

LDC (Proposed) Report		Application number	2024/1518/P
Officer		Expiry date	
Jaspreet Chana		12/06/2024	
Application Address		Authorised Officer Signature	
Garden Cottage 2 Netherhall Gardens London NW3 5RR			
Conservation Area		Article 4	
Fitzjohns Netherhall		Basements	
Proposal			
Erection of a front porch			
Recommendation:	Grant Lawful Development Certificate		
Site			
<p>The application site refers to a two-storey cottage dwelling house which is attached to the rear of No.2 Netherhall Gardens. The dwelling is characteristic of the local area and located within Fitzjohns Netherhall Conservation Area.</p>			
<u>Class D - Porches</u>			
This provides permitted development rights for the erection or construction of a porch outside any external door of a dwellinghouse.			
D1. Development is not permitted by Class D if –			
If yes to any of the questions below the proposal is not permitted development			Yes/No
D.1 (a)	Permission to use the dwelling house as a dwelling house has been granted by virtue of Class M, N, P, PA or Q of Part 3 of this Schedule (changes of use)		No
D.1 (b)	As a result of the works, will the ground area (measured externally) of the structure exceed 3 square metres?		No
D.1 (c)	Would any part of the structure be more than 3 metres above ground level		No
D.1 (d)	Would any part of the structure would be within 2 metres of any boundary of the curtilage of the dwellinghouse with a highway?		No
D.1 (e)	The dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses)		No
Assessment:			
<p>The proposal is considered to satisfy all criteria as set out under Schedule 2, Part 1, Class D of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). As such, the proposed porch would be permitted development and lawful. Therefore, the certificate for lawful development (proposed) should be granted.</p>			