

LDC (Proposed) Report		Application number	2021/1727/P
Officer		Expiry date	
Joshua Ogunleye		13/08/2021	
Application Address		Authorised Officer Signature	
Flat A 152 Agar Grove London NW1 9TY			
Conservation Area		Article 4	
Camden Square		Basement (N/A)	
Proposal			
Erection of replacement rear boundary fence.			
Recommendation:		Approve	

Site Description:

The application relates to a three storey (with basement) mid terrace property located on the northern side of Agar Grove. The property comprises two self contained flats. This application relates to Flat A, located at lower ground and ground floor level.

The property sits within the Camden Square Conservation Area. The property is not listed.

GPDO (2015), Schedule 2, Part 2, Class A		
Class A - gates, fences, walls etc		
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	No
A.1 (a, 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;	n/a
A.1 (a, 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; or	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
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Comments:

The neighbouring occupiers at Flat B, 152 Agar Grove have submitted comments objecting to the proposed works on the grounds that the submitted plans do not accurately reflect the existing setting. However, as part of the assessment of this application, officers visited the site to check the measurements of the fence on site and it was considered that the details on plan are accurate enough to grant an Lawful Development Certificate for the proposed works

Conclusion:

Given the above, the proposed development is considered to represent a minor operation that would accord with the criteria and conditions of Class A, Part 2 of Schedule 2 of the GPDO (2015) as amended.

Recommendation: Grant Certificate of Lawfulness