

GPDO COMPLIANCE STATEMENT

RE: 13 Lambolle Road, London, NW3 4HS

1. This Compliance Statement supports an application for a proposed Lawful Development Certificate for the erection of an outbuilding in the rear garden of 13 Lambolle Road, London, NW3 4HS.
2. The application is presented on the basis that the proposed outbuilding qualifies as permitted development under Class E – buildings etc incidental to the enjoyment of a dwellinghouse of the Town and Country Planning (General Permitted Development) (England) Order 2015 (“the Order”) (as amended).
3. The following schedule considers the proposal against the specific requirements of Class E to demonstrate that it is compliant and therefore permitted development.
4. By way of background 13 Lambolle Road is a three-storey detached Victorian house. It is not a listed building. It is located in the Belsize Park Conservation Area which is subject to an Article 4 direction removing certain permitted development rights, but not those under Class E.

REF	REQUIREMENT	ASSESSMENT	COMPLIES
E	<p>E. 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>	The proposed outbuilding will be used for purposes incidental to the enjoyment of the host dwelling.	√
a)	permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class	The application property is a three-storey detached Victorian house and has not been created by Class G, M, MA, N, P, PA or Q of Part 3 of this	√

	G, M, MA, N, P, PA or Q of Part 3 of this Schedule (changes of use);	Schedule (changes of use).	
b)	the total area of ground covered by buildings, enclosures and containers within the curtilage (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse)	Drawing 679 C200 B TOTAL SITE AREA: 685.2 sqm EXISTING SITE COVERED BY BUILDINGS: 200.9 sqm AREA OF GARDEN ROOM (including terrace): 72.3 sqm TOTAL SITE COVERAGE: 273.2 SQM PERCENTAGE OF SITE COVERED BY BUILDING: 40%	√
c)	any part of the building, enclosure, pool or container would be situated on land forward of a wall forming the principal elevation of the original dwellinghouse;	Drawing 679 C100 confirms that the proposed outbuilding will be located in the rear garden.	√
d)	the building would have more than a single storey	Drawing 679 C200 B confirms that the outbuilding will be single storey.	√
e)	the height of the building, enclosure or container would 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;	Drawing 679 C200 B confirms that the outbuilding will be less than 2 metres from the curtilage of the dwellinghouse, but the maximum height does not exceed 2.5metres.	√
f)	the height of the eaves of the building would exceed 2.5 metres;	Drawing 679 C200 B confirms that the proposed outbuilding will have a flat roof which will not exceed 2.5metres.	√
g)	the building, enclosure, pool or container would be situated within the curtilage of a listed	13 Lambolle Road is not a listed building, and the proposed outbuilding will not therefore be situated within the curtilage of a	√

	building;	listed building.	
h)	it would include the construction or provision of a verandah, balcony or raised platform	<p>A raised platform is defined in the Order, as any platform that has a height of more than 0.3 metres. Garden decking will therefore be permitted development under Class E subject to it not exceeding this 0.3m height limit and subject to the other limits and conditions under this Class.</p> <p>The proposal includes a section of decking, the height of which (see Drawing 679 C200 B) will not exceed 0.3m.</p>	√
i)	it relates to a dwelling or a microwave antenna;	The proposed outbuilding will not comprise separate, self-contained, living accommodation and will not have a microwave antenna.	√
j)	the capacity of the container would exceed 3,500 litres;	The proposed development does not involve the installation of a container.	√
k)	the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses);	The dwelling was not built under Part 20 of the Schedule.	√
E2	<p>In the case of any land within the curtilage of the dwellinghouse 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>development is not permitted by Class E if the total area of ground covered by buildings, enclosures, pools and containers situated more than 20 metres from any wall of the dwellinghouse would exceed 10 square metres</p>	13 Lambolle Road is not subject to any of these designations.	√

E3	In the case of any land within the curtilage of the dwellinghouse which is article 2(3) land, development is not permitted by Class E if any part of the building, enclosure, pool or container would be situated on land between a wall forming a side elevation of the dwellinghouse and the boundary of the curtilage of the dwellinghouse.	The property is located in the Belsize Park Conservation Area, but the proposed outbuilding is not located between a wall forming a side elevation of the dwelling and the boundary of the curtilage of the property.	√
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5. The LDC application comprises the following documents and drawings:
 - a. GPDO Compliance Statement (this Statement)
 - b. Drawing 679 C001: Site Location Plan
 - c. Drawing 679 C100: Proposed Block Plan
 - d. Drawing 679 C200 B: Proposed Plan & Elevations.

6. Although not a matter that is a condition of Class E, the Council's Principal Planning Officer advised by email on the 2 September 2024 "that if the outbuilding proposal is to be pursued and the construction methodology is going to affect the RPA then tree safety measures in accordance with the British Standards will need to be put in place prior to commencement of the development".

7. Accordingly, for information purposes the application is supported by the following:
 - a. Arboricultural Impact Assessment Report – EAS-205
 - b. Tree Root Mapping Report
 - c. EAS-205TCP: Tree Constraints Plan
 - d. EAS-205TPP: Tree Protection Plan

8. The Tree Mapping Report confirms that "The low root count per metre across the site should provide facility for the installation of screw piles or similar whilst avoiding damage to the roots of retained trees".

9. The report confirms that the outbuilding can be constructed without detriment to the retained trees.

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