

LDC (Proposed) Report		Application number	2019/6358/P
Officer		Expiry date	
Nathaniel Young		14/02/2020	
Application Address		Authorised Officer Signature	
30 Heath Drive London NW3 7SB			
Conservation Area		Article 4	
Redington Frogna		Basements	
Proposal			
Installation of new swimming pool; and hard landscaping works in rear garden.			
Recommendation:		Grant lawful development certificate	

Class E – buildings etc incidental to the enjoyment of a dwellinghouse

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
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

Class F – hard surfaces incidental to the enjoyment of a dwellinghouse

Development consisting of—

- (a) the provision within the curtilage of a dwellinghouse of a hard surface for any purpose incidental to the enjoyment of the dwellinghouse as such; or
(b) the replacement in whole or in part of such a surface.

Condition. If no to the question below then the proposal is not permitted development

Yes/no

F.1	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
F.2	If— (a) the hard surface is situated on land between a wall forming the principal elevation of the dwellinghouse and a highway, and (b) the area of ground covered by the hard surface, or the area of hard surface replaced, would exceed 5 square metres, either the hard surface be made of porous materials, or provision be made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the dwellinghouse	N/A (hard surface situated to rear of property)

Recommendation

The proposed development is permitted under Schedule 2, Part 1, Classes E and F of the Town and Country Planning (General Permitted Development) Order 2015.