

LDC (Proposed) Report		Application number	2025/1271/P
Officer		Expiry date	
Tony Young		19/05/2025	
Application Address		Authorised Officer Signature	
82 Harmood Street London NW1 8DS			
Conservation Area		Article 4	
Harmood Street		Yes (basements)	
Proposal			
Erection of single storey outbuilding in rear garden for purposes ancillary to use of main dwellinghouse, including alterations at rear to provide replacement timber frame glazed door and fixed glazed panels at ground floor level and replacement of timber frame sash window at 1st floor level with 2 x double glazed, timber frame sash windows.			
Recommendation:		Grant Lawful Development Certificate	
Town & Country Planning (General Permitted Development) Order 2015 (as amended) Schedule 2, Part 1 (Development within the curtilage of a dwellinghouse) Class A – the enlargement, improvement or other alteration of a dwellinghouse <u>Proposal:</u> Alterations at rear to provide replacement timber frame glazed door and fixed glazed panels at ground floor level and replacement of timber frame sash window at 1st floor level with 2 x double glazed, timber frame sash windows.			
If YES to any of the questions below the proposal is not permitted development			Yes/No
A.1 (a)	Has permission to use the dwellinghouse as a dwellinghouse been granted only by virtue of Class G, M, MA, N, P, PA or Q of Part 3 of this Schedule (changes of use)?	No	
A.1 (b)	As a result of the works, will the total area of ground covered by buildings 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	
A.1 (c)	Will the height of the part of the dwellinghouse enlarged, improved or altered exceed the height of the highest part of the roof of the existing dwellinghouse?	No	
A.1 (d)	Will the height of the eaves of the part of the dwellinghouse enlarged, improved or altered exceed the height of the eaves of the existing dwellinghouse?	No	
A.1 (e)	Will the enlarged part of the dwellinghouse extend beyond a wall which (i) forms the principal elevation of the original dwellinghouse, or (ii) fronts a highway and forms a side elevation of the original dwellinghouse?	n/a	
A.1 (f)	Subject to A.1 (g) , will the enlarged part of the dwellinghouse have a single storey and (i) extend beyond the rear wall of the original dwellinghouse by more than 4 metres in the case of a detached dwellinghouse, or 3 metres in	n/a	

	the case of any other dwellinghouse, or (ii) exceed 4 metres in height?	
A.1 (g)	For a dwellinghouse not on article 2(3) land nor on a site of special scientific interest, will the enlarged part of the dwellinghouse have a single storey and— (i) extend beyond the rear wall of the original dwellinghouse by more than 8 metres in the case of a detached dwellinghouse, or 6 metres in the case of any other dwellinghouse, or (ii) exceed 4 metres in height?	n/a
A.1 (h)	Will the enlarged part of the dwellinghouse have more than a single storey and— (i) extend beyond the rear wall of the original dwellinghouse by more than 3 metres, or (ii) be within 7 metres of any boundary of the curtilage of the dwellinghouse being enlarged which is opposite the rear wall of that dwellinghouse?	n/a
A.1 (i)	Will the enlarged part of the dwellinghouse be within 2 metres of the boundary of the curtilage of the dwellinghouse and the height of the eaves of the enlarged part exceed 3 metres?	n/a
A.1 (j)	Will the enlarged part of the dwellinghouse extend beyond a wall forming a side elevation of the original dwellinghouse, and either (i) exceed 4 metres in height, (ii) have more than a single storey, or (ii) have a width greater than half the width of the original dwellinghouse?	n/a
A.1 (ja)	Will any total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) exceed or would exceed the limits set out in sub-paragraphs (e) to (j)?	n/a
A.1(k)	Would it consist of or include either (i) the construction or provision of a verandah, balcony or raised platform, (ii) the installation, alteration or replacement of a microwave antenna, (iii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or (iv) an alteration to any part of the roof of the dwellinghouse?	No
A.1(l)	Will the dwellinghouse be built under Part 20 of this Schedule (construction of new dwellinghouses)?	No

Is the property in a conservation area? *Yes, Harmood Street Conservation Area*

Then, if YES to the question below, the proposal is not permitted development:

A.2(a)	Would it consist of or include the cladding of any part of the exterior of the dwellinghouse with stone, artificial stone, pebble dash, render, timber, plastic or tiles?	No
A.2(b)	Would the enlarged part of the dwellinghouse extend beyond a wall forming a side elevation of the original dwellinghouse?	n/a
A.2(c)	Would the enlarged part of the dwellinghouse have more than a single storey and extend beyond the rear wall of the original dwellinghouse?	n/a
A.2(d)	Would any total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) exceed or would exceed the limits set out in sub-paragraphs (b) and (c)?	n/a

Conditions: If NO to any of the conditions below then the proposal is not permitted development		
A.3(a)	Would the materials used in any exterior work (other than materials used in the construction of a conservatory) be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse?	Yes
A.3(b)	Would any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse be— (i) obscure-glazed, and (ii) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed?	n/a
A.3(c)	Where the enlarged part of the dwellinghouse has more than a single storey, would the roof pitch of the enlarged part, so far as practicable, be the same as the roof pitch of the original dwellinghouse?	n/a

Schedule 2, Part 1 (Development within the curtilage of a dwellinghouse)

Class E – buildings etc incidental to the enjoyment of a dwellinghouse

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

Proposal: Erection of single storey outbuilding in rear garden for purposes ancillary to use of main dwellinghouse.

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?	(i) n/a (ii) No higher than 2.5m (iii) n/a
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 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?	n/a
E.1 (k)	Is the dwellinghouse built under Part 20 of this Schedule (construction of new dwellinghouses)?	No
E.2	<p>In the case where any land is 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>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?</p>	n/a

Is the property in a conservation area? *Yes, Mansfield Conservation Area*

Then, if YES to the question below, 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
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The proposals are considered to satisfy all criteria as set out under Schedule 2, Part 1, Classes A and E of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), and as such, would be permitted development and lawful.

Recommendation: Grant Certificate of Lawful Development