

<b>LDC (Proposed) Report</b>		<b>Application number</b>	2017/6010/P
<b>Officer</b>		<b>Expiry date</b>	
Alyce Keen		21/12/2017	
<b>Application Address</b>		<b>Authorised Officer Signature</b>	
11 Redington Road London NW3 7QX			
<b>Conservation Area</b>		<b>Article 4</b>	
Redington Frognal		N/A	
<b>Proposal</b>			
New vehicular sliding gate. Removal of the existing hedgerows and small garden area. New proposed hard and soft landscaping, including hard-standing for 2 no. cars. Replacement of obscured glazing to first floor leadlight with clear glazing (details to match existing). Existing gate and fence to be retained.			
<b>Recommendation:</b>		Grant Certificate	

<b>Part 11 - Class C</b> The demolition of gates, fences, walls etc		
If yes to any of the questions below the proposal is not permitted development		Yes/no
C.1	Development is not permitted by Class C if the demolition is “relevant demolition” for the purposes of section 196D of the Act (demolition of an unlisted etc building in a conservation area)(1).	No
<b>Part 2 - Class A</b> The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure.		
If yes to any of the questions below the proposal is not permitted development		Yes/no
A.1	(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— (i) for a school, 2 metres above ground level, provided that any part of the gate, fence, wall or means of enclosure which is more than 1 metre above ground level does not create an obstruction to the view of persons using the highway as to be likely to cause danger to such persons; (ii) in any other case, 1 metre above ground level;	No
	(b) the height of any other gate, fence, wall or means of enclosure erected or constructed would exceed 2 metres above ground level;	No
	(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 paragraph (a) or (b) as the height appropriate to it if erected or constructed, whichever is the greater; or	No
	(d) it would involve development within the curtilage of, or to a gate, fence, wall or other means of enclosure surrounding, a listed building.	No

<b>Part 2 - Class B</b> means of access to a highway		
If no to any of the questions below the proposal is not permitted development		Yes/no
B.	The formation, laying out and construction of a means of access to a highway which is not a trunk road or a classified road, where that access is required in connection with development permitted by any Class in this Schedule (other than by Class A of this Part).	Yes
<b>Part 1 - Class A</b> The enlargement, improvement or other alteration of a dwellinghouse		
If yes to any of the questions below the proposal is not permitted development		Yes/no
A.1 (a)	As a result of the works, will the total area of ground covered by buildings 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
A.1 (b)	Will the height of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the highest part of the roof of the existing dwellinghouse?	No
A.1 (c)	Will the height of the eaves of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the eaves of the existing dwellinghouse?	No
A.1 (d)	Will the enlarged part of the dwellinghouse extend beyond a wall which (i) fronts a highway, and (ii) forms either the principal elevation or a side elevation of the original dwellinghouse?	No
A.1 (e)	Will the enlarged part of the dwellinghouse have a single storey and (i) extend beyond the rear wall of the original dwellinghouse by more than 4 metres in the case of a detached dwellinghouse, or 3 metres in the case of any other dwellinghouse, or (ii) exceed 4 metres in height?	No
A.1 (f)	Will the enlarged part of the dwellinghouse have more than one storey and— (i) extend beyond the rear wall of the original dwellinghouse by more than 3 metres, or (ii) be within 7 metres of any boundary of the curtilage of the dwellinghouse opposite the rear wall of the dwellinghouse?	No
A.1 (g)	Will the enlarged part of the dwellinghouse be within 2 metres of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part exceed 3 metres?	No
A.1 (h)	Will the enlarged part of the dwellinghouse extend beyond a wall forming a side elevation of the original dwellinghouse, and either (i) exceed 4 metres in height, (ii) have more than one storey, or (ii) have a width greater than half the width of the original dwellinghouse?	No
A.1(i)	Would it would consist of or include either (i) the construction or provision of a veranda, balcony or raised platform, (ii) the installation, alteration or replacement of a microwave antenna, (iii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or (iv) an alteration to any part of the roof of the dwellinghouse?	No

Is the property in a conservation area? If yes to any of the questions below then the proposal is not permitted development		
A.2(a)	Would it consist of or include the cladding of any part of the exterior of the dwellinghouse with stone, artificial stone, pebble dash, render, timber, plastic or tiles?	No
A.2(b)	Would the enlarged part of the dwellinghouse extend beyond a wall forming a side elevation of the original dwellinghouse?	No
A.2(c)	Would the enlarged part of the dwellinghouse have more than one storey and extend beyond the rear wall of the original dwellinghouse?	No
Conditions. If no to any of the below then the proposal is not permitted development		
A.3(a)	Would the materials used in any exterior work (other than materials used in the construction of a conservatory) be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse?	Yes
A.3(b)	Would any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse be— (i) obscure-glazed, and (ii) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed?	Yes
A.3(c)	Where the enlarged part of the dwellinghouse has more than one storey, would the roof pitch of the enlarged part, so far as practicable, be the same as the roof pitch of the original dwellinghouse?	Yes
<p><b>Part 1 - Class F</b> Development consisting of—</p> <p>(a) the provision within the curtilage of a dwellinghouse of a hard surface for any purpose incidental to the enjoyment of the dwellinghouse as such; or</p> <p>(b) the replacement in whole or in part of such a surface.</p>		
Condition. If no to the question below then the proposal is not permitted development		Yes/no
F.1	<p>If—</p> <p>(a) the hard surface is situated on land between a wall forming the principal elevation of the dwellinghouse and a highway, and</p> <p>(b) the area of ground covered by the hard surface, or the area of hard surface replaced, would exceed 5 square metres,</p> <p>would the hard surface be made of porous materials, or would provision be made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the dwellinghouse?</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p>