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22 Quickswood  
London  
NW3 3RS

16 February 2021

Planning Department  
London Borough of Camden  
Crowndale Centre  
218 Eversholt Street  
Somers Town  
London NW1 1BD

Dear Sir/Madam,

**Application for Prior Approval for an additional storey under Class AA (Schedule 2, Part 1) of the General Permitted Development (Amendment) Order 2020 at 22 Quickswood, NW3 3RS**

This letter accompanies an application for prior approval in connection with a proposed additional residential storey at 22 Quickswood, NW3 3RS. The Application is made pursuant to Class AA, Schedule 2, Part 1 of the Town and Country Planning General Permitted Development (England) (Amendment) Order 2020 (GPDO)

This application has been prepared in accordance with Section AA.3. of this GPDO which specifies the procedure for applications for Prior Approval. It states (AA.3.(2)) that an application must be accompanied by:

- (a) a written description of the proposed development, including details of any works proposed;*
- (b) a plan which is drawn to an identified scale and shows the direction of North, indicating the site and showing the proposed development; and*
- (c) a plan which is drawn to an identified scale and shows –(i) the existing and proposed elevations of the dwelling house, and (ii) the position and dimensions of the proposed windows.*

The following submitted documents accompany the application:

- This letter which includes a written description of the development.
- Site Location Plan
- Existing plans and elevations
- Proposed plans and elevations
- Application form
- Application fee

The proposed development at the site falls within the scope of Class AA including the limitations as set out in AA.1 of Class AA of the GPDO. This letter will address each limitation in turn. Similarly, the conditions in AA.2 of the GPDO are satisfied. This letter will address each condition in turn.

## The Site

The application site is a two-storey end of terrace residential dwelling, built in the 1960s, adjoining a communal garden on the west side of Quickwood in the Chalcots Estate. The sector includes a mixture of two, three and four-storey houses.

The Environment Agency's flood maps indicate that the site falls within Flood Zone 1. The location has a PTAL score of 3 and is not in a Conservation Area.

## Planning History

There has been a previous planning permission at the site (approved 7 June 2010):

### **2010/1894/P**

*Erection of a single storey rear extension at ground floor level and single storey side extension at first floor level, conversion of internal garage into additional accommodation, and installation of new windows to front, rear and side elevations to single family dwelling house.*

## Proposed Development

This application seeks the prior approval for the upwards extension to provide an additional residential storey under Class AA, Schedule 2, Part 1 of the GPDO. The proposed additional storey would be constructed on the principal part of the existing dwellinghouse and would provide 2 bedrooms, 2 bathrooms, 1 home office and 1 home cinema. Accompanying plans illustrate the existing layout as well as the proposed extension. Plans have been developed in strict accordance with the GPDO to ensure that the development complies with the criteria of Class AA.

As shown on the submitted plans, the windows in the front and rear elevations would be of the same size and located in the same positions as the existing top storey. The materials for the brickwork, render, windows, weatherboarding and roof box would match the appearance of the existing materials so that the additional storey blends naturally with the existing dwelling house.

## Entitlement to Class AA of the GPDO

Class AA of Schedule 2, Part 1 of the GPDO, permits the following:

### ***"enlargement of a dwellinghouse by construction of additional storeys"***

Development is permitted subject to a number of limitations set out in AA.1 of Class AA. As we identify within the accompanying text, the proposed extension of the dwellinghouse falls within the scope of these limitations.

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).***

Permission to use the dwellinghouse was not granted by virtue of Class M, N, O, P, PA or Q of Part 3 of this Schedule.

***(b) the dwellinghouse is located on (i) article 2(3) land; or (ii) a site of special scientific interest.***

The dwellinghouse is not located on article 2(3) land or a site of special scientific interest.

***(c) the dwellinghouse was constructed before 1<sup>st</sup> July 1948 or after 28<sup>th</sup> October 2018.***

The dwellinghouse was built in the 1960s.

***(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.***

The existing dwellinghouse has not been enlarged by the addition of one or more storeys above the original dwellinghouse.

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

Following the development the height of the highest part of the roof of the dwellinghouse would not exceed 18 metres.

***(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 dwelling house 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.***

Following the development, the height of the highest part of the roof of the dwellinghouse would not exceed the height of the highest part of the roof of the existing dwellinghouse by more than 7 metres.

***(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.***

The highest part of the development would not exceed the height of the highest part of the roof of every other building in the row in which it is situated by more than 3.5 metres.

***(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.***

The floor to ceiling height of the additional storey would not exceed the internal floor to ceiling height of any storey of the principal part of the existing dwellinghouse.

***(i) any other additional storey is constructed other than on the principal part of the dwelling house.***

According to AA.4(1), 'principal part', in relation to a dwellinghouse, means the main part of the dwellinghouse excluding any front, side or rear extension of a lower height, whether this forms part of the original dwellinghouse or is a subsequent addition;

The additional storey will be constructed on the principal part of the dwellinghouse. The single storey side extension at first floor level constructed in 2010 is not of a lower height. The extension roof height is the same as the rest of the first floor roof height.

- (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.***

The development would not include any visible support structures on or attached to the exterior of the dwellinghouse.

- (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.***

The development would not include any engineering operations other than works within the curtilage of the dwellinghouse to strengthen its existing walls or existing foundations.

It has been clearly demonstrated by the commentary above that the proposed development, when scrutinised against the limitations of the Class AA legislation, is compliant with the basic requirements. Should further information be required in order to determine compliance with any of these limitations, I can provide any additional documentation or information.

#### **Conditions of Class AA.2.(2) Prior Approval**

Given the basic requirements have been adhered to, it is necessary to turn to the conditions of development, set out at Class AA.2.(2). The legislation states that where any development under Class AA is proposed, the developer must apply to the local planning authority for prior approval as to a series of technical assessment points. These are addressed sequentially below.

- (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;***

The materials to be used in the construction of the additional storey are of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse.

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

The development does not include a window in any wall or roof slope forming a side elevation of the dwellinghouse.

- (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***

The roof pitch of the principal part of the dwellinghouse following the development will be the same as the roof pitch of the existing dwellinghouse.

- (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.***

Following the development, the dwellinghouse will only be used as a dwellinghouse within the meaning of Class C3 of the Schedule to the Use Classes Order.

The development therefore complies with the criteria in paragraph AA.2.(2) of the GPDO.

**Conditions of Class AA.2.(3) Prior Approval**

Paragraph AA.2 (3) (a) of the GPDO states that *before beginning the development, the developer must 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:*

The proposed development, due to its position and setting, is not considered to result in any adverse impact on any adjoining premises.

There is already a degree of overlooking of the patio and windows of the property to the rear, 7 Conybeare. It is not considered that the proposed extension would significantly increase the degree of overlooking of this property. Also, as the new habitable room windows would face to the front and rear, directly above the windows in the existing dwellinghouse, the degree of overlooking would not be significantly changed. Due to the separation distance of the neighbouring properties, it is not considered that the new extension would affect the privacy of neighbouring houses. The erection of an additional storey would therefore not result in any further impact on neighbouring privacy or overlooking.

In addition, the angle to the horizontal subtended by the proposed roof line of the additional floor at the level of the centre of the lowest affected window for the properties at the front across the road (75 Quickwood) and rear (7 Conybeare) has achieved the 25 degree rule of thumb, based on the Building Research Establishment Report Site Layout for Daylight and Sunlight: A Guide to Good Practice by P J Littlefair (1991). The proposed extension is therefore unlikely to have a noticeable effect on diffuse skylight enjoyed by the neighbouring properties.

The dwellinghouse adjoins a communal garden where there will be some minimal increased overshadowing but given the size of this garden, the proportion of increased overshadowing would be relatively small. Another property 20 metres away at 6 Conybeare has been granted prior approval to add a third storey adjoining the same communal garden.

The proposed development is therefore not considered to result in any adverse effect on the amenity of neighbouring dwellings.

- (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;*

The dwellinghouse is a two storey, end of terrace residential property constructed in brick with white painted brickwork, white painted render, aluminium windows and areas of weatherboarding painted black. The dwellinghouse has the same design and architectural features of neighbouring properties. The external appearance of the development uses materials and colour to match the appearance of the existing dwellinghouse so that the additional storey blends in with the existing dwellinghouse. The external appearance of the additional storey has therefore incorporated the design and architectural features of the existing dwellinghouse and respects the established character of the surrounding area.

The dwellinghouse does not have a side elevation that fronts a highway.

- (iii) *air traffic and defence asset impacts of the development; and*

The development would have no impact on air traffic or defence assets.

- (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 15<sup>th</sup> March 2012 issued by the Secretary of State.**

The development would have no impact on protected vistas.

Paragraph AA.2 (3) (b) of the GPDO states that ***before beginning the development, the developer must 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;***

- (c) the development must be completed within a period of 3 years starting with the date prior approval is granted;***

- (d) the developer must notify the local planning authority of the completion of the development as soon as reasonably practicable after completion; and***

- (e) that notification must be in writing and include—***

- (i) the name of the developer;***  
***(ii) the address of the dwellinghouse; and***  
***(iii) the date of completion.***

These conditions (b)-(e) are all noted.

### **Conclusion**

For the reasons set out in this letter, the proposed development complies with the limitations and conditions in Schedule 2, Part 1, Class AA of the Town and Country Planning (General Permitted Development) (England) (Amendment) (No.2) Order 2020 and all matters which must be considered for the grant of prior approval have been considered and addressed. Accordingly, it is my view that prior approval should be granted.

Yours faithfully



**Sara D Cooper**