

Supporting Statement
Application for Certificate Of Lawfulness for Proposed Use Or Development (CLPUD)

34 Crediton Hill, London, NW6 1HP

Basis of this application

This is an application under Schedule 2/ Part 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015, for a Certificate of Lawfulness for the erection of a new sliding gate at 34 Crediton Hill, London, NW6 1HP.

Appendices

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| Appendix A | Extract from Schedule 2/ Part 2 of the 'Town and Country Planning (General Permitted Development) (England) Order 2015 |
| Appendix B | Photograph of the existing front yard (June 2017) |
| Appendix C | Plan and elevation drawings of the proposed gate |
| Appendix D | Site Location Plan |

Background

The site comprises a four-storey semi-detached dwelling house (Use Class C3) which was originally constructed in the latter half of the 20th century. During the carrying out of other site works (consented via a number of other Planning and Lawful Development Applications – listed below) improvements and alterations were carried out to the existing low level boundary wall.

- 2010/2835/P Certificate of Lawfulness (Proposed) Granted 18-06-2010
"Replacement of existing rear conservatory with single storey rear extension, to dwellinghouse (Class C3)."
- 2013/2943/P Householder Application Granted 25-07-2013
"Erection of new retaining wall, replacement of existing wooden fence with steel railings, and associated works to provide new hardwood timber decking and render to walls to house (Class C3)."
- 2013/8243/P Householder Application Granted 20-08-2014
"Basement excavation to extend existing basement level into front garden, two front lightwells with associated windows and grilles, and alterations to front boundary wall."
- 2015/2438/P Approval of Details Granted 27-05-2015
"Details of appointment of qualified chartered engineer required by condition 5 of planning permission 2013/8243/P dated 20/08/2014 (for excavation of basement level in front garden)"
- 2017/4691/P Certificate of Lawfulness (Existing) Registered 12-09-2017
Confirmation of the implementation of operational works permitted by planning permission 2013/8243/P dated 20/08/2014 for the 'Basement excavation to extend existing basement level into front garden, two front lightwells with associated windows and grilles, and alterations to front boundary wall'

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Interpretation

The Town and Country Planning (General Permitted Development) (England) Order 2015 includes guidance on such works (refer to Appendix A). It is clear in stating that,

'Development is not permitted by Class A if ... the height of any gate erected or constructed adjacent to a highway used by vehicular traffic would exceed 1 metre above ground level.'

The proposed gate as shown in the proposed plan and elevation, appendix C, is no more than 1m high.

The photographs included in appendix B shows the front yard as it is currently.

The work therefore qualifies as "erection of gate" under *Part 2, Minor Operations, Class A – gates, fences and walls etc, section A.1 (a) (c)* (refer to Appendix A) and therefore constitutes Lawful Development.

For this reason this reason a Lawful Development Certificate should be granted for these works.