

<b>LDC (Proposed) Report</b>		<b>Application number</b>	2017/1777/P
<b>Officer</b>		<b>Expiry date</b>	
Raymond Yeung			
<b>Application Address</b>		<b>Authorised Officer Signature</b>	
44 Queen's Grove LONDON NW8 6HH			
<b>Conservation Area</b>		<b>Article 4</b>	
St.John's Wood		N/A	
<b>Proposal</b>			
Erection of a single storey outbuilding to the rear garden.			
<b>Recommendation:</b>			

The application form indicates that the proposals would meet the characteristics required by Class A of the GPDO. However as the building would be located some distance from the house and would not be connected to it in any way it is considered that the proposals would not fall within Part A ("enlargement, improvement or other alteration of a dwellinghouse" but would instead fall within Part E "Class E – buildings etc incidental to the enjoyment of a dwellinghouse".

### **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)	Has permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P or Q of Part 3 of the Schedule (changes of use)	No
E.1 (b)	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 (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 one 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?	No
E.1 (f)	Would the height of the eaves of the building exceed 2.5 metres?	Yes
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 veranda, balcony or raised platform?	No
E.1 (i)	Does it relate to a dwelling or a microwave antenna?	No
E.2 (j)	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
<p>On the basis that the proposed outbuilding's eaves would exceed 2.5 metres the proposals fail to accord with condition E.1(f) of Class E of The Town and Country Planning (General Permitted Development) (England) Order 2015, Schedule 2, Part E.</p> <p>The application is therefore refused.</p>		