

Compliance with GPDO

Site Address: 12 Hornby Close, London, NW3 3JL

Proposed development: Replacement of the garage door to the front elevation.

This statement explains that the proposed development as illustrated on the submitted drawings complies with the requirements set out in Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015. This relates to development within the curtilage of a dwellinghouse. The proposed development is not restricted by any Article 4 Directions or removal of permitted development rights by way of planning conditions.

Permitted Development	Applicant's Response
The enlargement, improvement or other alteration of a dwellinghouse.	The proposal consists of the replacement of the garage door on the dwellinghouse. The development is considered to be an alteration of the dwellinghouse.
Development not Permitted	Applicant's Response
A.1. Development is not permitted by Class A if – Permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P or Q of Part 3 of this Schedule (change of use);	The dwellinghouse was not granted by virtue of the listed classes.
A.1. Development is not permitted by Class A if– (a) as a result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse);	Criterion (a) of the order is complied with as the proposed alteration would not alter the total area of ground covered by buildings within the curtilage of the dwellinghouse.
(b) the height of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the highest part of the roof of the existing dwellinghouse;	The proposed alteration would not exceed the height of the highest part of the roof of the existing dwellinghouse.
(c) the height of the eaves of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the eaves of the existing dwellinghouse;	The proposed alteration would not exceed the height of the eaves of the existing dwellinghouse.
(e) the enlarged part of the dwellinghouse would extend beyond a wall which— (i) forms the principal elevation of the original dwellinghouse; or (ii) front a highway and forms a side elevation of the original dwellinghouse;	The proposed alteration would not result in any enlargement of the original dwellinghouse.

<p>(f) subject to paragraph (g), the enlarged part of the dwellinghouse would have a single storey and—</p> <p>(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</p> <p>(ii) exceed 4 metres in height;</p>	<p>The proposed alteration would not result in an enlargement of the dwellinghouse.</p>
<p>(g) for a dwellinghouse not on article 2(3) land nor on a site of special scientific interest, the enlarged part of the dwellinghouse would have a single storey and –</p> <p>(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</p> <p>(ii) exceed 4 metres in height;</p>	<p>The proposed alteration would not result in an enlargement of the dwellinghouse.</p>
<p>(h) the enlarged part of the dwellinghouse would have more than one storey and—</p> <p>(i) extend beyond the rear wall of the original dwellinghouse by more than 3 metres, or</p> <p>(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;</p>	<p>The proposed alteration would not involve an enlargement of the dwellinghouse.</p>
<p>(i) the enlarged part of the dwellinghouse would be within 2 metres of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would exceed 3 metres;</p>	<p>The proposed alteration would not involve an enlargement of the dwellinghouse.</p>
<p>(j) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would</p> <p>(i) exceed 4 metres in height,</p> <p>(ii) have more than one storey, or</p> <p>(iii) have a width greater than half the width of the original dwellinghouse; or</p>	<p>The proposed alteration would not involve an enlargement of the dwellinghouse.</p>
<p>(k) it would consist of or include—</p> <p>(i) the construction or provision of a veranda, balcony or raised platform,</p> <p>(ii) the installation, alteration or replacement of a microwave antenna,</p> <p>(iii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or</p> <p>(iv) an alteration to any part of the roof of the dwellinghouse.</p>	<p>The proposal does not include the construction, provision, alteration or replacement of any of the specified items.</p>

A.2. In the case of a dwellinghouse on article 2(3) land, development is not permitted by Class A if—	The development is not within a Conservation Area.
(a) it would 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;	N/A
(b) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse; or	N/A
(c) the enlarged part of the dwellinghouse would have more than one storey and extend beyond the rear wall of the original dwellinghouse.	N/A
Conditions A.3 Development is permitted by Class A subject to the following conditions— (a) the materials used in any exterior work (other than materials used in the construction of a conservatory) shall be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;	The proposed replacement garage door will be the same material as the existing. The proposed material is therefore of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse.
(b) any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse shall 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; and	The alteration does not impact any upper-floor window.
(c) where the enlarged part of the dwellinghouse has more than one storey, the roof pitch of the enlarged part shall, so far as practicable, be the same as the roof pitch of the original dwellinghouse.	The proposed alteration would not involve an enlargement of the dwellinghouse.
A.4 Conditions to apply to development permitted by Class A which exceeds the limits in paragraph A.1 (f) but is allowed by paragraph A.1 (g).	Not relevant to the consideration of this application.

The proposed work constitutes 'permitted development' under the provisions of Schedule 2, Part 1, Class A of The Town and Country Planning (General Permitted Development) (England) Order 2015.