

Reference

North End Avenue
NW3 7HP

File Code

FF23-018-2.01.01

Date

19 March 2025



**The Lodge, North End Avenue
Application for Lawful Development (Proposed)**

The proposal is to extend a driveway to a private detached dwellinghouse.

The house is a C3 private dwelling, with no Article 4 restricting Permitted Development for this type of application. The proposed works do not constitute a material change of use but are an alteration to the existing driveway, maintaining residential use.

The application is deemed lawful under Class F for the following reasons;

- F(a) Class F permits the provision of a hard surface; the driveway is within the curtilage of a dwelling and is incidental to its enjoyment.
- F.1 The house is not subject to any previous change of use
- F.2(a) The area in question is between the house and private road
- F.2(b) The ground will be covered in porous brick pavers to match existing

Furthermore, the proposal does not obstruct sightlines or access, maintaining highway safety standards.

For the above reasons we request the application for Lawful development (Proposed use) is approved.