

LDC (Proposed) Report		Application number	2013/7026/P
Officer		Expiry date	
Obote Hope		13/02/2014	
Application Address		Authorised Officer Signature	
72 Batholomew Road London NW5 2AL			
Conservation Area		Article 4	
Proposal			
Erection of a single storey out building in rear garden of existing house.			
Recommendation:		Grant	

Site Description

The application relates to a three storey mid-terrace dwellinghouse.

The site is located within the Bartholomew Conservation Area and is noted as making a positive contribution.

Relevant History

G12/17/11/22185- Change of use to a self-contained one bedroom flat on the ground floor with a self-contained three bedroom maisonette, including works of conversion, the erection of a three storey rear extension, provision of a spiral staircase from first floor level to garden and a roof terrace at second floor level. **Refused** 18/05/1976.

G12/17/11/27123- The erection of a three-storey rear extension. **Refused** 26/10/1978.

G12/17/11/22935-Change of use to a self-contained one bedroom flat and a self-contained two bedroom maisonette, including works of conversion, the erection of a two storey rear extension and provision of a rear spiral staircase from first floor level to garden. **Granted** 23/07/1976

Proposal

The application refers to the erection of a single storey outbuilding in the rear garden. The intended use of the proposed outbuilding is ancillary to the enjoyment of the main dwellinghouse. The outbuilding would be constructed with cedar cladding with sliding doors to the front and a rendered flat roof. The outbuilding would measure 4.15m wide, 2.5m high and 2.5m deep.

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)	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 (b)	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 (c)	Would the building have more than one storey?	No
E.1 (d)	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-the height of the building would be 2.5m
E.1 (e)	Would the height of the eaves of the building exceed 2.5 metres?	No. As above
E.1 (f)	Would the building, enclosure, pool or container be situated within the curtilage of a listed building?	No
E.1 (g)	Would it include the construction or provision of a veranda, balcony or raised platform?	No
E.1 (h)	Does it relate to a dwelling or a microwave antenna?	No
E.1 (i)	Would the capacity of the container exceed 3,500 litres?	No
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

Recommendation: Grant Certificate