

A145 - 41 Lamble Street, London, NW5 4AS

DESIGN STATEMENT: 23.04.2021

Introduction

This **Prior Approval** application is submitted under **Schedule 2, Part 1, Class AA** of the **Town and Country Planning (General Permitted Development) (England) (Amendment) (No.2) Order 2020** (the "Order").

Section **AA.3.** of the **Order** sets out the procedure for applications for **Prior Approval**. It states (**AA.3. (2)**) that an application submitted to the local authority by a developer for **Prior Approval** under **Class AA** 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 –

1. (i) The existing and proposed elevations of the dwellinghouse, and
2. (ii) The position and dimensions of the proposed windows.

This **Design Statement** includes a written description of the development. Enclosed with the application are a Site Location Plan, a plan showing the direction of north indicating the site and showing the proposed development, and existing and proposed elevation plans showing the dimensions of the proposed development, and positions and dimensions of proposed windows.



Site Location

Written description of the Proposed Development (AA.3.(2)(a))

This **Design Statement** is in support of the proposed development at **41 Lamble Street**, London. The property is a three bedroom two storey terraced house. (**AA.1.(a)**)

The property is not a statutory or locally listed building and does not lie within a Conservation Area. (**AA.1.(b)**)

The existing dwelling house was constructed after **1st July 1948** and **before 28th October 2018** and has not previously been enlarged by any additional storeys on the principle part of the building. (**AA.1.(c)**), (**AA.1.(d)**)

A consistent roof line at **5.8m** runs along the length of the terrace this building is apart of. The development proposes raising the roofline of the dwellinghouse by **2.6m** to an overall height of **8.4m**. (**AA.1.(e)**), (**AA.1.(f)(i)**), (**AA.1.(g)(ii)**)

The additional floor area will have a floor to ceiling height of **2.3m** and provide a new bedroom, shower room and living space, creating a better functioning and performing family home. (**AA.1.(h)(i)**)

The proposed works comprise the construction of a third story above the principle part of the existing building. (**AA.1.(i)**)

The development would not include the provision of visible support structures on or attached to the exterior of the dwellinghouse upon completion of the development. **(AA.1.(j))**

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. **(AA.1.(K))**

The materials used for the exterior of the proposed extension will be of similar appearance as those used in the construction of the exterior of the existing dwellinghouse, (see proposed elevations). **(AA.2.(2)(a))**

The development does not include a window in any wall or roof slope forming a side elevation of the dwelling house, (see proposed elevations). **(AA.2.(2)(b))**

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 (see proposed elevations); and following the development, the dwellinghouse will 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. **(AA.2.(2)(c)), (AA.2.(2)(d))**



Aerial view looking North, showing rough massing of proposed additional storey.

The existing dwellinghouse, due to its position and setting, does not result in any detrimental impacts to neighbouring properties. The erection of an additional storey will not result in any further impact on neighbour amenity.

The dwelling house follows a **NNW / SSE** axis. Amenity to the south of the property will not be effected by overshadowing or loss of light. To the north of the dwelling house, the shallow gardens of the neighbours will not be effected by the additional storey. On the northern side of **Lamble Street**, behind high walls, the rear gardens of properties facing **Oak Village** will not be negatively impacted by the proposed development. The proposal will not increase the risk of overlooking or loss of privacy to any existing properties.

Due to the position of the existing dwellinghouse, it is not considered that there will be any significant loss of light due to the erection of the additional storey and the proposal would have no noticeable impact on the amenity of neighbouring properties. **(AA.2(3)(a)(ii))**

The external appearance of the proposed extension of the dwellinghouse has been designed to be in keeping with the architectural language and features of the existing building, (see proposed elevations). **(AA.2(3)(a)(ii)(aa))**

No air traffic and defence assets or protected views, as identified in the **Directions Relating to Protected Vistas** dated 15th March 2012(3) issued by the *Secretary of State*, are effected by the proposed development.

ARCHEA