

23rd August 2021

Permitted Development Appraisal

file ref. 158/PL

Address: 2 Mall Studios, London NW3 2YS

Proposal: Application for certificate of lawfulness for proposed new outbuilding in rear garden of existing single family dwelling

Introduction

This appraisal is intended to provide additional information and explanation relating to why it is considered the proposed falls within permitted development.

Existing Context

- The existing single family dwelling house forms part of a terrace called Mall Studios, accessed via a private pedestrian lane (off Tasker Road) and located within the Parkhill and Upper Park Conservation Area.
- The buildings of Mall Studios were built in circa 1873.
- No.2 Mall Studios has historically been extended to the rear. The exact date of the single rear extension is unknown, however it appears in planning application drawings (plan & elevation) ref PE9700764R1 dated 1997 for an outbuilding to the neighbouring no. 3 Mall Studios.
- It appears the dwelling has the benefit of permitted rights under the GPDO.
- The legal demise of no. 2 Mall Studios includes an area to the front where there is a private store near the entrance to the dwelling.
- The area of the 'original' rear garden is 113 m sq, based on a recent measured survey (excluding non-original extension).
- The area of the 'original' front external demise is 24 m sq (excluding non-original store).

Proposal Summary

Outbuilding in rear garden

A single storey outbuilding is proposed to replace the existing shed in the garden.

The proposed outbuilding is not more than 2.5 metres in height, noting it is within 2 metres of the boundary demise.

The proposed outbuilding has a 31 m sq footprint. Added to the existing non-original extension footprint (which is 25 m sq) this totals 56 m sq to the rear, relative to a total rear garden area of 113 sq m.

The proposed outbuilding (in addition to the non-original extension) would result in less than 50% of the 'original' rear garden space being developed. When the 'original' front area is considered as part of this calculation, the overall development of 'original' outside area would be significantly less than 50%.

The proposed outbuilding would be used as a 'studio', incidental to the main dwelling house.

Overall Summary

The proposals are compliant with permitted development legislation notably Schedule 2 of the GPDO 2015, Part 1, Class A *enlargement, improvement or other alteration of a dwelling house*.