

LDC (Proposed) Report		Application number	2024/4787/P
Officer		Expiry date	
Leela Muthoora		26/12/2024	
Application Address			
Netherwood Youth And Family Hub, 5 Netherwood Street, London, NW6 2QU			
Conservation Area		Article 4	
N/A		Basements	
Proposal			
Installation of 3x air source heat pumps and fencing to rear ground level.			
Recommendation:		Grant Lawful Development Certificate	
Site			
<p>The site is a single storey building located on the northern side of Netherwood Street near the junction with Kilburn High Road. The site is bounded by the infill development of buildings fronting Kilburn High Road to the west, the London Overground train lines to the north and railway sidings to the east.</p> <p>The building is a community centre currently in use as a youth and family hub. It is not designated as a heritage asset, that is, it is not a listed building, not in a conservation area, and this development is not restricted by an Article 4 direction.</p>			
Schedule 2, Part 12, Class A - Development by local authorities			
Development by local authorities allows for permitted development for the erection or construction and the maintenance, improvement or other alteration by a local authority or by an urban development corporation of—			
Complies with all parts			Yes/no
(a)	any small ancillary building, works or equipment on land belonging to or maintained by them required for the purposes of any function exercised by them on that land otherwise than as statutory undertakers;		Yes
(b)	lamp standards, information kiosks, passenger shelters, public shelters and seats, telephone boxes, fire alarms, public drinking fountains, horse troughs, refuse bins or baskets, barriers for the control of people waiting to enter public service vehicles, electric vehicle charging points and any associated infrastructure, and similar structures or works required in connection with the operation of any public service administered by them.		Yes

Interpretation of Class A

A.1	For the purposes of Class A, “urban development corporation” has the same meaning as in Part 16 of the Local Government, Planning and Land Act 1980 (urban development)(a).	Yes
A.2	The reference in Class A to any small ancillary building, works or equipment is a reference to any ancillary building, works or equipment not exceeding 4 metres in height or 200 cubic metres in capacity.	Yes

Assessment:

The proposals meet all the limitations and conditions of Schedule 2, Part 12 Class A, for the erection or construction and the maintenance, improvement or other alteration by a local authority. Therefore, a certificate of lawful development (proposed) should be granted.