

LDC (Proposed) Report		Application number	2017/4840/P
Officer		Expiry date	
Ben Farrant		24/10/2017	
Application Address		Authorised Officer Signature	
13 Ainger Road London NW3 3AR			
Conservation Area		Article 4	
Proposal			
Erection of an outbuilding in rear garden, for use incidental to the use of the host dwellinghouse			
Recommendation:		Grant Lawful Development Certificate	

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
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
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The proposed development is permitted under Part 1, Class E of the Town and Country Planning (General Permitted Development) Order 1995 (as amended).