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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="9"/>
Suffix	<input type="text"/>
Property Name	<input type="text"/>
Address Line 1	<input type="text" value="Hawtrey Road"/>
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 3SS"/>

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

Easting (x)	Northing (y)
<input type="text" value="527073"/>	<input type="text" value="184183"/>

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

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

Secondary number

Fax number

Email address

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

Agent Details

Name/Company

Title

Ms

First name

Sayaka

Surname

Namba

Company Name

TR STUDIO

Address

Address line 1

St Bride Foundation

Address line 2

14 Bride's Lane

Address line 3

Town/City

London

County

Country

United Kingdom

Postcode

EC4Y 8EQ

## 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

It is proposed to construct an additional residential storey on the existing dwelling at 9 Hawtrey Road, NW3 3SS, in accordance with the provisions of Class AA, Schedule 2, Part 1 of the General Permitted Development Order (GPDO).

The new storey will be built above the principal part of the existing house. In line with the relevant requirements, no windows are proposed on the side elevations of the additional storey. New windows will be introduced on the front and rear elevations to ensure appropriate levels of natural light for the proposed bedrooms. As demonstrated in the submitted Sunlight and Daylight Report, these windows will not result in any unacceptable impact on neighbouring amenity.

A Juliet balcony with a frameless glass balustrade is proposed on the rear elevation. This is considered acceptable and in line with the standards set out in the relevant guidance.

Please note: the Sunlight and Daylight Report includes reference to a first-floor rear extension. A planning application for this extension has been submitted (planning reference pending). We confirm that the findings of the report remain valid in support of this application.

For further information, please refer to the accompanying cover letter.

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)

It has previously been accepted that there will be no impact to neighbour amenity and this is still the case.  
Please refer to cover letter for further details.

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).

7.04

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).

8.9

#### Impacts and risks

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

There will be no impact on air traffic or defence assets.  
Please refer to cover letter for more details.

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

It has previously been accepted that there will be no impact to neighbour amenity and this is still the case.  
Please refer to cover letter for further details.

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 proposal will not have any impact on either a protected view nor Protected Vista.  
Please refer to cover letter for further details

These are identified in the Directions Relating to Protected Vistas dated 15 March 2012 issued by the Secretary of State.

## 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".

<b>Title Number:</b> NGL724226
<b>Title Number:</b> NGL159746

## 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)

0340-2035-7290-2527-3301
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## Further information about the Proposed Development

**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.](#)

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

68.23	square metres
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Number of additional bedrooms proposed

1
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Number of additional bathrooms proposed

1
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## 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?

07/2025

When are the building works expected to be complete?

02/2026

## 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:**  
Other

**Other (please specify):**  
Residential-only street parking

**Existing number of spaces:**  
2

**Total proposed (including spaces retained):**  
2

**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 the questions answered, details provided, and the 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 opinions of the person(s) giving them.  
I/We also accept that, in accordance with the Planning Portal's terms and conditions:  
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published 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

Tom Rutt

Date

28/04/2025