

Delegated Report		Analysis sheet		Expiry Date:	07/06/2023
		N/A		Consultation Expiry Date:	10/06/2023
Officer			Application Number(s)		
Brendan Versluys			2023/1877/P		
Application Address			Drawing Numbers		
42 Lamble Street London NW5 4AS			Refer to Draft Decision Notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Erection of an additional storey at 2nd floor level on existing dwelling house.					
Recommendation(s):		Grant Prior Approval			
Application Type:		GPDO Prior Approval Part 1 Class AA			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	02	No. of responses	0	No. of objections	0
Summary of consultation responses:	A site notice was displayed from 17/05/2023 to 10/06/2023. Letters were posted to the adjacent neighbours at Nos. 41 and 43 Lamble Street on 15/05/2023 to notify them of the proposals. No objections were received.					

Site Description

42 Lamble Street is a two storey, mid-terrace, yellow brick and rendered residential dwelling with a flat roof on the south-eastern side of the road.

The surrounding area is residential in character. The application is not situated within a conservation area and the host building is not listed.

Relevant History

Application site

41 Lamble Street

2018/4591/P – Erection of a rear single storey extension. Relocation of existing rear gate. Replacement of front door with new timber front door and side glazed panel. **Certificate of lawfulness granted 20/11/2018**

2021/2178/P - Erection of an additional storey at 2nd floor level on existing dwelling house. **Prior approval granted 21/07/2021**

There are no planning records for the application site

Relevant policies

National Planning Policy Framework (NPPF) 2019

- **Paragraphs 95, 124-130**

Camden Planning Guidance

CPG Amenity (2021)

Assessment

1. Proposal

- 1.1. The proposal seeks prior approval for an additional storey, above the existing dwelling's second floor flat roof. The additional storey would accommodate two bedrooms, a bathroom and circulation. The proposed third floor is designed so that the front and rear windows size and scale matches the existing first floor windows below. The existing building has a height of 5.85m to the top of the front parapet wall, which is considered to be the highest part of the roof. The proposed additional storey would increase the height of the building to 8.75m to the top of the front parapet, which would result in an overall increase in height of 2.9m from the existing highest part of the roof to the proposed highest part of the roof.
- 1.2. The Town and Country Planning (General Permitted Development) (England) (Amendment) (No. 2) Order 2020 (GPDO) came into force on 31st August 2020 and introduced Class AA to Part 1 of Schedule 2, which allows for the enlargement of a dwellinghouse consisting of the construction of up to two additional storeys (where the existing dwellinghouse consists of two or more storeys).
- 1.3. This is subject to a number of conditions listed within sub-paragraph AA.1 [(a)-(k)] and a subsequent condition in sub-paragraph AA.2 relating to the need for the developer to apply to the local planning authority for prior approval as to:
- (i) *impact on the amenity of any adjoining premises including overlooking, privacy and the loss of light;*
 - (ii) *the external appearance of the dwellinghouse, including the design and architectural features of—*
 - (aa) *the principal elevation of the dwellinghouse, and*
 - (bb) *any side elevation of the dwellinghouse that fronts a highway;*
 - (iii) *air traffic and defence asset impacts of the development; and*
 - (iv) *whether, as a result of the siting of the dwellinghouse, the development will impact on a protected view identified in the Directions Relating to Protected Vistas dated 15th March 2012(a) issued by the Secretary of State;*

2. Assessment

2.1. Assessment against Class AA conditions

Class AA: The enlargement of a dwellinghouse consisting of the construction of up to two additional storeys, where the existing dwellinghouse consists of two or more storeys		
If yes to any of the statements below the proposal is not permitted development:		Yes/No
AA.1 (a)	Permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class G M, MA, N, O, P, PA or Q of Part 3 of this Schedule (changes of use)	No
AA.1 (b)	The dwellinghouse is located on— (i) article 2(3) land; or (ii) a site of special scientific interest	No
AA.1 (c)	The dwellinghouse was constructed before 1st July 1948 or after 28th October 2018	No
AA.1 (d)	The existing dwellinghouse has been enlarged by the addition of one or more storeys above the original dwellinghouse, whether in reliance on the permission granted by Class AA or otherwise	No

AA.1 (e)	Following the development the height of the highest part of the roof of the dwellinghouse would exceed 18 metres	No (approx. 8.75m)
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AA.1 (f)	Following the development the height of the highest part of the roof of the dwellinghouse would exceed the height of the highest part of the roof of the existing dwellinghouse by more than— (i) 3.5 metres, where the existing dwellinghouse consists of one storey; or (ii) 7 metres, where the existing dwellinghouse consists of more than one storey	No (approx. 2.9m)
AA.1 (g)	The dwellinghouse is not detached and following the development the height of the highest part of its roof would exceed by more than 3.5 metres— (i) in the case of a semi-detached house, the height of the highest part of the roof of the building with which it shares a party wall (or, as the case may be, which has a main wall adjoining its main wall); or (ii) in the case of a terrace house, the height of the highest part of the roof of every other building in the row in which it is situated	No (approx. 2.6m)
AA.1 (h)	The floor to ceiling height of any additional storey, measured internally, would exceed the lower of— (i) 3 metres; or (ii) the floor to ceiling height, measured internally, of any storey of the principal part of the existing dwellinghouse	No (Proposed floor to ceiling height 2.5m)
AA.1 (i)	Any additional storey is constructed other than on the principal part of the dwellinghouse	No
AA.1 (j)	The development would include the provision of visible support structures on or attached to the exterior of the dwellinghouse upon completion of the development	No
AA.1 (k)	The development would include any engineering operations other than works within the curtilage of the dwellinghouse to strengthen its existing walls or existing foundations	No
Conditions. If no to any of the statements below then the proposal is not permitted development:		
AA.2 (a)	The materials used in any exterior work must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse	Yes
AA.2 (b)	The development must not include a window in any wall or roof slope forming a side elevation of the dwelling house	Yes, it does not
AA.2 (c)	The roof pitch of the principal part of the dwellinghouse following the development must be the same as the roof pitch of the existing dwellinghouse (Existing: flat roof)	Yes (Proposed: flat roof)
AA.2 (d)	Following the development, the dwellinghouse must be used as a dwellinghouse within the meaning of Class C3 of the Schedule to the Use Classes Order and for no other purpose, except to the extent that the other purpose is ancillary to the primary use as a dwellinghouse	Yes (an informative will be included on the decision)

Impact on the amenity of any adjoining premises

- 2.2. The additional storey would have windows at the front and rear. There is a separation distance of approximately 25m from the principle front building line of the property and the rear building line of the terrace of properties Nos. 22-37 (consecutive) Oak Village on the opposite side of Lambie Street, and a separation distance of approximately 18m between the principle rear building line of the property and the front building line of the properties Nos. 7-12 Barrington Court, on the opposite side of Barrington Court. These separation distances exceed the minimum separation distance of 18m as required by CPG Amenity, and as such it is considered that the

proposals would not result in a loss of privacy through overlooking to neighbouring habitable rooms.

- 2.3. Given the site's location and orientation, it is not considered that the proposed additional storey would have a significant detrimental effect on the neighbours' enjoyment of daylight and sunlight.
- 2.4. Condition AA.3 of the GPDO requires the developer to provide the Local Planning Authority with a report for the management of the construction of the development, which sets out the proposed development hours of operation and how any adverse impact of noise, dust, vibration and traffic on adjoining owners or occupiers will be mitigated. This must be provided before the beginning of the development. An informative noting this will be added to the decision.

The design and architectural features of the principal elevation

- 2.5. The proposal seeks to extend the building by one storey to create two additional bedrooms and a bathroom at second floor level. The proposal would build up the principal front and rear elevations of the building and would not extend beyond the principal rearbuilding line. The proposed floor to ceiling height would be 2.5m, similar to ceiling height of the ground and first floors below. A single rooflight would be inserted into the proposed flat roof over the staircase to the first floor.
- 2.6. The proposal would match the existing building material pallet and detailing with render to the centre of the front and rear facades, bordered by vertical banding of brickwork to match the existing brickwork on the lower floors. Both sidefacades would be constructed with brickwork (yellow brick) to match the existing brick on the lower floors. This would result in an extension that blends into the existing fabric and the surrounding context. The proposed windows would be positioned to line up with the windows on the lower floors and the design of the windows to the principal elevation would be of the same style as the existing windows.

Air traffic and defence asset impacts

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

Impact on protected views

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

3. Recommendation: Grant prior approval