

<b>LDC (Proposed) Report</b>		<b>Application number</b>	2022/5248/P
<b>Officer</b>		<b>Expiry date</b>	
Edward Hodgson		25/01/2022	
<b>Application Address</b>		<b>Authorised Officer Signature</b>	
56 Hillway London N6 6EP			
<b>Conservation Area</b>		<b>Article 4 Direction</b>	
Holly Lodge Estate		Basements	
<b>Proposal</b>			
Erection of single storey outbuilding in rear garden			
<b>Recommendation:</b>		Grant Certificate of Lawful Development	

**Site Description:**

The application relates to a two-storey detached property located on the eastern side of Hillway on the junction with Oakshott Avenue. The property is located within the Holly Lodge Estate Conservation Area and the Highgate Neighbourhood Plan Area.

Proposal is for a large outbuilding at end of the garden, 2.5m high, 4m wide and 6.5m long.

<b>Schedule 2, Part 1 (Development within the curtilage of a dwellinghouse)</b>		
<b>Class E</b>		
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)	Is permission granted to use the dwellinghouse as a dwellinghouse 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 (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 a single 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?	No. It would measure 2.5m high with a flat roof and located within 2m of the boundary wall.
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 verandah, 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?	n/a
E.1 (k)	Is the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses) ?	No
E.2	In the case where any land is within the curtilage of the dwellinghouse which is within— (a) an area of outstanding natural beauty; (b) the Broads; (c) a National Park; or (d) a World Heritage Site  Would the total area of ground covered by buildings, enclosures, pools and containers be situated more than 20 metres from any wall of the dwellinghouse exceed 10 square metres?	n/a
Is the property in a conservation area? If YES to the question below then the proposal is not permitted development:		
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
<p>The proposal is considered to satisfy all criteria as set out under 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.</p> <p>An informative is recommended to the effect that the outbuilding should only be used for a purpose(s) incidental to the enjoyment of the dwellinghouse.</p> <p><b><u>Recommendation:</u></b> Grant Certificate of Lawful Development</p>		