



## SQUARE FEET ARCHITECTS

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Planning Department  
LB Camden  
5 Pancras Square,  
London N1C 4AG

10<sup>th</sup> February 2021

**Re: Supporting Planning Statement for the Prior Approval for  
ADDITIONAL STOREY @ 41 BELSIZE ROAD LONDON NW6 4RX**

**Introduction** – On behalf of my clients we enclose an application for prior approval of a proposed enlargement of a dwelling-house, by construction of an additional storey.

This application is submitted under Schedule 2, Part 1, Class AA of the Town and Country Planning (General Permitted Development).



Section AA.3. of the Order sets out the procedure for applications for Prior Approval. It states that the application must be accompanied by-

1. *(a) a written description of the proposed development, including details of any works proposed;*

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2. (b) a plan which is drawn to an identified scale and shows the direction North, indicating the site and showing the proposed development; and
3. (c) a plan which is drawn to an identified scale and shows
  1. (i) the existing and proposed elevations of the dwelling-house, and
  2. (ii) the position and dimensions of the proposed windows.

This letter includes a written description of the development. Enclosed with the application are a location plan, existing plans of the top floor and the roof showing the direction north, existing elevations and section and proposed plans and elevation showing the dimensions of the proposed development, positions and dimensions of the proposed windows.

### **Written Description of the Proposed Development**

The proposals are to extend up the existing pitched roof up one storey to create additional living space for the house.

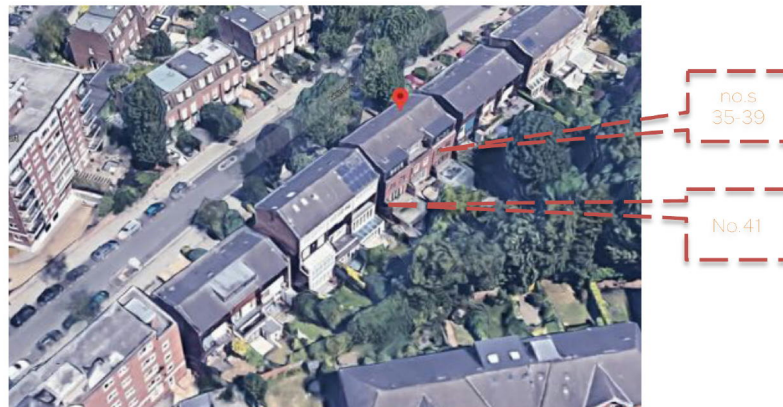
The site is a three storey split level 1960's dwelling house, and is not in a conservation area, or listed. It is the end of a terrace of three similar houses.

It is proposed to construct an additional storey on the existing residential property in line with the standards set out within Class AA, Schedule 2, Part 1 of the GPDO. The proposed additional storey would be constructed on the principal part of the existing house.

In line with the requirements, no windows will be located on the side elevations of the additional storey. Additional windows will be located in the front and rear elevations in order to provide the new bedrooms with good level of light. The total height of the additional storey, at 3.5 metres, falls well within the parameters set by the Guidance.

As shown on the accompanying drawings, the materials for the additional storey have been carefully selected in order to match the materials of the existing house.

The additional storey, once constructed will appear as a natural extension to the existing building and not as a separate element, in a similar manner that has been approved and constructed on the adjacent terrace, nos 35-39 Belsize Rd.



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**Assessment for compliance with the constraints as set out in The Town and Country Planning (General Permitted Development) (England) Order 2015:**

Class AA – enlargement of a dwellinghouse by construction of additional storeys  
Permitted development

AA. The enlargement of a dwellinghouse consisting of the construction of—  
(a) up to two additional storeys, where the existing dwellinghouse consists of two or more storeys; or  
(b) one additional storey, where the existing dwellinghouse consists of one storey,  
immediately above the topmost storey of the dwellinghouse, together with any engineering  
operations reasonably necessary for the purpose of that construction.  
Development not permitted

AA.1. Development is not permitted by Class AA if—  
(a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, O, P,  
PA or Q of Part 3 of this Schedule (changes of use);  
(b) the dwellinghouse is located on—  
(i) article 2(3) land; or  
(ii) a site of special scientific interest;

**COMPLIES**

(c) the dwellinghouse was constructed before 1st July 1948 or after 28th October 2018;

**COMPLIES**

(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;

**COMPLIES**

(e) following the development the height of the highest part of the roof of the dwellinghouse would exceed 18  
metres;

**COMPLIES**

(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;

**COMPLIES**

(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;

**COMPLIES**

(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;

**COMPLIES**

(i) any additional storey is constructed other than on the principal part of the dwellinghouse;

**COMPLIES**

(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; or

**COMPLIES**

(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.

**COMPLIES**

**Conditions**

AA.2.—(1) Development is permitted by Class AA subject to the conditions set out in sub-paragraphs (2) and (3).

(2) The conditions in this sub-paragraph are as follows—

(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;

**COMPLIES**

(b) the development must not include a window in any wall or roof slope forming a side elevation of the dwelling house;

**COMPLIES**

(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; and

**COMPLIES**

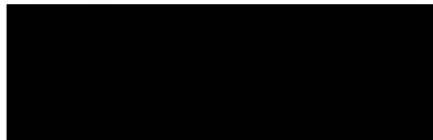
(d) following the development, the dwellinghouse must be used as a dwellinghouse within the meaning of Class C3 of the Schedule to the Use Classes Order and for no other purpose, except to the extent that the other purpose is ancillary to the primary use as a dwellinghouse.

**COMPLIES**

**Conclusion** – the proposals have been closely considered and comply with the constraints as set out in the GPDO.

If you have any queries or comments please do not hesitate to contact this office.

Kind regards,



Daniel Leon  
For and on behalf of SQUARE FEET ARCHITECTS LTD.