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| LDC (Proposed) Report | | Application number | 2022/0960/P |
| Officer | | Expiry date | |
| Josh Lawlor | | 08/05/2022 | |
| Application Address | | Authorised Officer Signature | |
| 4 Ellerdale Close London NW3 6BE | | | |
| Conservation Area | | Article 4 | |
| Fitzjohns Netherhall | | none | |
| Proposal | | | |
| Proposed front porch extension. | | | |
| Recommendation: | | Grant Certificate | |

The proposal is for the erection of a front porch extension.

The creation of a porch to the front of the house would be considered Permitted Development under Schedule 2, Part 1, Class D of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Consultation

One comment was received from the Fitzjohns Netherhall CAAC expressing concerns regarding the level of detail provided in the proposed drawings and the design quality of the proposed porch. However, as an application for a certificate of lawful development, the criteria in the table below are the only considerations which the Council may assess the development against to determine whether the proposals fall under Permitted Development or not.

Site description

The application site is a detached two-storey with pitched roof dwelling house. The ground floor has an existing front garage that sits over one and a half storeys high and what appears to be a non-original ground floor front extension.

Assessment

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| 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) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class G, M, MA, N, P, PA or Q of Part 3 | No |

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| of this Schedule (changes of use) | |
| D.1(b) Would the ground area (measured externally) of the structure exceed 3 square metres? | No |
| D.1(c) Would any part of the structure be more than 3 metres above ground level? | No |
| 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) The dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses) | No |
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Assessment: The proposed porch extension would therefore constitute Permitted Development and it is recommended that the Certificate of Lawful Development is approved.