

LDC (Proposed) Report		Application number	2025/0235/P
Officer		Expiry date	
Geri Gohin		17/03/2025	
Application Address		Authorised Officer Signature	
47 Elsworthy Road London NW3 3BS			
Conservation Area		Article 4 Direction	
Elsworthy		Basements	
Proposal			
Demolition of existing shed outbuilding in rear garden and replacement with a larger outbuilding.			
Recommendation:		Grant Certificate of Lawful Development	
Schedule 2, Part 1 (Development within the curtilage of a dwellinghouse)			
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)	Is permission granted to use the dwellinghouse as a dwellinghouse only by virtue of Class G, M, MA, N, P, PA or Q of Part 3 of this Schedule (changes of use)?		No
E.1 (b)	As a result of the works, would the total area of ground covered by buildings, enclosures and containers within the curtilage (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 <i>No higher than 4m</i>
E.1 (f)	Would the height of the eaves of the building exceed 2.5 metres?		No <i>No higher than 2.5m</i>
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?		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? or	n/a
E.1 (k)	Is the dwellinghouse built under Part 20 of this Schedule (construction of new dwellinghouses)?	No
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
<p>Is the property in a conservation area?</p> <p><i>Yes - the property is located in Elsworthy conservation area.</i></p> <p>Then, if YES to the question below, the proposal is not permitted development:</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 dwellinghouse and the boundary of the curtilage of the dwellinghouse?	No
<p>The proposal is considered to satisfy all 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>		