

<b>LDC (Proposed) Report</b>		<b>Application number</b>	2021/0696/P
<b>Officer</b>		<b>Expiry date</b>	
Matthew Dempsey		12/04/2021	
<b>Application Address</b>		<b>Authorised Officer Signature</b>	
15 Priory Terrace London NW6 4DG			
<b>Conservation Area</b>		<b>Article 4</b>	
Priory Road		Basements (n/a)	
<b>Proposal</b>			
Installation of iron railings and gate to existing front boundary.			
<b>Recommendation:</b>			

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 (i) 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

### **Assessment:**

The proposed works would be considered as permitted development in accordance with Class A, Part 2 of schedule 2 of the GPDO (2015) as amended. Specifically the railings

and gate would be considered an alteration that did not exceed the former height of the means of enclosure (in this case the existing gate piers which are to remain) above ground level as per Class A.1 (c).

As the proposed works meets the criteria for Class A as set out above the certificate should be granted.

**Recommendation:**

Grant Certificate of Lawful Development.