

LDC (Proposed) Report		Application number	2012/5167/P
Officer		Expiry date	
Rachel Miller		28/11/2012	
Application Address		Authorised Officer Signature	
15 Oakeshott Avenue London N6 6NT			
Conservation Area		Article 4	
Holly Lodge Estate conservation area		No	
Proposal			
Erection of a summerhouse within rear garden of dwelling house (Class C3).			
Recommendation:		Grant	

A letter of objection has been received from the Holly Lodge CAAC on the grounds that the summer house would be an inappropriate development which does not conserve or enhance the appearance or character of the CA. As this is an application for a certificate of lawfulness and the comments do not relate to the provisions within Class E, then they cannot be taken into account in assessment of this application.

The proposal is for a summerhouse providing ancillary accommodation for the dwelling, located at the end of the rear garden adjoining the boundary walls; it will be flat roofed 2.45m high and be 7.5m long and 5.5m wide= 41.25 m2 footprint within a rear garden of 180m3. The application is for an outbuilding within the garden of a dwellinghouse and thus needs to be assessed under Class E of the GPDO, as follows.

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—	No

	(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?	
E.1 (e)	Would the height of the eaves of the building exceed 2.5 metres?	No
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

Conclusion

The proposal benefits from permitted development rights and therefore does not require an application for planning permission.

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