

**Application for Certificate of Lawful Development**

Proposed Garden Studio at: 59 Dartmouth Park Road, London NW5 1SL

**Schedule of Compliance with GPDO (2015), Schedule 2, Part 1: Class E**

The table below outlines the requirements of the Permitted Development Order and how this proposal complies with them.

GPDO (2015), Schedule 2, Part 1 (Development within the curtilage of a dwellinghouse) 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:		
E.1 (b)	As a result of the works, will the total area of ground covered by building 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. The area of the existing curtilage (excluding the dwellinghouse) is approximately 409 m2. The proposed outbuilding is 34 m2 (see attached drawings). That is 8% of the existing curtilage.
E.1 (c)	Would any part of the building, be situated on land forward of a wall forming the principal elevation of the original dwellinghouse?	No (see attached drawings).
E.1 (d)	Would the building have more than a single storey?	No (see attached drawings).
E.1 (e)	Would the height of the building 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 within 2 metres of the boundary of the curtilage of the dwellinghouse; or (iii) 3 metres in any other case?	No. It would be located more than 2m from the boundary of the curtilage of the dwellinghouse and measure 3.96m high at the ridge(see attached drawings).
E.1 (f)	Would the height of the eaves of the building exceed 2.5 metres?	No. It would be 2.48m high at the eaves (see attached drawings).

E.1 (g)	Would the building 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 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
Based on the above we believe the proposal satisfies 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, should be permitted development and lawful.		