

LDC (Proposed) Report		Application number	2024/2919/P
Officer		Expiry date	
Fast Track SC		09/09/2024	
Application Address		Authorised Officer Signature	
9 A Rosslyn Hill London Camden NW3 5UL			
Conservation Area		Article 4	
Fitzjohns Netherhall		Basements	
Proposal			
Replacement of flat roof and garage doors.			
Recommendation:		Grant lawful development certificate	
Schedule 2, Part 1 (Development within the curtilage of a dwelling house) Class E The provision within the curtilage of the dwelling house of— (a) any building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwelling house 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)	Is permission granted to use the dwelling house as a dwelling house only 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 (other than the original dwelling house) exceed 50% of the total area of the curtilage (excluding the ground area of the original dwelling house)?	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 dwelling house?	No	
E.1 (d)	Would the building have more than a single 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 dwelling house; or (iii) 3 metres in any other case?	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 verandah, balcony or raised platform?	n/a
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?	No
E.2	<p>In the case where any land is within the curtilage of the dwelling house which is within—</p> <p>(a) an area of outstanding natural beauty;</p> <p>(b) the Broads;</p> <p>(c) a National Park; or</p> <p>(d) a World Heritage Site</p> <p>Would the total area of ground covered by buildings, enclosures, pools and containers be situated more than 20 metres from any wall of the dwelling house exceed 10 square metres?</p>	No
<p>Is the property in a conservation area? Yes If YES to the question below then the proposal is not permitted development:</p> <p>The property is located in Fitzjohns Netherhall conservation area.</p>		
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 dwelling house and the boundary of the curtilage of the dwelling house?	No
E.4	Interpretation of Class E	
	For the purposes of Class E, “purpose incidental to the enjoyment of the dwelling house as such” includes the keeping of poultry, bees, pet animals, birds or other livestock for the domestic needs or personal enjoyment of the occupants of the dwelling house	
<p>Assessment:</p> <p>The property is a single family dwellinghouse which benefits for permitted development rights.</p> <p>This proposal is considered to meet the definition of ‘improvement or other alteration’ of an outbuilding as they solely relate to changes of the elevations and roof with no increase in footprint or location. The height of the garage would increase from 2.25m to 2.5m which accords with E.1 (e) & (f).</p> <p>It is considered to satisfy all relevant criteria as set out under Schedule 2, Part 1, Class E of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended); and as such, would be permitted development and lawful.</p> <p>Recommendation: Grant Certificate of Lawful Development</p>		