

Email: [planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
 Phone: 020 7974 4444  
 Fax: 020 7974 1680

Development Management  
 Camden Town Hall Extension  
 Argyle Street  
 London WC1H 8EQ

Application for prior approval of a proposed: Enlargement of a dwellinghouse by construction of additional storeys

Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 1, Class AA

**Publication of applications on planning authority websites**

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

## Site Location

**Disclaimer:** We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	<input type="text" value="34"/>
Suffix	<input type="text"/>
Property Name	<input type="text"/>
Address Line 1	<input type="text" value="Meadowbank"/>
Address Line 2	<input type="text"/>
Address Line 3	<input type="text" value="Camden"/>
Town/city	<input type="text" value="London"/>
Postcode	<input type="text" value="NW3 3AY"/>

Description of site location must be completed if postcode is not known:

Easting (x)	Northing (y)
<input type="text" value="527703"/>	<input type="text" value="184043"/>

Description

## Applicant Details

### Name/Company

Title

First name

Surname

Company Name

### Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Are you an agent acting on behalf of the applicant?

Yes

No

## Contact Details

Primary number

Secondary number

Fax number

Email address

## Agent Details

Name/Company

Title

First name

Surname

Company Name

## Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

EC1Y 0TY

## Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

Fax number

Email address

\*\*\*\*\* REDACTED \*\*\*\*\*

## Eligibility

Permitted development rights are subject to conditions set by legislation to ensure that only appropriate proposals are eligible.

The need to apply to the Local Planning Authority to see if prior approval is required is one such condition.

The questions below will help determine if the proposals are eligible for this permitted development right.

### The current building and site

Was the current use of the building as dwellinghouses only granted by virtue of permitted development rights under Schedule 1, Part 3, Class G, M, MA, N, O, P, PA or Q of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)?

- Yes  
 No

Was the current building constructed between 1 July 1948 and 28 October 2018?

- Yes  
 No

Have additional storeys already been added to the original building (as it stood on 1 July 1948, or as built after that date; or, if 'Crown land', as it stood on 7 June 2006, or as built after that date)?

- Yes  
 No

Is any part of the land or site on which the building is located:

- in a conservation area;
- in an area of outstanding natural beauty;
- in an area specified by the Secretary of State for the purposes of enhancement and protection of the natural beauty and amenity of the countryside;
- in the Broads;
- in a National Park;
- in a World Heritage Site;
- in a site of special scientific interest

- Yes  
 No

### The proposed development

Will the proposed additional storeys only be constructed on the principal part of the building (i.e. the main part of the building excluding any front, side or rear extension of a lower height, whether this forms part of the original building or a subsequent addition)?

- Yes  
 No

Would the floor to ceiling height, measured internally, of any proposed additional storey exceed:

- 3 metres; or
- the floor to ceiling height, measured internally, of any existing storey of the principal part of the existing building

- Yes  
 No

Would the proposed extended building's:

- height exceed 18m (as measured from ground level to the highest part of the roof); or
- roof be:
  - more than 3.5 metres higher than the highest part of the existing roof, where the existing building consists of one storey above ground level; or
  - more than 7 metres higher than the highest part of the existing roof, where the existing building consists of more than one storey above ground level.

- Yes  
 No

If the dwellinghouse is not detached, would the proposed extension result in the highest part of the roof exceeding 3.5 metres above either:

- the highest part of the roof of the building it is joined to (e.g. by party wall or adjoining main wall); or
- if in a terrace, the highest part of the roof of any building in the row it is situated

- Yes  
 No/The dwellinghouse is detached

Will the development include a window in any wall or roof slope forming a side elevation of the building?

- Yes  
 No

Will the roof pitch of the principal part of the proposed extended dwellinghouse be the same as the roof pitch of the existing dwellinghouse?

- Yes  
 No

Will the materials used in any exterior work be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse?

- Yes  
 No

Following the development, will the dwellinghouse remain in use within Use Class C3 and for no other purpose, unless that purpose is ancillary to the primary use as a dwellinghouse?

- Yes  
 No

#### **Related operations and works**

Will any proposed engineering operations reasonably necessary to construct the additional storeys include:

- Provision of visible support structures on or attached to the exterior of the building upon completion of the development; or
- Anything other than works within the existing curtilage of the building to strengthen existing walls or foundations

- Yes  
 No

## **Description of Proposed Works, Impacts and Risks**

### **Proposed works**

Please describe the proposed development including details of any works proposed

Erection of an additional storey 2.8m in height above existing roof level of dwellinghouse.

Please describe the effects of the proposed development on the external appearance of the building including the design and architectural features of the principal elevation (and any side elevation that fronts a highway)

The proposed additional storey would match the existing building material palette and detailing with white painted render, brickwork, and white uPVC windows. The proposed windows would match the fenestration pattern of the existing windows, positioned to line up with the existing windows located on the lower floors, and would be of the same style as the existing windows.

For further details, refer the the submitted drawings and photographs within the submitted planning statement.

In the case of upwards extensions consideration must be given to every face of the building

### Measurements

What is the current height of the dwellinghouse (in metres, as measured from ground level to the highest part of the roof).

10.9

What will be the height of the dwellinghouse once the additional storeys are added (in metres, as measured from ground level to the highest part of the roof).

13

### Impacts and risks

Please provide details of any air traffic and defence asset impacts and how these will be mitigated

Given the location of the development, there would be no impact on air traffic or defence assets.

Please provide details of the impacts of on the amenity of any adjoining premises including overlooking, privacy and the loss of light and how these will be mitigated

There is a separation distance of approximately 17.5m from the principal rear building line of the property and the rear building line of 28 and 29 Meadowbank opposite to the south-east. These properties sit within the terraces forming 27 to 31 Meadowbank facing Ainger Road. The rear building line of number 52 Meadowbank, situated north- west and perpendicular to the principal front building line of the site has an existing separation distance of approximately 5m. This property sits within the terrace forming 52 to 58 Meadowbank. Communal gardens are located between both terraces.

A daylight and sunlight report has been included with this application, which assesses the impact on the rear of numbers 27 to 31 Meadowbank, the front of number 32 Meadowbank and the rear windows of number 46 to 32 Meadowbank as well as the communal gardens. The parameters assessed were daylight (vertical sky component (VSC)), sunlight (annual and winter probable sunlight hours). The report follows the BRE guidelines e.g. windows must be no less than 27% and less than 0.8 times its former value, a minimum of 25% annual probable sunshine hours, and at least 50% of any garden or open space receiving no less than 2 hours of direct sunlight on 21st March. The results of the analysis demonstrate that in all instances the numerical values set are achieved. Therefore, the proposals would not have a significant detrimental effect on the neighbours' enjoyment of daylight and sunlight.

The additional storey would have windows at the front and rear, the windows would be positioned the same distance as from neighbouring properties as the existing arrangement (windows at lower level). The additional storey would not be considered to result in unacceptable impacts on neighbouring amenity, in terms of loss of privacy or overlooking.

Given the surrounding context, siting and orientation, the proposed additional storey would have minimal impact on the daylight and sunlight received by neighbouring properties. Likewise there would be minimal impact in terms of overlooking or overbearing impacts. Due to existing separation distances and orientation of the neighbouring properties, no further mitigation measures are considered necessary to prevent loss of privacy through overlooking.

In the case of upwards extensions this includes neighbouring properties which are not contiguous with the proposed development site. Further details should be provided for these application types

Where relevant (due to the siting of the building), please provide details of the impact on any protected view.

The site does not fall within any views identified by the London View Management Framework.

## Site information

**Please note:** This question is specific to applications within the Greater London area.

The Mayor can request relevant information about spatial planning in Greater London under [Section 346 of the Greater London Authority Act 1999](#).

[View more information on the collection of this additional data and assistance with providing an accurate response.](#)

### Title number(s)

Please add the title number(s) for the existing building(s) on the site. If the site has no title numbers, please enter "Unregistered".

**Title Number:**

NGL213958

## Energy Performance Certificate

Do any of the buildings on the application site have an Energy Performance Certificate (EPC)?

Yes

No

Please enter the reference number from the most recent Energy Performance Certificate (e.g. 1234-1234-1234-1234-1234)

8508-7422-5120-6610-4922

## Further information about the Proposed Development

**Please note:** This question is specific to applications within the Greater London area.

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[View more information on the collection of this additional data and assistance with providing an accurate response.](#)

What is the Gross Internal Area to be added to the development?

0.00

square metres

Number of additional bedrooms proposed

0

Number of additional bathrooms proposed

0

## Development Dates

**Please note:** This question is specific to applications within the Greater London area.

The Mayor can request relevant information about spatial planning in Greater London under [Section 346 of the Greater London Authority Act 1999](#).

[View more information on the collection of this additional data and assistance with providing an accurate response.](#)

When are the building works expected to commence?

08/2023



When are the building works expected to be complete?

08/2024



## Vehicle Parking

**Please note:** This question contains additional requirements specific to applications within Greater London.

The Mayor can request relevant information about spatial planning in Greater London under [Section 346 of the Greater London Authority Act 1999](#).

[View more information on the collection of this additional data and assistance with providing an accurate response.](#)

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

Yes

No

Please provide the number of existing and proposed parking spaces.

**Vehicle Type:**

Cars

**Existing number of spaces:**

1

**Total proposed (including spaces retained):**

1

**Difference in spaces:**

0

Please note that car parking spaces and disabled persons parking spaces should be recorded separately unless its residential off-street parking which should include both.

## Declaration

I / We hereby apply for Prior Approval: Additional storeys on a dwellinghouse as described in this form and accompanying plans/drawings and additional information. I / We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Uwe Schmidt-Hess



Date

21/04/2023