

LDC (Proposed) Report		Application number	2021/0923/P
Officer		Expiry date	
Matthew Dempsey		26/04/2021	
Application Address		Authorised Officer Signature	
11 Frognal Way London NW3 6XE			
Conservation Area		Article 4	
Proposal			
Alterations to existing garden room including replacement of uPVC windows with timber framed ones, replacement dormer with installation of leadwork, and new steps to entrance.			
Recommendation:		Grant Certificate of Lawful Development.	

The application site is an existing garden room within the curtilage of a single dwelling house. Proposals is to replace all the fenestration, ie. windows and dormer, plus minor alterations.

The building is not listed but is in close proximity to a listed wall to the north of the garden room. Furthermore the site is within the Hampstead Conservation Area; however the site is not restricted by any relevant Article 4 direction.

For the purpose of this assessment, the garden room is considered as an ancillary part of the dwelling house.

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 (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,	No

	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?	
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.

Conclusion- the works are considered to be permitted development.