

LDC (Proposed) Report		Application number	2021/4744/P
Officer		Expiry date	
Jenna Litherland		17/03/2022	
Application Address		Authorised Officer Signature	
15 Holly Lodge Gardens London N6 6AA			
Conservation Area		Article 4	
Holly Lodge		Basements	
Proposal			
Installation of doors and fixed glazing to create a porch to the front of the property.			
Recommendation:		Grant lawful development certificate	

The site is two-storey brick built detached house at the eastern end of Holly Lodge Gardens. The house is not listed building but it is in Holly Lodge Conservation Area. There is an Article 4 direction which restricts development of basements.

Class D		
The erection or construction of a porch outside any external door of a dwellinghouse		
If yes to any of the questions below the proposal is not permitted development		Yes/no
D.1(a)	Was permission to use the dwellinghouse as a dwellinghouse granted only by virtue of Class G, M, MA, N, P, PA or Q of Part 3 of this Schedule 2?	No
D.1(b)	Would the ground area (measured externally) of the structure exceed 3 square metres?	No (see figure 1)
D.1(c)	Would any part of the structure be more than 3 metres above ground level?	No (see figure 2)
D.1(d)	Would any part of the structure be within 2 metres of any boundary of the curtilage of the dwellinghouse with a highway?	No
D.1(e)	Was the dwellinghouse is built under Part 20 of Schedule 2 (construction of new dwellinghouses)?	No

Figure 1.

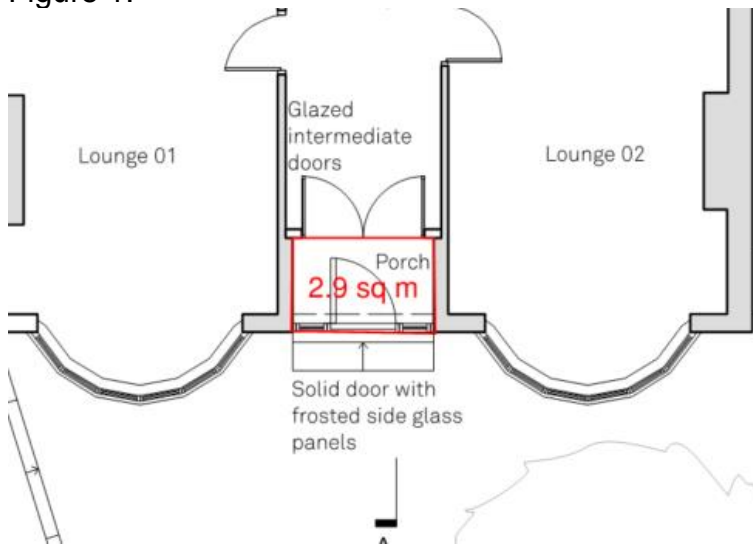
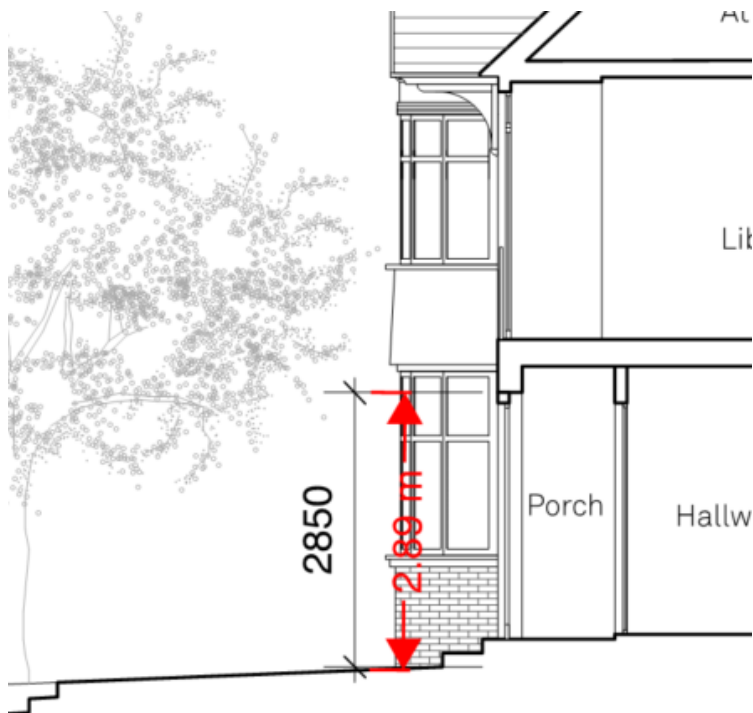


Figure 2.



Conclusion:

The proposed porch is permitted under Class D of Part 1 of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015.