



**14 Greenaway Gardens**  
Permitted Development Compliance Document - Games Hall & Gallery

July 2023



REGISTERED  
DESIGN  
PRACTICE

**RIBA**   
Chartered Practice



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# Introduction



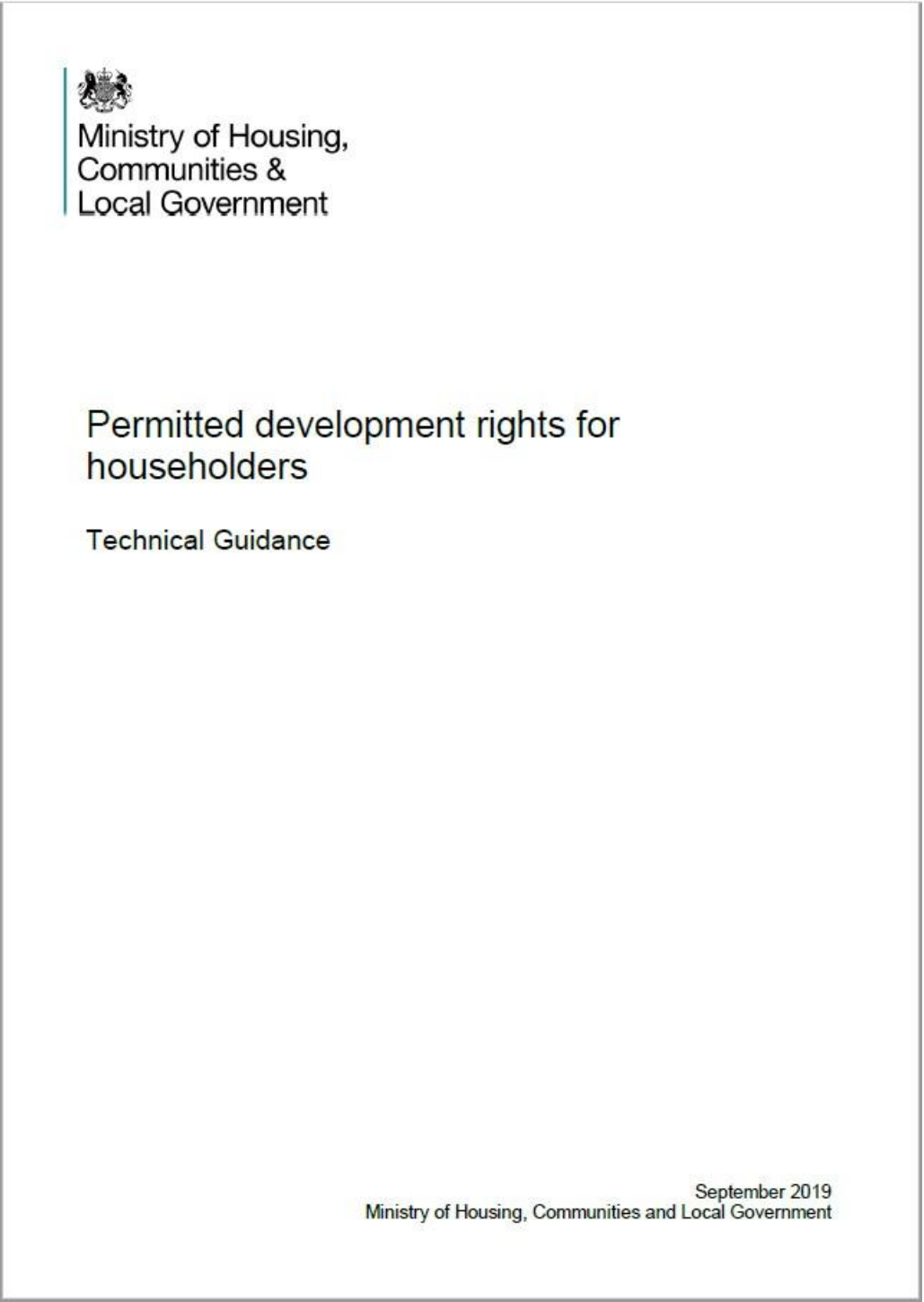
## Introduction

Subsequent to the redevelopment of the house at 14 Greenaway Gardens (application number: 2021/6257/P), a games studio and gallery building is proposed in the rear garden of the property. The purpose of the building is to meet the needs of the residing family by providing a games hall for a full sized snooker table and table tennis table, and an art studio and gallery for creating and displaying art as well as a rare minerals collection.

As part of the overall development, two other single storey buildings and two sheds are proposed in the large rear garden of the property in order to optimise use of the site and meet the additional needs of the residing family. These buildings have been submitted under separate applications along with drawings and equivalent compliance documents.

Within the General Permitted Development Right Order (2015 as amended) Schedule 2, Part 1, 'Class E' covers 'the provision of buildings and other development within the curtilage of the house'. The Government have also issued a Technical Guidance Note covering permitted development rights for householders.

We have developed our proposals based on this guidance and with the intention of demonstrating compliance with specific criteria in the subsequent pages of this document in order to satisfy LB Camden that the permitted development rights apply in this case.



# Design Development

## Existing Site

The large T-shaped garden to the rear of the main house is the subject of a planning permission that involves the demolition of a pool house in the rear garden and various landscaping works. The detailed landscaping scheme was approved through the discharge of conditions. These works are currently ongoing (present landscape conditions illustrated in drawing '(0942)0010\_P01'), as per the proposals illustrated on the subsequent page.

Prior to the start of these works, the landscape consisted of the main lawn directly behind the house, a swimming pool at the end of the lawn, a tennis court to one side of this, and a BBQ terrace to the other (where a pool house was once located). A small paved patio terrace also sat directly behind the house.

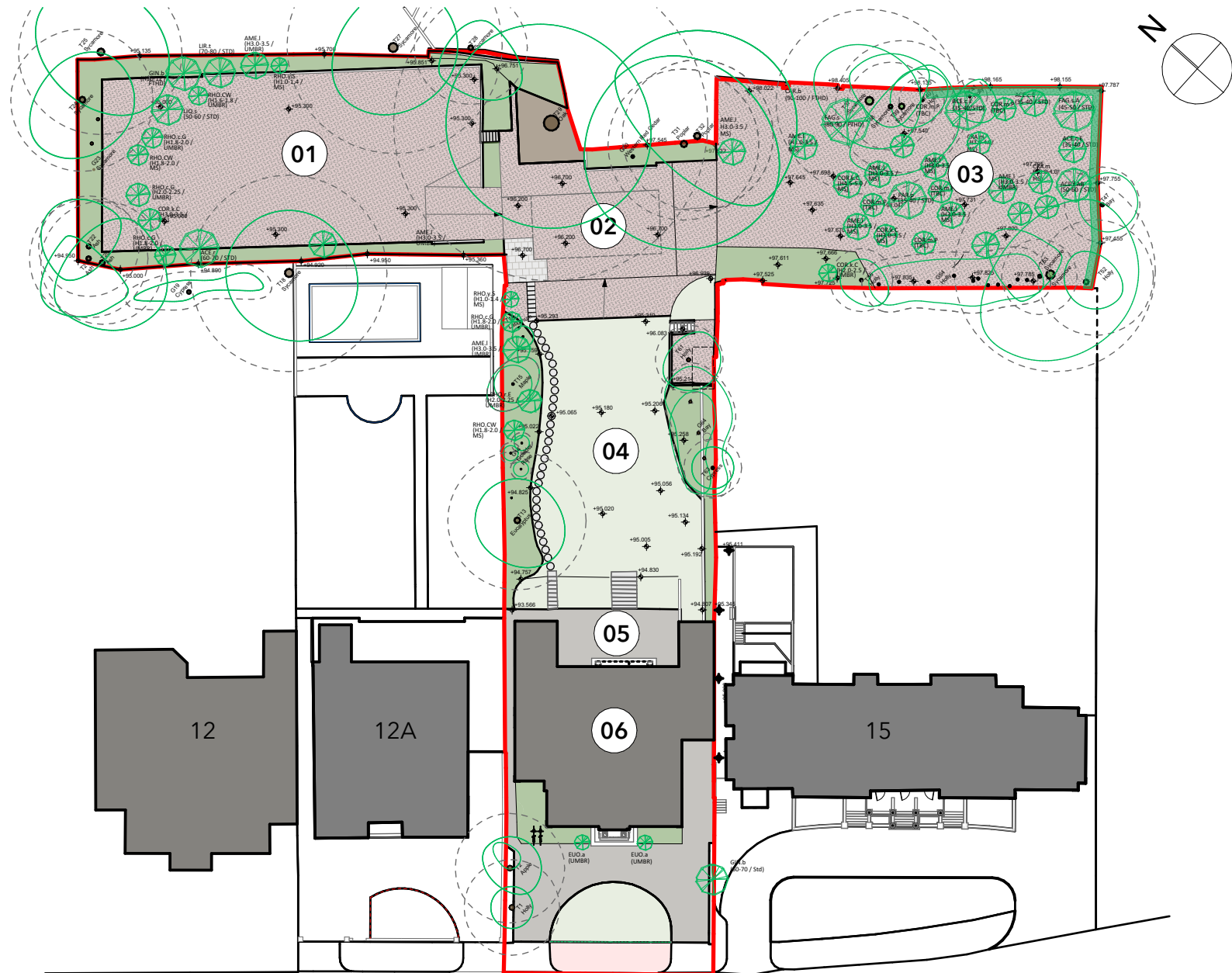
The site slopes noticeably from South-East to North-West.

Several brick retaining walls help to carve out and define the spaces.

The tennis court, pool area and pool house resulted in much of the existing garden being covered in hard landscaping, with the vast majority of soft landscaping made up by the main lawn.

Two existing sheds were situated in the rear garden, one to the side of the main lawn, and the other adjacent to the BBQ terrace.

- Large existing garden contained:
- Tennis court
- Swimming pool
- Two storage sheds
- Grass lawn
- Much of site was hard landscaped
- Site noticeably slopes from East to West



- 01 - Previous Location of Tennis Court
- 02 - Previous Location of Swimming Pool
- 03 - Woodland Area
- 04 - Main Lawn
- 05 - Main House Patio Terrace
- 06 - Main House



# Design Development

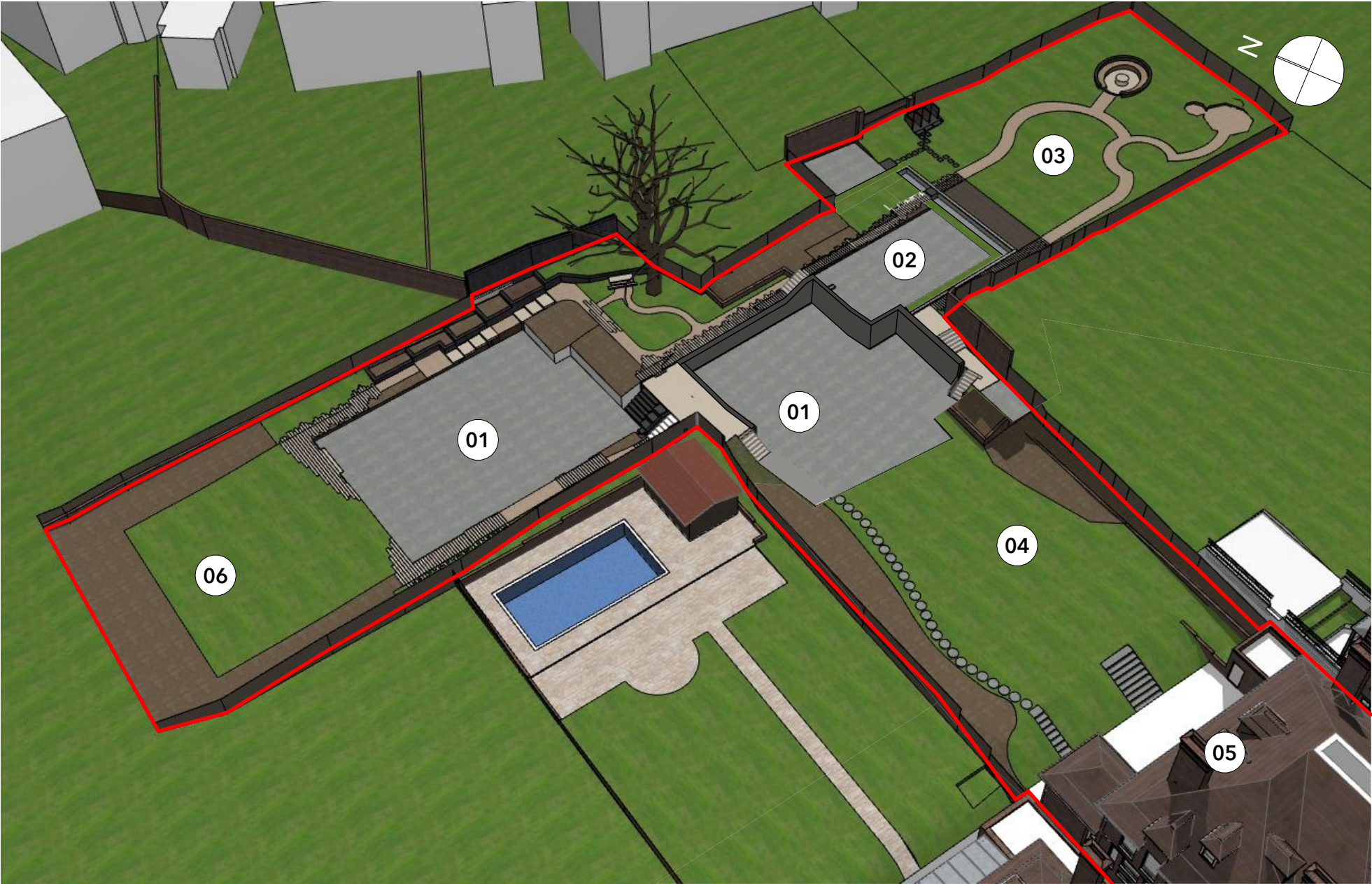


## Landscape Proposals

Application Number: 2021/5768/P

The pool house demolition permission and associated landscape proposals include a series of new sun terraces and extensive planting scheme of mature trees and shrubs resulting in a net gain of trees on site and a significant reduction in hard landscaping compared to the existing site.

- New terraces to be created
- Substantial tree & shrub planting, net gain on site
- Significant reduction in hard landscaping



- 01 - New Terrace
- 02 - BBQ Terrace
- 03 - Woodland Area
- 04 - Existing Main Lawn
- 05 - Main House
- 06 - Secondary Lawn



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Presentation date: July 2023 © SHH 2023.



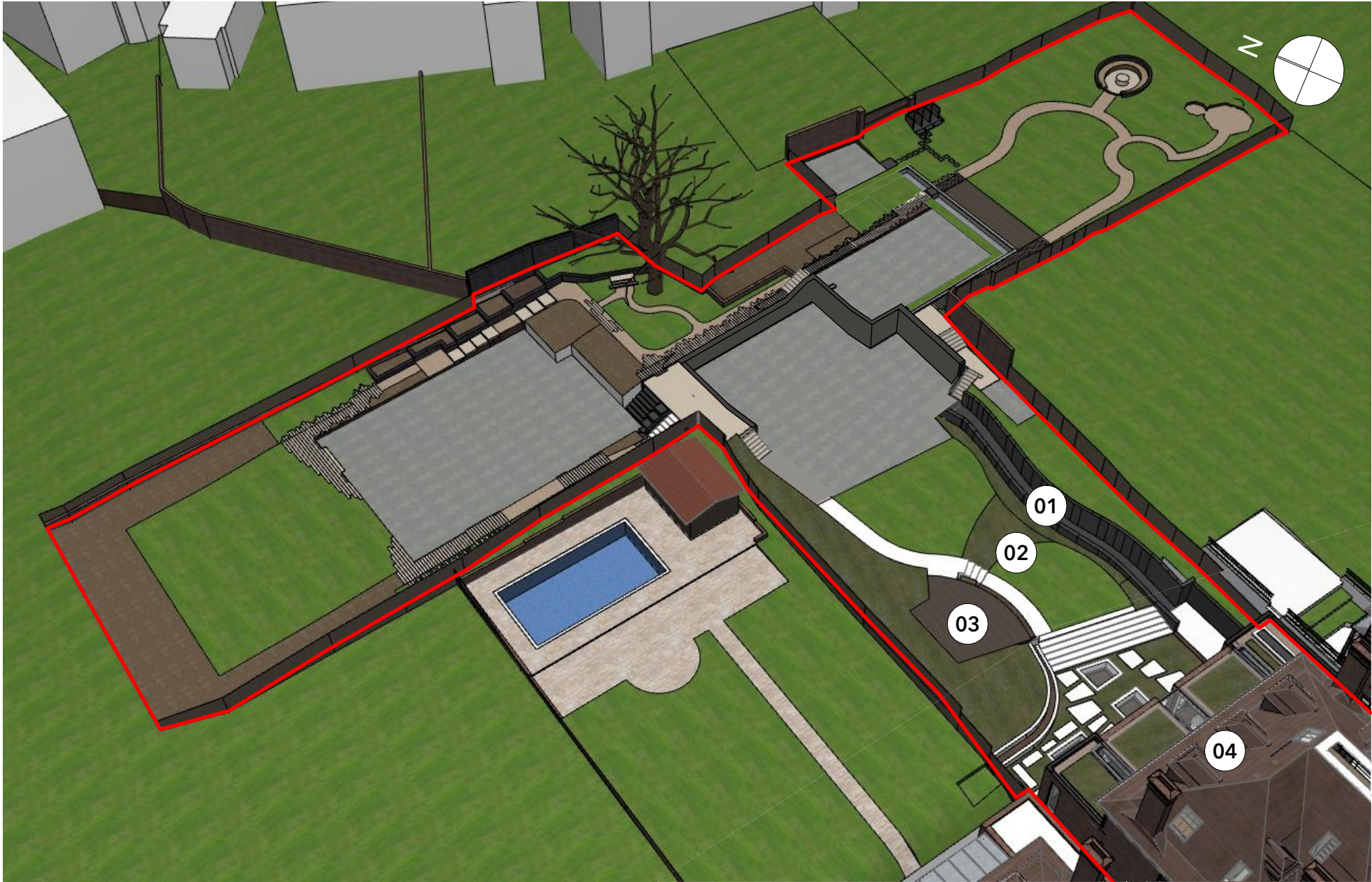
# Design Development



## Landscape Proposals

Application Number: 2021/6257/P  
The main planning application for extensions and alterations to the house works features a proposal for further relandscaping the rear gardens nearest to the main house, including a ramped access to the terraces.  
This has been designed so that it is consistent with the pool house demolition permission (2021/5768/P) and associated conditional approval.

- New ramp to side of garden
- New landscaped lawn and breakfast terrace



- 01 - Ramp
- 02 - Main Lawn
- 03 - Breakfast Area
- 04 - Main House





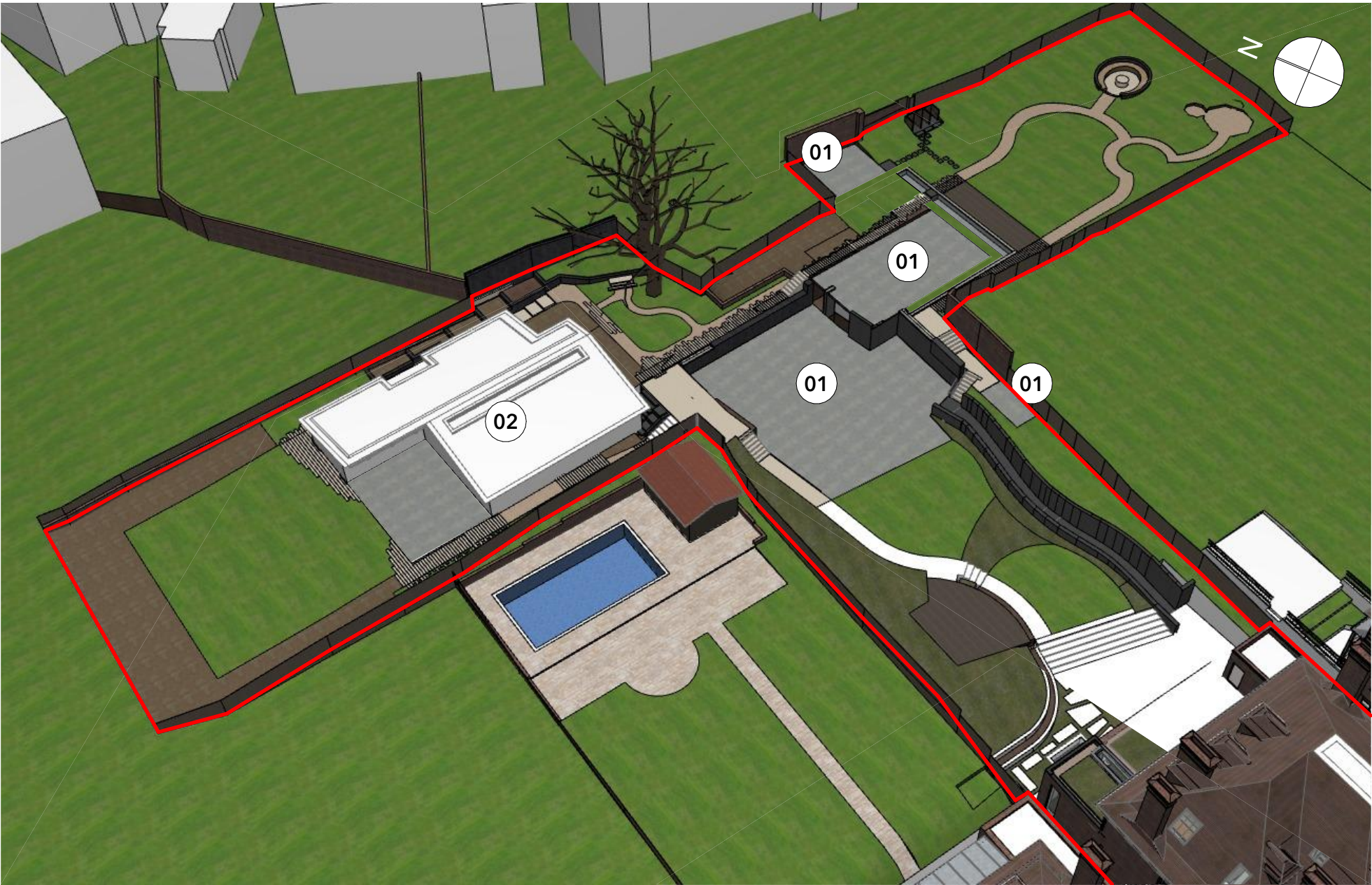
# Design Development



## Permitted Development Works

While complying with national and local guidelines regarding Permitted Development, the proposals allow for the construction of a single storey games hall & gallery building, positioned centrally within the rear garden and on top of one of the sun terraces created during the main landscaping works.

The games hall & gallery will be dual-pitch and single storey, sensitively designed to respect and complement the surrounding context.



- Games Hall & Gallery with dual-pitch roof
- Single storey

**01** - Terrace (proposed site of garden building under separate PD application)  
**02** - Games Hall & Gallery

Class E Compliance Check

'Class E' of permitted development guidance is described as follows in the Sept. 2019 technical guidance:

*[Class E] provides permitted development rights within the curtilage of a house for:*

***(a) any building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwellinghouse as such...***

The purposes of the proposed permitted development buildings described in this application at 14 Greenaway Gardens are:

- The creation of a new games hall and gallery building.

All of these functions are incidental to the functions of the main house, and are incidental to the enjoyment of the dwelling, the curtilage of which the buildings will be situated within.

The technical guidance then states:

*A purpose incidental to a house would not, however, cover normal residential uses, such as separate self-contained accommodation or the use of an outbuilding for primary living accommodation such as a bedroom, bathroom, or kitchen.*

None of the proposed buildings will include bedrooms, kitchens, or bathrooms and so are in compliance with this requirement.

**Under Class E, the following limits and conditions apply:**

**E.1 Development is not permitted by Class E if -**

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 (change of use)

This clause is not applicable.

(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)

The total footprint of the permitted development does not exceed 50% of the area of the curtilage, excluding the ground area of the dwellinghouse. See section 'PD Criteria - Curtilage'.

(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

The building is not situated on land forward of a wall forming the principal elevation of the original dwellinghouse.

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

The building 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,  
(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, or  
(iii) 3 metres in any other case

The building has a dual-pitched roof and has been designed to ensure that the roof ridge heights do not exceed 4 metres. See the subsequent 'PD Criteria' sections for details.

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

The building has been designed to ensure that the roof eave heights do not exceed 2.5 metres. See the subsequent 'PD Criteria' sections for details.

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

The proposed building does not sit within the curtilage of a listed building.

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

The proposed buildings do not feature verandahs, balconies, or raised platforms.

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

The development does not relate to a dwelling or a microwave antenna.

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

The development does not relate to a container.

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

The host dwelling was not built under permitted development rights.

**E.2 In the case of any land within the curtilage of the dwellinghouse which is within -**

- (a) a World Heritage Site,**
- (b) a National Park,**
- (c) an area of outstanding natural beauty or**
- (d) the Broads,**

development is not permitted by Class E if the total area of ground covered by buildings, enclosures, pools and containers situated more than 20 metres from any wall of the dwellinghouse would exceed 10 square metres

The land within the curtilage of the dwellinghouse is not within any of the areas listed above therefore this does not apply.

**E.3 In the case of any land within the curtilage of the dwellinghouse which is article 2(3) land, development is not permitted by Class E if any part of the building, enclosure, pool or container would be situated on land between a wall forming a side elevation of the dwellinghouse and the boundary of the curtilage of the dwellinghouse.**

The land within the curtilage of the dwellinghouse is located within article 2(3) land but none of the proposed buildings are situated on land between a wall forming a side elevation of the dwellinghouse and the boundary of the curtilage of the dwellinghouse.



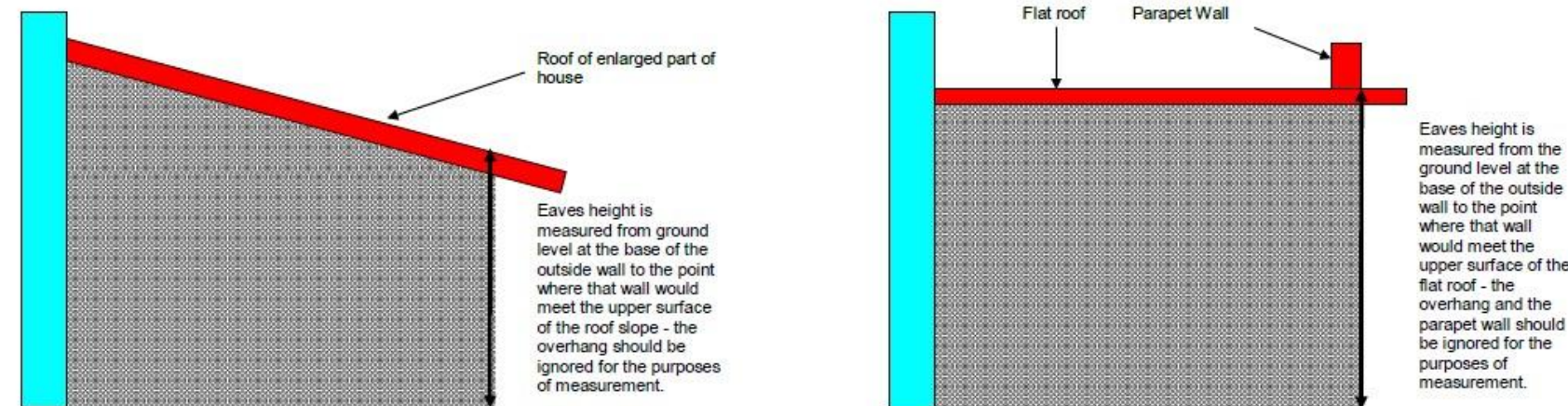
# Design Development

## Building Eaves

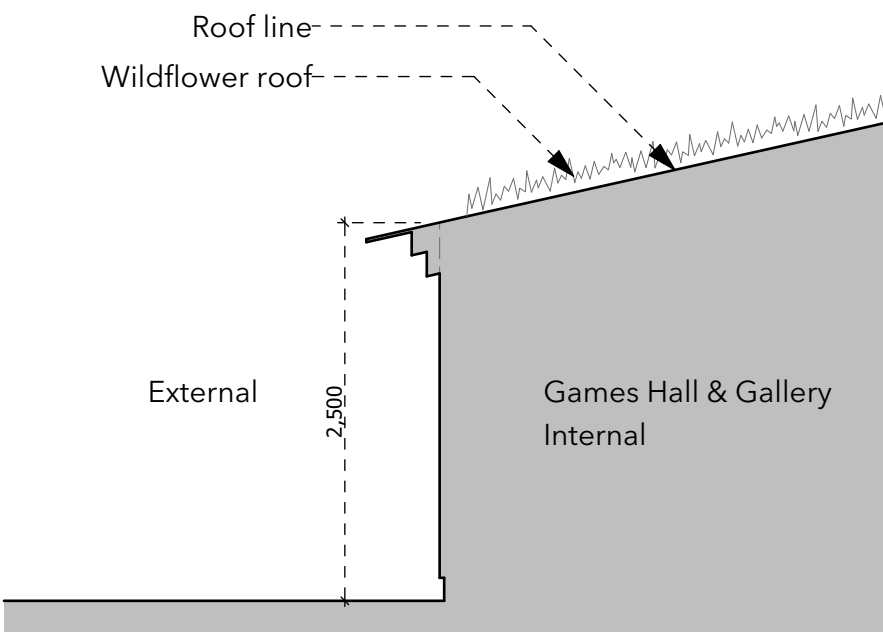
Section E.1(f) describes the limitations applied to building eaves and also directs us to general guidance A(d), the diagrams for which are shown adjacent.

*Development is not permitted by Class E if -  
the height of the eaves of the building would exceed 2.5 metres*

The eaves of a building will be the point where the lowest point of a roof slope, or a flat roof, meets the outside wall of the building. The Guidance on Class A (d) above includes examples and further guidance (see page 12).



Diagrams from Guidance A(d)



### Games Hall & Gallery Section:

This section shows a typical eave detail for the games hall and gallery where the measurement of the maximum 2.5m is taken at the convergence of the structural roof pitch and the external wall.

The overhang of the eave is disregarded in this measurement. The wildflower roof increases the height of the roof, however this step-up occurs away from the edge of the roof.

## PD Criteria - Games Hall & Gallery

### E.1e states:

*Development is not permitted by Class E if -*

*'The height of the building, enclosure or container would exceed -  
(i) 4 metres in the case of a building with a dual-pitched 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, or  
(iii) 3 metres in any other case.'*

In the case of the games hall & gallery building, the roof type is dual pitch. The ridge height of the proposed roof does not exceed 4m. This is illustrated in Image 1.

### E.1e also states:

*'If any part of the building, container or enclosure is within 2 metres of the boundary of the curtilage of the house, then the height limit for the total development is restricted to 2.5 metres if it is to be permitted development.'*

Image 2 illustrates a 2m zone around the edge of the proposed building footprint. Because no part of the structure encroaches within 2m of the boundary, no restriction is applied.

### E.1f states:

*Development is not permitted by Class E if -*

*'The height of the eaves of the building would exceed 2.5 metres.'*

In the case of the games room building, the eave heights do not exceed 2.5m. This is illustrated in Image 1.

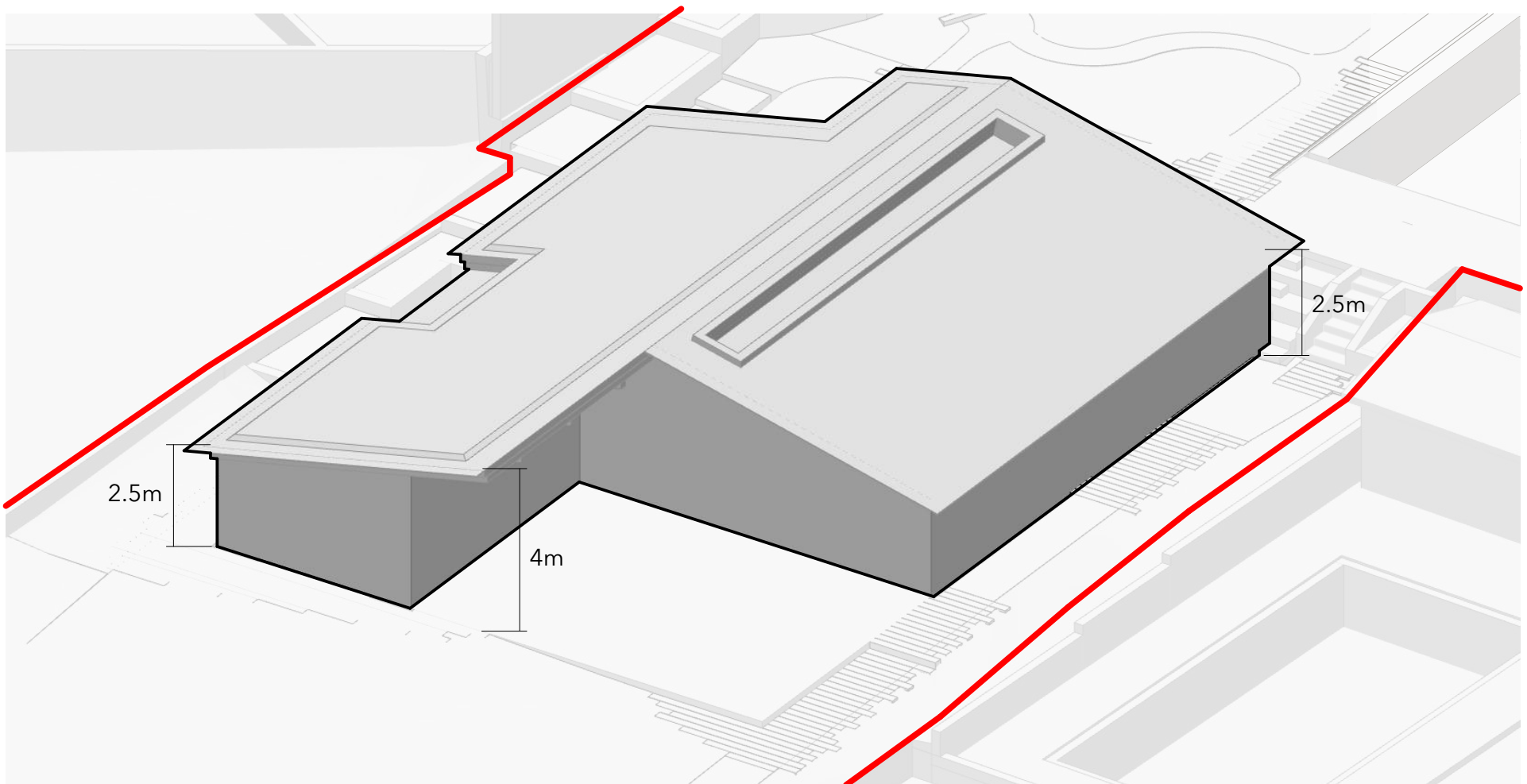


Image 1 - Eave and Ridge Heights

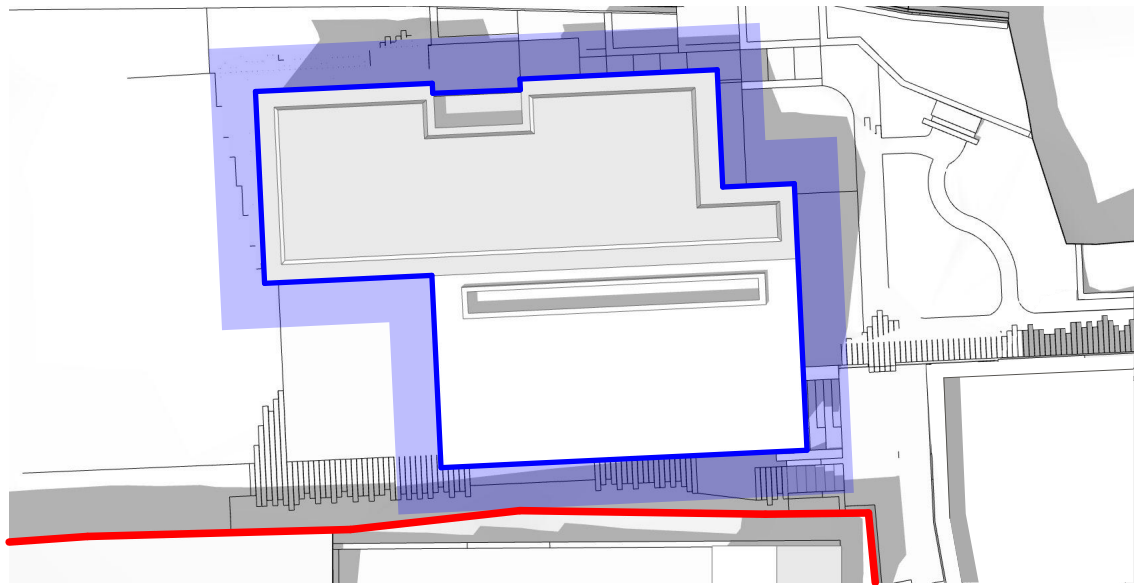


Image 2 - 2m Buffer to Boundary Line



PD Criteria - Curtilage

E.1b states:  
Development is not permitted by Class E if –  
'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) '

Key	Area
Denotes curtilage of original dwellinghouse	3,139 m2
Ground area of original dwellinghouse	286 m2
Ground area of proposed PD buildings	185 m2
Denotes line of garden building under separate PD application	312 m2
Denotes line of principal elevation	
Total curtilage less the original dwellinghouse =	
50% of revised curtilage =	
	2,853 m2
	<b>1,426 m2</b>

The proposed footprint area of the gymnasium is 185 m2, while the total footprint area for all permitted development buildings is 497 m2. This is significantly less than the 50% curtilage (less the original dwellinghouse) figure permitted which is 1,426 m2.

E.1c states:  
Development is not permitted by Class E if –  
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.

None of the proposed PD development is located in front of the line of the principal elevation of the dwellinghouse.





Thank You