

TR STUDIO

Architecture | Interiors

28 April 2025

Camden Council
Planning Department

Cover Letter

9 Hawtrey Road, NW3 3SS on behalf of Bruce Rigal

Dear Sir / Madam

On behalf of our client, Mr Bruce Rigal, we hereby submit an application seeking Prior Approval for the construction of an additional residential storey at 9 Hawtrey Road, NW3 3SS, in accordance with Schedule 2, Part 1, Class AA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

The application should be read in conjunction with Householder Planning Permission and Lawful Development: Proposed Use applications - they are all submitted on the same day therefore no application numbers are available yet.

This application is supported by:

- A written description of the proposed development
- Site location and block plans (with north direction shown)
- Existing and proposed elevation drawings
- A Sunlight and Daylight Report prepared by CHP Surveyors

Proposed Development

The proposal involves the construction of a single additional storey above the principal part of the existing two-storey terraced dwelling, with a height of approximately 2.9 metres. The new storey will accommodate two bedrooms with en-suites and a small utility area.

- No windows are proposed on the side elevations.
- New windows are proposed on the front and rear elevations only.
- A Juliet balcony with frameless glass balustrade is proposed at the rear.
- All external materials will match those of the existing building.
- No roof box or additional roof structure is proposed.

The design has been developed to be in keeping with the character of the original dwelling and its neighbours. The Sunlight and Daylight Report submitted with the

application confirms that the proposed development will not cause any unacceptable impact on neighbouring amenity.

Please note: the submitted Sunlight and Daylight Report includes reference to a first-floor rear extension, which forms part of a separate planning application currently under consideration. However, we believe the findings of the report remain valid for this Prior Approval application, as the assessment of neighbouring impacts is unaffected.

Compliance with Class AA

The application meets all criteria set out under Paragraph AA.1 of the Order, including:

- The building was originally constructed as a C3 dwelling.
- It is not located within a conservation area, nor is it listed.
- The proposed height increase complies with all maximum height limits.
- No additional storeys have been added previously.
- The proposal is on the principal part of the dwelling only, with no side windows or visible external structures.

The proposal also complies with Paragraph AA.2 regarding materials, roof pitch, and continued residential use.

Conclusion

We trust the information provided demonstrates that the proposal fully complies with the criteria for Prior Approval under Class AA and will not result in any harmful impact on amenity or the character of the surrounding area.

Please find enclosed all supporting plans and documentation, including the Sunlight and Daylight Report. We look forward to your favourable consideration and would be happy to provide any further information as required.

Yours faithfully,

Sayaka Namba