

LDC (Proposed) Report		Application number	2020/3923/P
Officer		Expiry date	
Raymond Yeung		22/10/2020	
Application Address		Authorised Officer Signature	
24 Ferncroft Avenue London NW3 7PH			
Conservation Area		Article 4	
Redington Frogna		Basements	
Proposal			
Erection of a swimming pool and timber decking to the rear garden incidental to the main dwellinghouse (Use Class C3).			
Recommendation:		Grant certificate	

Class E		
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)	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. The total site area minus the original dwellinghouse is 505m ² . The total area covered by buildings when taking into account the existing rear conservatory (28m ²) and the proposed pool (23m ² including pool edges) is approx.

		51m2.
E.1 (b)	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 (c)	Would the building have more than one storey?	No
E.1 (d)	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 (e)	Would the height of the eaves of the building exceed 2.5 metres?	No
E.1 (f)	Would the building, enclosure, pool or container be situated within the curtilage of a listed building?	No
E.1 (g)	Would it include the construction or provision of a veranda, balcony or raised platform?	No
E.1 (h)	Does it relate to a dwelling or a microwave antenna?	No
E.1 (i)	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. The works are all proposed within the rear garden and not between a side elevation and boundary.
Class F 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	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, c) would the hard surface be made of porous materials, or would 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

Recommendation: Grant certificate