

Delegated Report		Analysis sheet		Expiry Date:		24/03/2021	
Prior Approval GPDO Part 1, Class AA		N/A / attached		Consultation Expiry Date:		11/04/2021	
Officer				Application Number(s)			
Angela Ryan				2021/0755/P			
Application Address				Drawing Numbers			
41 Belsize Road London NW6 4RX				Refer to decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Erection of an additional storey to the existing 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	5	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		Multiple site notices were displayed between 18/03/2021 and 11/04/2021. No objections/representations were made in respect to the consultation process.					
CAAC/Local groups* comments: *Please Specify		N/A					

Site Description

The site comprises a three-storey building that sits within a group of three identical buildings, located on the east side of Belsize Road. The predominant landuse in the immediate vicinity is for residential purposes. To the east and west side of the application site/group of three buildings are buildings of one storey higher at four storeys in height.

The site is not listed nor does it lie within a designated conservation area.

Relevant History

15/12/2020- Planning Permission **granted** for the erection of a rear roof dormer extension (Class C3). (Ref: 2020/4867/P)

30/12/2020 - Planning Permission **granted** for the erection of a two-storey rear infill extension at 1st and 2nd floors. (Ref: 2020/ 4864/P)

Relevant policies

National Planning Policy Framework (NPPF) 2019

Paragraphs 95, 124-130

Camden Planning Guidance

CPG Amenity (2021)

Assessment

Proposal:

Prior approval is sought for an additional storey on the pitched roof of this existing three-storey dwelling house. The proposed additional storey would increase the height of the building by another storey with pitched roof, resulting in an overall increase of 3.5m from the existing roof ridge to the proposed one.

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 dwelling house consisting of the construction of up to two additional storeys (where the existing dwelling house consists of two or more storeys).

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 and the loss of light;
- (ii) the external appearance of the dwelling house, including the design and architectural features of—
 - (aa) the principal elevation of the dwelling house, and
 - (bb) any side elevation of the dwelling house 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 dwelling house, 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.

Assessment against Class AA.2 Prior Approval criteria:

Design

The proposal seeks to extend the main part of the building by one storey to create an additional bedroom. The proposed additional storey would be positioned on the principal front and rear elevations of the building and would not extend beyond the principal rear building line. The proposed extension will be 3.5m high and 6.1m wide. The proposed floor to ceiling height would be approximately 2.5m high.

The proposed additional storey is proposed to match the existing building in terms of design and material palette and would match the height of the adjoining short terrace of similar properties. This would result in an extension that blends into the existing fabric and would be in keeping with the surrounding context. The proposed windows would be positioned to line up with the existing windows located on the lower floors and would be of the same style as the existing windows. The roof pitch would match the existing design.

As the additional storey will reflect the design of the existing building and be in keeping, the proposal is considered to be appropriate in design terms.

Impact on the amenity of adjoining premises:

No windows are proposed in the side elevations and the front and rear elevations already have numerous windows, therefore the proposal would not result in additional overlooking over and above that which already exists here.

The site also faces a 6 storey block of flats (Byron Court) located on the opposite side of Belsize Road, which has a building-to-building distance of approximately 23m. To the rear, the application site faces the rear of two and three-storey dwelling houses located on Hilgrove Road, with a building-to-building distance ranging from 13-15m away. The adjoining buildings located either side of this group of three buildings of which the application site forms a part are already one storey higher with no openings located on their flank walls. Given the surrounding context, orientation and the distances from surrounding properties, the proposed additional storey would have minimal impact on the daylight and sunlight received by the surrounding properties

A report is required to be submitted 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.

Air traffic and defence asset impacts

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

Impact on protected views

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

Assessment against Class AA.1 conditions:

Class AA: The enlargement, improvement or other alteration of a dwelling house		
If yes to any of the questions below the proposal is not permitted development		Yes/no
AA.1 (a)	Permission to use the dwelling house as a dwelling house has been granted only by virtue of Class M, N, P, PA or Q of Part 3 of this Schedule (changes of use)	No
AA.1 (b)	The Dwelling House is located on – (i) Article 2(3) land; or (ii) A site of special scientific interest	No
AA.1 (c)	The dwelling house was constructed before 1st July 1948 or after 28th October 2018	No
AA.1 (d)	The existing dwelling house has been enlarged by the addition of one or more storeys above the original dwelling house, 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 dwelling house would exceed 18 metres	No (approx. 15m)
AA.1 (f)	Following the development the height of the highest part of the roof of the dwelling house 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 dwelling house consists of one storey; or (ii) 7 metres, where the existing dwelling house consists of more than one storey	No (approx. 3.5m)
AA.1 (g)	The dwelling house 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. 3.5.9m)
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 dwelling house	No (Proposed floor to ceiling height 2.5m)
AA.1 (i)	Any additional storey is constructed other than on the principal part of the dwelling house	No
AA.1 (j)	The development would include the provision of visible support structures on or attached to the exterior of the dwelling house upon completion of the development	No
A.1(k)	The development would include any engineering operations other than works within the curtilage of the dwelling house 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 dwelling house	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	No
AA.2(c)	The roof pitch of the principal part of the dwelling house following the development must be the same as the roof pitch of the existing dwelling house	Yes (proposed pitched roof)
AA.2(d)	Following the development, the dwelling house must be used as a Dwelling house 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 dwelling house.	Yes (an informative will be included on decision notice)

Conclusion-

The Council has taken into account the responses from the consultation process (which in this case are none) and the guidance in the NPPF 2019, as required by para AA.3 regarding procedure.

The additional storey is permitted under Class AA of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended by No.2 Order 2020).

Recommendation: Grant prior approval.