

<b>LDC (Proposed) Report</b>		<b>Application number</b>	2019/2761/P
<b>Officer</b>		<b>Expiry date</b>	
Josh Lawlor		23/07/2019	
<b>Application Address</b>		<b>Authorised Officer Signature</b>	
52 Redington Road London NW3 7RS			
<b>Conservation Area</b>		<b>Article 4</b>	
Redington and Frogna		No	
<b>Proposal</b>			
Increase in height of existing dwarf wall and installation of timber gates			
<b>Recommendation:</b>		Refuse Lawful Development Certificate	

Part 2, Minor operations, Class A 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
A.1 (b)	the height of any other gate, fence, wall or means of enclosure erected or constructed would exceed 2 metres above ground level;	No
A.1 (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;	No
A.1 (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

**Assessment:**

The increase in height of the dwarf wall by 48mm and installation of timber gates would be permitted under the provisions of the above Class. The altered means of enclosure adjacent to the highway would measure 1m from ground level. The proposed development is therefore lawful, not requiring express planning permission.

**Recommendation: Grant lawful development certificate**