlet mounted on a wall for recharging electric vehicles.		
If yes to any of the questions below the proposal is not permitted development		Yes/no
D.1 (a)	Will the outlet and its casing exceed 0.2 cubic metres?	No
D.1 (b)	Will the outlet and its casing face onto and be within 2 metres of a highway?	No
D.1 (c)	Will the outlet and its casing be within a site designated as a scheduled monument?	No
D.1 (d)	Will the outlet and its casing be within the curtilage of a listed building?	No
Conditions. If no to any of the below, then the proposal is not permitted development		
D.2(a)	Would the development be removed as soon as reasonably practicable?	Yes – added to decision

		notice
D.2(b)	Would the wall on which the development is mounted or into which the development is set be, as soon as reasonably and so far as reasonably practicable, reinstated to its condition before that development was carried out?	Yes – added to decision notice

Class G – The installation, alteration or replacement of a microgeneration air source heat pump—
(a) on a dwellinghouse or a block of flats; or
(b) within the curtilage of a dwellinghouse or a block of flats, including on a building within that curtilage.

G.1 Development is not permitted by Class G unless the air source heat pump complies with the MCS Planning Standards or equivalent standards.

G.2 Development is not permitted by Class G if—

If yes to any of the questions below the proposal is not permitted development		Yes/no
G.2(a)	in the case of the installation of an air source heat pump, the development would result in the presence of more than 1 air source heat pump on the same building or within the curtilage of the building or block of flats;	No
G.2(b)	in the case of the installation of an air source heat pump, a wind turbine is installed on the same building or within the curtilage of the dwellinghouse or block of flats;	No
G.2(c)	in the case of the installation of an air source heat pump, a stand-alone wind turbine is installed within the curtilage of the dwellinghouse or block of flats;	No
G.2(d)	the volume of the air source heat pump's outdoor compressor unit (including any housing) would exceed 0.6 cubic metres;	No
G.2(e)	any part of the air source heat pump would be installed within 1 metre of the boundary of the curtilage of the dwellinghouse or block of flats;	No
G.2(f)	the air source heat pump would be installed on a pitched roof;	No
G.2(g)	the air source heat pump would be installed on a flat roof where it would be within 1 metre of the external edge of that roof;	No
G.2(h)	the air source heat pump would be installed on a site designated as a scheduled monument;	No
G.2(i)	the air source heat pump would be installed on a building or on land within the curtilage of the dwellinghouse or the block of flats if the dwellinghouse or the block of flats is a listed building;	No
G.2(j)	in the case of land within a conservation area or which is a World Heritage Site the air source heat pump— (i) would be installed on a wall or a roof which fronts a highway; or (ii) would be installed so that it is nearer to any highway which bounds the curtilage than the part of the dwellinghouse or block of flats which is nearest to that highway; or	N/A
G.2(k)	in the case of land, other than land within a conservation area or which is a World Heritage Site, the air source heat pump would be installed on a wall of a dwellinghouse or block of flats if— (i) that wall fronts a highway; and	N/A

	(ii)the air source heat pump would be installed on any part of that wall which is above the level of the ground floor storey.	
Conditions		
If no to any of the questions below, then the proposal is not permitted development.		
G.3(a)	the air source heat pump is used solely for heating purposes;	Yes – added to decision notice
G.3(b)	the air source heat pump is, so far as practicable, sited so as to minimise its effect on the external appearance of the building;	Yes – added to decision notice
G.3(c)	the air source heat pump is, so far as practicable, sited so as to minimise its effect on the amenity of the area; and	Yes – added to decision notice
G.3(d)	the air source heat pump is removed as soon as reasonably practicable when no longer needed.	Yes – added to decision notice

Assessment:

The proposed new window to the side elevation is permitted under Class A of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015.

The proposed EV charging point to the front is permitted under Class D of Part 2 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015.

The proposed air source heat pump to the flat roof is permitted under Class G of Part 14 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015.

It is therefore recommended to grant this certificate of lawful development for the proposed works as described and highlighted within the application drawings.