

LDC (Proposed) Report		Application number	2012/4332/P
Officer		Expiry date	
Carlos Martin		18/10/2012	
Application Address		Authorised Officer Signature	
62 Elsworthy Road London NW3 3BU			
Conservation Area		Article 4	
Elsworthy		No	
Proposal			
Erection of iron railings at front and rear of dwelling house (Class C3).			
Recommendation:		Grant	
<p><i>The Town and Country Planning (General Permitted Development) (Amendment) (No. 2) (England) Order 2008</i></p> <p>PART 2 MINOR OPERATIONS Class A A. Permitted development</p> <p><i>The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure.</i></p> <p>A.1 Development not permitted Development is not permitted by Class A if— (a) the height of any gate, fence, wall or means of enclosure erected or constructed adjacent to a highway used by vehicular traffic would, after the carrying out of the development, exceed one metre above ground level; (b) the height of any other gate, fence, wall or means of enclosure erected or constructed would exceed two metres above ground level; (c) the height of any gate, fence, wall or other means of enclosure maintained, improved or altered would, as a result of the development, exceed its former height or the height referred to in sub-paragraph (a) or (b) as the height appropriate to it if erected or constructed, whichever is the greater; or (d) it would involve development within the curtilage of, or to a gate, fence, wall or other means of enclosure surrounding, a listed building.</p>			
Assessment			
<p>The proposed means of enclosure do not exceed 1m in height at the front or 2m in height at the rear and the site is not a listed building nor is it covered by an Art 4. Therefore the scheme complies with the relevant criteria for PD, as per the above schedule.</p> <p>NB. (1) The gates and associated posts shown on the drawings were approved under planning permission 2012/1074/P on 01/05/2012 and do not form part of this application. (2) Box hedges are outside the scope of planning control.</p>			

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