

<b>LDC (Proposed) Report</b>		<b>Application number</b>	2025/0668/P
<b>Officer</b>		<b>Expiry date</b>	
Lauren Ford		14/04/2025	
<b>Application Address</b>			
4 The Hexagon, Fitzroy Park, London, N6 6HR			
<b>Conservation Area</b>		<b>Article 4</b>	
Highgate Village		Basements	
<b>Proposal</b>			
Erection of single storey outbuilding in rear garden			
<b>Recommendation:</b>		Grant Lawful Development Certificate	
<b>Site Summary</b>			
<p>The application site comprises a detached house on the south-western side of The Hexagon. The building is not listed, but is within the Highgate Village Conservation Area. It is not subject to an Article 4 Direction that would restrict this development.</p>			
<b>Class E</b>			
<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 one 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?  <i>Note: Technical guidance states that ‘A veranda is understood to be a gallery, platform, or balcony, usually roofed and often partly enclosed, extending along the outside of a building at ground level’. The area of roof overhang which provides a walkway into the outbuilding is not considered a veranda in line with the guidance given it is of a modest nature, the decking does not constitute a raised platform (as it is not raised more than 0.3m from the ground) and it is not enclosed as to form a gallery.</i>	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
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
<p><b>Assessment</b></p> <p>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.</p>		