

General notes

1. Do not scale from this drawing use figured dimensions only. All dimensions are to be checked on site.
2. Report any discrepancies, drawing errors and omissions to the architect immediately.
3. All structural elements to structural engineers details and specifications.
4. All work to comply with relevant british standards and building regulations requirements.
5. All drawings to be read in conjunction with relevant schedules and specification.

LAWFUL DEVELOPMENT STATEMENT:

The Town and Country Planning (General Permitted Development) (Amendment) (No. 2) (England) Order 2008

PART 1 DEVELOPMENT WITHIN THE CURTLAGE OF A DWELLINGHOUSE

Class E

Permitted development:

"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"

E.1 Development is not permitted by Class E if—

(a) the total area of ground covered by buildings, enclosures and containers within the curtilage (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse);

A = Total area of Curtilage = 195.45sqm

B = Area of rear extension = 29.10sqm

C = Area of proposed garden studio = 22.77sqm

B + C = < (A/2)

(b) any part of the building, enclosure, pool or container would be situated on land forward of a wall forming the principal elevation of the original dwellinghouse;
All development is to the rear of the property

(c) the building would have more than one storey;
All development is single storey

(d) the height of the building, enclosure or container would exceed (i) 4 metres in the case of a building with a dual-pitched roof;
Not applicable

(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
Maximum height = 2.5m

(iii) 3metres in any other case;
Not applicable

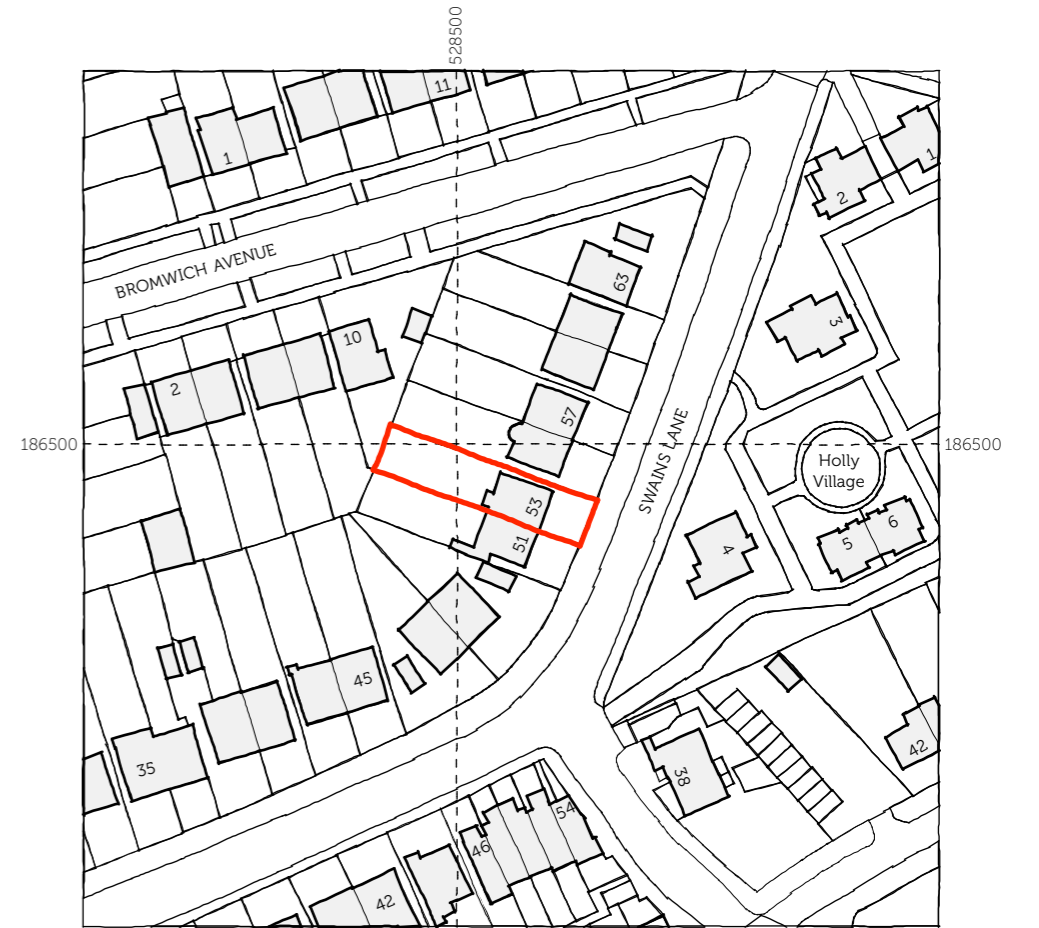
(e) the height of the eaves of the building would exceed 2.5 metres;
Maximum height of eaves = 2.5m

(f) the building, enclosure, pool or container would be situated within the curtilage of a listed building;
Building is not listed

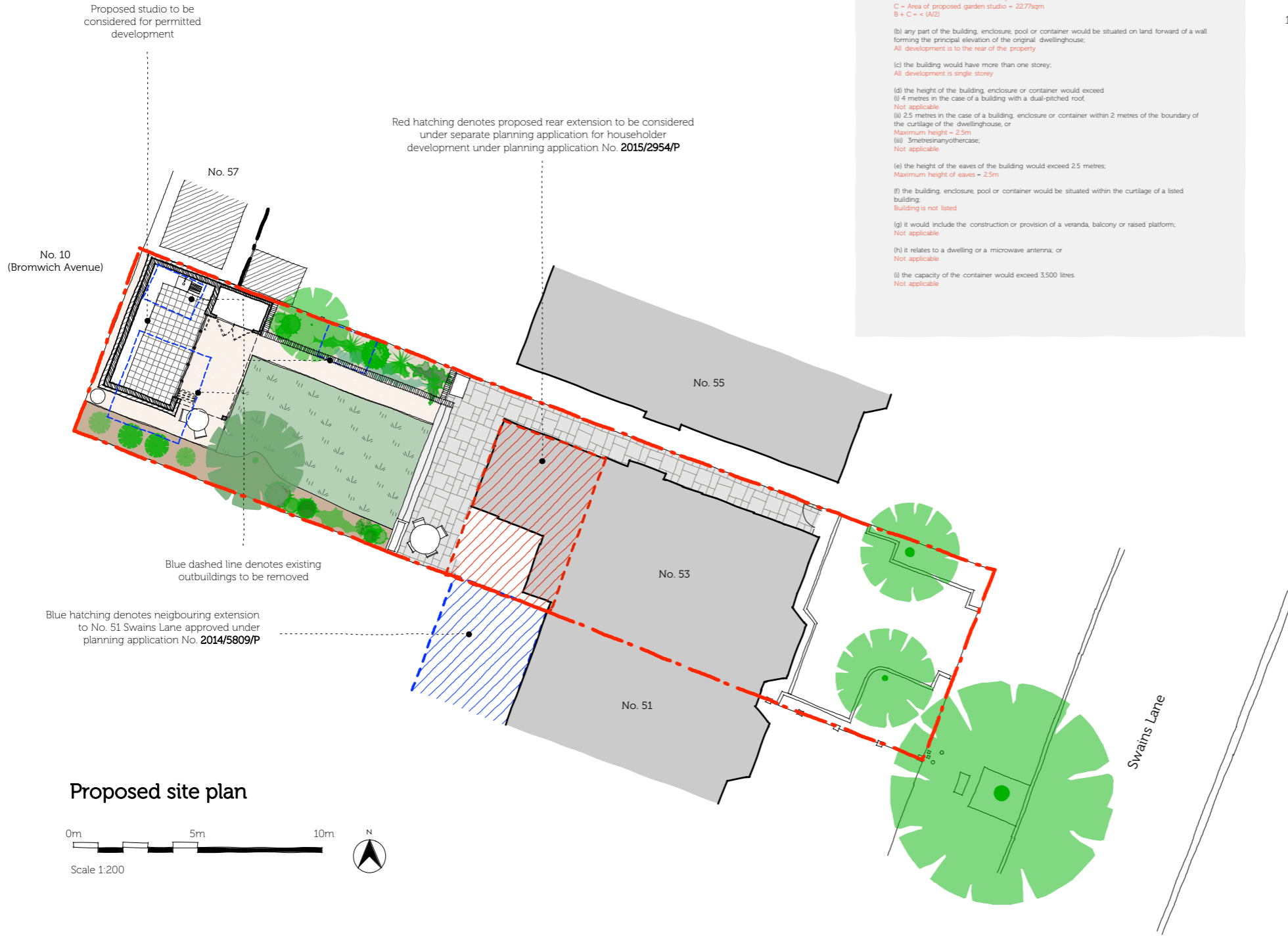
(g) it would include the construction or provision of a veranda, balcony or raised platform;
Not applicable

(h) it relates to a dwelling or a microwave antenna, or
Not applicable

(i) the capacity of the container would exceed 3500 litres
Not applicable



Location plan



Proposed site plan



revisions:

01.0715

LDC APPLICATION FOR LAWFUL DEVELOPMENT CERTIFICATE

JOMA

ARCHITECTURE AND DESIGN

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Do not scale from this drawing! Check all dimensions on site. If in doubt ask.

project:

53 Swains Lane

client:

Veronica Lam

drawing title:

Site & location plan

project no:

1436

drawing no:

LDC 100 -

revision:

RS3

stage:

scale:

as shown @ A3
NTS @ A1

drawn by:

JM

checked by:

AP

date:

5/5/15