

LDC (Proposed) Report		Application number	2018/4062/P
Officer		Expiry date	
Laura Hazelton		17/10/2018	
Application Address		Authorised Officer Signature	
12 Oval Road London NW1 7DH			
Conservation Area		Article 4	
No		Yes (B1a to C3)	
Proposal			
Replacement front entrance door.			
Recommendation:		Grant Certificate of Lawful Development (proposed)	

Part 7 – Non-domestic extensions, alterations, etc.
Class F – Extensions etc. of office buildings

F.1 Development is not permitted by Class F if—

- (a) the gross floor space of the original building would be exceeded by more than—
 - (i) in respect of an original building or a development on—
 - (aa) article 2(3) land, or
 - (bb) on a site of special scientific interest, 25% or 50 square metres (whichever is the lesser);
 - (ii) in any other case, 50% or 100 square metres (whichever is the lesser);
- (b) the height of the building as extended would exceed—
 - (i) if within 10 metres of a boundary of the curtilage of the premises, 5 metres; or
 - (ii) in all other cases, the height of the building being extended;
- (c) any part of the development, other than an alteration, would be within 5 metres of any boundary of the curtilage of the premises;
- (d) any alteration would be on article 2(3) land; or
- (e) the development would be within the curtilage of a listed building.

Conditions

F.2 Development is permitted by Class F subject to the following conditions—

- (a) any office building as extended or altered is only used as part of, or for a purpose incidental to, the use of that office building;

(b) any extension is, in the case of article 2(3) land, constructed using materials which have a similar external appearance to those used for the building being extended; and

(c) any alteration is at ground floor level only.

Write up

The application site is not located on Article 2(3) land (it is not within a conservation area); and the proposed replacement door would comply with the conditions listed above.

As such, the proposed works would constitute Permitted Development under Part 7, Class F of the General Permitted Development Order 2015 (as amended), and it is recommended that the Certificate of Lawful Development (proposed) is granted.