

**Date:** 28 April 2022

**Ref:** 20051

**LB CAMDEN: 15 HOLLY LODGE GARDENS, LONDON N6 6AA**

**PLANNING STATEMENT: APPLICATION FOR A LAWFUL DEVELOPMENT  
CERTIFICATE FOR A PROPOSED DEVELOPMENT.**

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**Background**

- 1.1 This Planning Statement accompanies an application made under section 192 of the Town and Country Planning Act 1990 (as amended by section 10 of the Planning and Compensation Act 1991) for a Lawful Development Certificate. It demonstrates that the proposed works at the front of the property are permitted development by virtue of Class F of Part 1, Class A of Part 2, Class D of Part 2 and Class C of Part 11 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) ("the Order").

**The property**

- 1.2 No 15 Holly Lodge Gardens is a detached 2-storey dwellinghouse which is situated within the Holly Lodge Estate Conservation Area. It incorporates a driveway at the front of the property that leads to gates a garage to the side of the house.

**The proposal**

- 1.3 The proposed works would comprise the following works within front garden and to the side of the property:
- re-surfacing and widening of the driveway,
  - the replacement of the gates to the side of the house,
  - the installation of electric vehicle charging points on the side wall of the house, and
  - the removal of a short section of the front boundary wall.

**Assessment against Part 1, Class F**

- 1.4 Class F of Part 1 the Order confirms that development consisting of "(a) *the provision within the curtilage of a dwellinghouse of a hard surface for any purpose incidental to the enjoyment of the dwellinghouse as such; or (b) the replacement in whole or in part of such a surface*" is permitted development subject to various limitations and conditions.

- 1.5 The application property was constructed in the 1920s. Paragraph F1 does not therefore apply.
- 1.6 Paragraph F.2 stipulates that where the hard surface would be situated on land between a wall forming the principal elevation of the dwellinghouse and a highway, and the area of ground covered by the hard surface, or the area of hard surface replaced, would exceed 5 square metres, either the hard surface is made of porous materials, or provision is made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the dwellinghouse.
- 1.7 The new and re-surfaced hard surfacing would be at the front of the property and would be greater than 5sqm in area. The works will therefore include measures to ensure rainwater run-off from the resurfaced and extended driveway is directed to a soakaway within the site.

**Assessment against Part 2, Class A**

- 1.8 Class A of Part 2 of the Order allows the erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure subject to limitations.
- 1.9 The proposal would also include the replacement of the existing gates with new gates of the same height. This accords with the requirements of paragraph A.1c which stipulates that height of any gate, fence, wall or other means of enclosure maintained, improved or altered must not result in development that exceeds its former height.

**Assessment against Part 2, Class D**

- 1.10 Class D of Part 2 of the Order allows the installation, alteration or replacement, within an area lawfully used for off-street parking, of an electrical outlet mounted on a wall for recharging electric vehicles.
- 1.11 The proposal includes two electric vehicle recharging points attached to the side elevation of the property. These would be more than 2m away from the highway and would not exceed 0.2 cubic metres.

**Assessment against Part 11, Class C**

- 1.12 Class C of Part 11 of the Order allows “*any building operation consisting of the demolition of the whole or any part of any gate, fence, wall or other means of enclosure*” provided the demolition is not “*relevant demolition*” for the purposes of the Listed Buildings and Conservation Areas) Act.

- 1.13 The proposal includes the removal of a small portion of the front boundary wall of the property. This wall is less than 1m in height and does not therefore qualify as "relevant demolition" by virtue of the Conservation Areas (application of section 74 of the Planning (Listed Buildings and Conservation Areas) Act 1990) Direction 2015.

**Conclusion**

- 1.14 For the reasons set out above the proposed works described above and shown on the application drawings are permitted development by virtue of Class F of Part 1, Class A of Part 2, Class D of Part 2 and Class C of Part 11 of Schedule 2 of the Order and therefore a Lawful Development Certificate should be issued to confirm this is the case.