

<b>LDC (Proposed) Report</b>		<b>Application number</b>	2018/2368/P
<b>Officer</b>		<b>Expiry date</b>	
Charlotte Meynell		17/07/2018	
<b>Application Address</b>		<b>Authorised Officer Signature</b>	
52 South Hill Park London NW3 2SJ			
<b>Conservation Area</b>		<b>Article 4</b>	
South Hill Park		Yes	
<b>Proposal</b>			
Landscaping of the rear garden, including new terrace, lawn and tree planting; installation of new timber trellis above side boundary walls and new metal steps to communal garden to rear of existing dwellinghouse (Class C3).			
<b>Recommendation:</b>		Grant Lawful Development Certificate	

**Site Description:**

The application site contains a three storey dwellinghouse with lower ground floor level on the western side of South Hill Park.

**Planning Appraisal:**

The landscaping works to the rear garden are not considered to fall within the "meaning of development" requiring planning permission as defined by the Town and Country Planning Act 1990.

It is considered that the proposed installation of a timber trellis above the side boundary walls would be lawful under Class A of Part 2 of Schedule 2 of the General Permitted Development Order 2015. The reasoning for this consideration may be seen below:

<b>Part 2 – Minor Operations</b>		
<b>Class A – gates, fences, walls etc</b>		
(a) The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure.		
Condition. If yes to the questions below then the proposal is not permitted development		Yes/no
A.1	If— (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 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	No

	<p>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;</p> <ul style="list-style-type: none"><li>(ii) in any other case, 1 metre above ground level;</li><li>(b) the height of any other gate, fence, wall or means of enclosure erected or constructed would exceed 2 metres above ground level;</li><li>(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</li><li>(d) it would involve development within the curtilage of, or to a gate, fence, wall or other means of enclosure surrounding, a listed building.</li></ul>	
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**Recommendation:**

As such it is recommended that the Proposed Lawful Development Certificate be granted.