

<b>LDC (Proposed) Report</b>		<b>Application number</b>	2022/1838/P
<b>Officer</b>		<b>Expiry date</b>	
Josh Lawlor		02/10/2017	
<b>Application Address</b>		<b>Authorised Officer Signature</b>	
15 Holly Lodge Gardens London N6 6AA			
<b>Conservation Area</b>		<b>Article 4</b>	
Holly Lodge estate		no	
<b>Proposal</b>			
Proposed works at the front of the property as 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") for re-surfacing and widening of the driveway, replacement of the gates to the side of the house, installation of electric vehicle charging points on the side wall of the house, and the removal of a section of the front boundary wall.			
<b>Recommendation:</b>		<b>Grant</b>	

The proposal comprise the following works within the front garden and to the side of the property:

- Re-surfacing and widening of the driveway (Part 1 Class F)
- Replacement of the gates to the side of the house (Part 2 Class A),
- Installation of electric vehicle charging points on the side wall of the house (Part 2 Class D), and
- Removal of a short section of the front boundary wall (Part 11 Class C)

<b>Part 2 Class A</b> The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure.		
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— (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; (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	No

	development, exceed its former height or the height referred to in paragraph (a) or (b) as the height appropriate to it if erected or constructed, whichever is the greater; or	
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

**Part 2 Class D – electrical outlet for recharging vehicles**

*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.*

Condition. If yes to the questions below then the proposal is not permitted development	Yes/no
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D.1 (a)	exceed 0.2 cubic metres	No
D.1 (b)	face onto and be within 2 metres of a highway;	No
D.1 (c)	be within a site designated as a scheduled monument; or	No
D.1 (d)	be within the curtilage of a listed building.	No

**Part 1 Class F**

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.

F.1	<p>Development is not permitted by Class F if 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).</p> <p><i>The dwelling house was not granted by virtue of Class M, N, P or Q of Part 3 of this Schedule (changes of use).</i></p>	
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Condition. If no to the question below then the proposal is not permitted development	Yes/no
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F.2	<p>If—</p> <p>(a) the hard surface is situated on land between a wall forming the principal elevation of the dwellinghouse and a highway, and</p> <p>(b) the area of ground covered by the hard surface, or the area of hard surface replaced, would exceed 5 square metres,</p> <p>would the hard surface be made of porous materials, or would provision be made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the dwellinghouse?</p>	Yes
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**Part 11 of Class C – demolition of gates, fences, walls etc**

*Any building operation consisting of the demolition of the whole or any part of any gate, fence, wall or other means of enclosure*

**Part 11 Class C**

C.1 Development is not permitted by Class C if the demolition is “relevant demolition” for the purposes of section 196D of the Act (demolition of an unlisted etc building in a conservation area)(9)

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.