

LDC (Proposed) Report		Application number	2024/3216/P
Officer		Expiry date	
Connie Marinetto		26/09/2024	
Application Address			
78 Leighton Road, London, NW5 2QE			
Conservation Area		Article 4	
Kentish Town		Basements	
Proposal			
Erection of single storey outbuilding in rear garden.			
Recommendation:		Grant Lawful Development Certificate	
Site Summary			
<p>The site is a four-storey terraced house on the south side of Leighton Road. The site lies within the Kentish Town Conservation Area and is not listed. The property is not subject to an Article 4 direction that would limit permitted development rights for outbuildings.</p>			
Class E			
<p>The provision within the curtilage of the dwellinghouse of—</p> <p>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</p> <p>b) a container used for domestic heating purposes for the storage of oil or liquid petroleum gas</p>			
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	

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 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?	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
E.2	In the case where any land is within the curtilage of the dwellinghouse which is within— (a) an area of outstanding natural beauty; (b) the Broads; (c) a National Park; or (d) a World Heritage Site Would the total area of ground covered by buildings, enclosures, pools and containers be situated more than 20 metres from any wall of the dwellinghouse exceed 10 square metres?	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
Assessment 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.		