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29th September 2026

Our Ref:**AWLPA/290926**

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Planning Statement: Application for a Lawful Development Certificate (Proposed)

Site Address: 15 St James's Lane, London, N10 3DA

Proposal: Partial demolition of an existing garden structure (removal of raised platform, ladder, and balustrade), extension of the remaining structure by approximately 1.9m, and construction of a tiled mono-pitch roof to create a covered space.

Applicant: Mr Martin Jones, 15 St James's Lane N10

1. Introduction

This Planning Statement has been prepared to support an application for a Certificate of Lawfulness for Proposed Development under Section 192 of the Town and Country Planning Act 1990 (as amended). The application seeks formal confirmation that the proposed garden structure constitutes Permitted Development under Schedule 2, Part 1, Class E of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

2. Site Context and Existing Conditions

The application site relates to a dwellinghouse featuring a total residential curtilage area (excluding the footprint of the original dwelling) of 115 sq m.

Within this curtilage, there is an existing outbuilding shed occupying a footprint of 8.9 sq m. Furthermore, the site currently contains a garden structure that includes a raised platform accessed by a ladder and enclosed by a timber balustrade perimeter.

3. Description of Proposed Development

The proposed works involve the alteration and extension of the existing garden structure to create a covered space incidental to the enjoyment of the dwellinghouse. The specific works, as detailed in the submitted Existing drawing (EX 01 v1.0) and Proposed drawing (P 01 v1.0), comprise:

- The removal and partial demolition of the existing raised platform, access ladder, and timber balustrade.
- The extension of the remaining structure by approximately 1.875m to form a cumulative footprint of 12.1 sq m.
- The construction of a timber frame topped with a tiled mono-pitch roof.
- The maximum height of the proposed mono-pitch roof will not exceed 2.50m from the highest adjacent natural ground level.

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4. Legislative Framework & Class E Assessment

Under Schedule 2, Part 1, Class E of the GPDO 2015, the provision of any building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwellinghouse, or the maintenance, improvement or other alteration of such a building or enclosure, is permitted development subject to specific limitations.

The proposed development is assessed against the relevant limitations of Class E below:

- **E.1 (a) The total area of ground covered by buildings, enclosures and containers within the curtilage (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage:**
  - Total curtilage area: 115.0 sq m.
  - Maximum allowable outbuilding footprint (50%): 57.5 sq m.
  - Existing outbuilding shed: 8.9 sq m.
  - Proposed garden structure: 12.1 sq m.
  - Total cumulative footprint: 21.0 sq m.
  - ***Compliance****:* The cumulative footprint equates to approximately 18.2% of the curtilage, well below the 50% threshold.

- **E.1 (b) Any part of the building, enclosure, pool or container would be situated on land forward of a wall forming the principal elevation of the original dwellinghouse:**
  - ***Compliance****:* The proposed structure is located to the rear/side of the dwellinghouse and is not situated forward of the principal elevation.

- **E.1 (c) The building would have more than a single storey:**
  - *C****ompliance:*** The structure is single-storey.

- **E.1 (d) The height of the building, enclosure or container would 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:**
  - ***Compliance:*** The structure features a tiled mono-pitch roof with a maximum overall height of 2.50m. This satisfies the strictest height limitation of 2.50m, ensuring compliance regardless of boundary proximity.

- **E.1 (e) The height of the eaves of the building would exceed 2.5 metres:**
  - ***Compliance:*** The maximum height of the entire structure, including the eaves, does not exceed 2.50m.

- **E.1 (f) The building, enclosure, pool or container would be situated within the curtilage of a listed building:**
  - ***Compliance****:* The site is not a listed building.

- **E.1 (g) It would include the construction or provision of a verandah, balcony or raised platform:**
  - ***Compliance:*** The proposal explicitly involves the *removal* of the existing raised platform and balustrade. The resulting covered structure will not include a veranda, balcony, or any raised platform exceeding 0.3m in height.

- **E.1 (h) It relates to a dwelling or a microwave antenna:**
  - ***Compliance:*** The structure is for purposes incidental to the enjoyment of the main dwelling and is not a separate dwelling or antenna.

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5. Conclusion

The proposed alteration and extension of the garden structure at 15 St James's Lane have been carefully designed to operate within the parameters of Permitted Development. By removing the existing raised platform and constraining the new tiled mono-pitch roof to a maximum height of 2.50m, the development fully satisfies the dimensional and usage criteria set out in Schedule 2, Part 1, Class E of the GPDO 2015.

The Local Planning Authority is therefore respectfully requested to issue a Certificate of Lawfulness for the Proposed Development

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