

LDC (Proposed) Report		Application number	2018/2447/P
Officer		Expiry date	
Leela Muthoora		19/07/2018	
Application Address		Authorised Officer Signature	
60 Clarence Way London NW1 8DG			
Conservation Area		Article 4	
Harmood Street		None	
Proposal			
Erection of single storey timber outbuilding within rear garden of dwelling house (Class C3).			
Recommendation:		Grant lawful development certificate	

The application site is a two-storey terraced dwelling house located within the Harmood Street Conservation Area. The site is not a listed building and is not covered by an Article 4 direction.

The development relates to the erection of a building incidental to the enjoyment of the dwelling house and is assessed against the criteria in Schedule 2, Part 1, Class E of the Town and Country Planning (General Permitted Development) (England) Order 2015.

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—	No
	(i) 4 metres in the case of a building with a dual-pitched roof,	No
	(ii) 2.5 metres in the case of a building, enclosure or container within	No

	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