

LDC (Proposed) Report		Application number	2022/1064/P
Officer		Expiry date	
Fast Track SC		10/05/2022	
Application Address		Authorised Officer Signature	
15 Holly Lodge Gardens London N6 6AA			
Conservation Area		Article 4	
Holly Lodge Estate		Basements	
Proposal			
Erection of a single-storey pool house in the rear garden.			
Recommendation:		Grant lawful development certificate.	

1. Site Description:

1.1 No 15 Holly Lodge Gardens is a detached 2/3-storey dwellinghouse at the eastern end of Holly Lodge Gardens. It is not listed but it is situated within the Holly Lodge Estate Conservation Area; the area is predominantly residential.

1.2 There is an Article 4 direction which restricts development of basements.

1.3 The proposed development relates to the erection of a single-storey pool house to the rear of the property which is incidental to the enjoyment of the dwelling house and is assessed against the criteria in Schedule 2, Part 1, Class E of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Class E		
The provision within the curtilage of the dwellinghouse of—		
(a) any building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwellinghouse as such, or the maintenance, improvement or other alteration of such a building or enclosure; or		
(b) a container used for domestic heating purposes for the storage of oil or liquid petroleum gas		
If yes to any of the questions below the proposal is not permitted development		Yes/no
E.1 (a)	Has permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P or Q of Part 3 of this Schedule (changes of use)?	No

E.1 (b)	As a result of the works, will the total area of ground covered by buildings, enclosures and containers within the curtilage of the dwellinghouse (other than the original dwellinghouse) exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse)?	No
E.1 (c)	Would any part of the building, enclosure, pool or container be situated on land forward of a wall forming the principal elevation of the original dwellinghouse?	No
E.1 (d)	Would the building have more than one storey?	No
E.1 (e)	Would the height of the building, enclosure or container exceed— (i) 4 metres in the case of a building with a dual-pitched roof, (ii) 2.5 metres in the case of a building, enclosure or container within 2 metres of the boundary of the curtilage of the dwellinghouse, or (iii) 3 metres in any other case?	i) N/A ii) No iii) N/A
E.1 (f)	Would the height of the eaves of the building exceed 2.5 metres?	No
E.1 (g)	Would the building, enclosure, pool or container be situated within the curtilage of a listed building?	No
E.1 (h)	Would it include the construction or provision of a veranda, balcony or raised platform?	No
E.1 (i)	Does it relate to a dwelling or a microwave antenna?	No
E.1 (j)	Would the capacity of the container exceed 3,500 litres?	No
E.2	Is the property in (a) an area of outstanding natural beauty; (b) the Broads; (c) a National Park; or (d) a World Heritage Site, if the total area of ground covered by buildings, enclosures, pools and containers situated more than 20 metres from any wall of the dwellinghouse would exceed 10 square metres.	(a) No (b) No (c) No (d) No
Is the property in a conservation area? If yes to the question below then the proposal is not permitted development. Yes		
E.3	Would any part of the building, enclosure, pool or container be situated on land between a wall forming a side elevation of the dwellinghouse and the boundary of the curtilage of the dwellinghouse?	No
Interpretation of Class E		
E.4	For the purposes of Class E, “purpose incidental to the enjoyment of the dwellinghouse as such” includes the keeping of poultry, bees, pet animals, birds or other livestock for the domestic needs or personal enjoyment of the occupants of the dwellinghouse.	

Assessment:

The proposed outbuilding is considered to satisfy all criteria as set out under criteria in Schedule 2, Part 1, Class E of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and as such, would be permitted development and lawful.