

<b>LDC (Proposed) Report</b>		<b>Application number</b>	2018/2559/P
<b>Officer</b>		<b>Expiry date</b>	
David Peres Da Costa		30/07/2018	
<b>Application Address</b>		<b>Authorised Officer Signature</b>	
18 Lancaster Grove London NW3 4PB			
<b>Conservation Area</b>		<b>Article 4</b>	
Belsize		Yes Article 4 relates to Part 1, Class A, C, D, F, G, Part 2 Class A, B, and C	
<b>Proposal</b>			
Erection of outbuilding.			
<b>Recommendation:</b>		Grant lawful development certificate	

<b>Class E</b> 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)	Has permission to use the dwellinghouse as a dwellinghouse been granted only by virtue of [ Class M, N, P, PA or Q of Part 3 ] of this Schedule (changes of use)	No
E.1 (b)	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 (c)	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 (d)	Would the building have more than one storey?	No
E.1 (e)	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 (max height above existing adjacent ground level)

		2.32m)
E.1 (f)	Would the height of the eaves of the building exceed 2.5 metres?	No
E.1 (g)	Would the building, enclosure, pool or container be situated within the curtilage of a listed building?	No
E.1 (h)	Would it include the construction or provision of a veranda, balcony or raised platform?	No
E.1 (i)	Does it relate to a dwelling or a microwave antenna?	No
E.1 (j)	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

Planning permission was granted 17/03/2015 for the Erection of 2 storey 6-bed single family dwellinghouse with basement (planning ref; 2014/2811/P). Condition 5 of this permission removed permitted development rights. Permission was granted 09/05/2017 for a variation of condition 5 (restriction on permitted development) to remove restriction on permitted development within Class E (outbuildings), F (Hard Surfacing), and H (satellite antenna) (planning ref: 2016/5676/P).

'Permitted development rights for householders: technical guidance' (April 2017) states the height of the building, enclosure or container should be measured from the highest ground level immediately adjacent to the building, enclosure, or container to its highest point. The existing ground level varies, as shown in existing section (drawing number E3.0). The proposed outbuilding also appears to involve the lowering of ground levels to the north of the outbuilding. This results in the outbuilding having a maximum height of 2.9m above the lowered ground level. Nevertheless the height of the building at its highest point is less than 2.5m above the existing ground level immediately adjacent to the outbuilding (as shown in proposed section E3.0). The outbuilding is therefore considered to be permitted under Class E.

## Recommendation

The outbuilding is permitted under Class E of Part 1 of the Town and Country Planning (General Permitted Development) Order 2015.