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| LDC (Proposed) Report | | Application number | 2024/2999/P |
| Officer | | Expiry date | |
| Connie Marinetto | | 13/09/2024 | |
| Application Address | | | |
| The Lodge, North End Avenue, London, NW3 7HP | | | |
| Conservation Area | | Article 4 | |
| Hampstead | | No | |
| Proposal | | | |
| Erection of single storey outbuilding in rear garden. | | | |
| Recommendation: | | Grant Lawful Development Certificate | |
| Site Summary | | | |
| The site is a two-storey detached house on the east side of North End Avenue. The building is not listed but is within the Hampstead Conservation Area. It is not subject to an Article 4 direction that would restrict this development. | | | |
| Class E | | | |
| The provision within the curtilage of the dwellinghouse of— | | | |
| a) any building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwellinghouse as such, or the maintenance, improvement or other alteration of such a building or enclosure; or | | | |
| b) a container used for domestic heating purposes for the storage of oil or liquid petroleum gas | | | |
| If yes to any of the questions below the proposal is not permitted development | | | Yes/no |
| E.1 (a) | Permission to use the dwelling house as a dwelling house has been granted by virtue of Class M, N, P or Q of Part 3 of this Schedule (changes of use) | | No |
| E.1 (b) | As a result of the works, will the total area of ground covered by buildings, enclosures and containers 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 |
| E.1 (c) | Would any part of the building, enclosure, pool or container be situated on land forward of a wall forming the principal elevation of the original dwellinghouse? | | No |

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| E.1 (d) | Would the building have more than one storey? | No |
| E.1 (e) | Would the height of the building, enclosure or container 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? | No No No |
| E.1 (f) | Would the height of the eaves of the building exceed 2.5 metres? | No |
| E.1 (g) | Would the building, enclosure, pool or container be situated within the curtilage of a listed building? | No |
| E.1 (h) | Would it include the construction or provision of a veranda, balcony or raised platform? <i>Note: Technical guidance states that 'A veranda is understood to be a gallery, platform, or balcony, usually roofed and often partly enclosed, extending along the outside of a building at ground level'. The area of roof overhang which provides a walkway into the outbuilding is not considered a veranda in line with the guidance given it is of a modest nature, the decking does not constitute a raised platform (as it is not raised more than 0.3m from the ground) and it is not enclosed as to form a gallery.</i> | No |
| E.1 (i) | Does it relate to a dwelling or a microwave antenna? | No |
| E.1 (j) | Would the capacity of the container exceed 3,500 litres? | N/A |
| Is the property in a conservation area? If yes to the question below then the proposal is not permitted development | | |
| E.3 | Would any part of the building, enclosure, pool or container be situated on land between a wall forming a side elevation of the dwellinghouse and the boundary of the curtilage of the dwellinghouse? | No |
| <p>Assessment</p> <p>The proposal meets all the limitations and conditions of Schedule 2, Part 1, Class E for the provision of a building required for a purpose incidental to the enjoyment of the dwellinghouse. Therefore, the certificate of lawful development (proposed) should be granted.</p> | | |
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