

Delegated Report		Analysis sheet		Expiry Date:		12/07/2021	
		N/A		Consultation Expiry Date:		24/06/2021	
Officer				Application Number(s)			
Jaspreet Chana				2021/1663/P			
Application Address				Drawing Numbers			
104 Hawtrey Road London NW3 3SS				Refer to Draft Decision Notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Prior approval for the erection of an additional storey (2.85m in height) on the existing dwellinghouse							
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	00	No. of responses	00	No. of objections	00
Summary of consultation responses:		A site notice was displayed from 23/04/21 to 27/05/21. Letters were also posted out to adjacent neighbouring properties on 02/06/21. No objections were raised.					
CAAC/Local groups comments:		N/A					

Site Description

The application building is located on the eastern side of Hawtrey Road, at the end of a terrace row. This building is in residential use and has three storeys with, white painted brick and a flat roof. There is an existing roof storage box situated on the roof of the building, which is a feature of all surrounding properties.

The application site is located within a planned residential estate (known as the Chalcot Estate) dating from the 1960's. The majority of the houses on the estate are terraced.

The surrounding area is residential in character. The application is not within a Conservation Area and the host building is not listed.

Relevant History

Relevant planning history in the vicinity of the application site:

13 Hawtrey Road:

2020/5021/P: Erection of an additional storey at 2nd floor level on existing dwellinghouse. Grant Prior Approval 05/01/2021- GPDO Prior Approval – Part 1 – Class AA

54 Hawtrey Road:

2021/0453/P: Erection of an additional storey 2.8m in height above existing roof level. . Grant Prior Approval 01/06/2021 - GPDO Prior Approval – Part 1 – Class AA

Relevant policies

National Planning Policy Framework (NPPF) 2019

- Paragraphs 95, 124-130

General Permitted Development Order (2015)

The Town and Country Planning (General Permitted Development) (England) (Amendment) (No.2) Order 2020.

Camden Planning Guidance

CPG Amenity (2021)

Assessment

1. Proposal

- 1.1. The proposal seeks prior approval for an additional storey above the existing third floor flat roof which would be 2.85m in height above the existing roof level with a roof storage box and rooflights.
- 1.2. The Town and Country Planning (General Permitted Development) (England) (Amendment) (No. 2) Order 2020 came into force on 31st August 2020 and introduced Class AA to Part 1 of Schedule 2, which allows for the enlargement of a dwellinghouse consisting of the construction of up to two additional storeys (where the existing dwellinghouse consists of two or more storeys).
- 1.3. 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, privacy and the loss of light;*
 - (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;*
 - (iii) *air traffic and defence asset impacts of the development; and*
 - (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 15th March 2012(a) issued by the Secretary of State;*

2. Assessment

2.1. Assessment against Class AA conditions

Class AA: The enlargement of a dwellinghouse consisting of the construction of up to two additional storeys, where the existing dwellinghouse consists of two or more storeys

If yes to any of the questions below the proposal is not permitted development:

Yes/no

AA.1 (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)?	No
AA.1 (b)	The dwellinghouse is located on— (i) article 2(3) land; or (ii) a site of special scientific interest?	No
AA.1 (c)	The dwellinghouse was constructed before 1st July 1948 or after 28th October 2018?	No
AA.1 (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?	No
AA.1 (e)	Following the development the height of the highest part of the roof of the dwellinghouse would exceed 18 metres?	No - (approx. 11.6m)

AA.1 (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?	No (approx. 2.85m)
AA.1 (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?	No (approx. 2.85m)
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 dwellinghouse? (in this case 2.40m)	No - (floor to ceiling height 2.40m)
AA.1 (i)	Any additional storey is constructed other than on the principal part of the dwellinghouse?	No
AA.1 (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?	No
AA.1 (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?	No
Conditions. If no to any of the 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 dwellinghouse?	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?	Yes
AA.2 (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? (flat roof)	Yes (flat roof)
AA.2 (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.	Yes (an informative will be included on the decision)

Assessment against Class AA.2 criteria:

Impact on the amenity of any adjoining premises

2.2 The applicant has submitted a Daylight and Sunlight Report which assesses the impact on Nos. 102, 106 Hawtrey Road, 3 Lyttelton Close and 177(Flat a-d) Adelaide Road. The results of this analysis demonstrate that in all instances the numerical values set out in the BRE guidelines are achieved. The proposals would therefore not have a significant detrimental effect on the neighbours' enjoyment of daylight and sunlight.

2.3 Given the surrounding context, orientation and the distances to neighbouring properties, the

proposed additional storey would have no significant impact on the levels of outlook experienced by the neighbouring occupiers.

The design and architectural features of the principal and side elevation

2.4 The proposal would match the existing building's material palette and detailing with render, coping stone, timber panelling and brickwork to match the existing. This would result in an extension that blends into the existing fabric and the surrounding context. The proposed uPVC windows would match the material of the existing windows and would line up with the windows on the lower floors, which is accepted in this instance. Between the windows there would be white timber panelling to match the design detail on the floors below. Overall, it is considered that the proposed additional storey would be sympathetic to the host property and is considered acceptable.

Air traffic and defence asset impacts

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

Impact on protected views

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

3 Conclusion:

The Council has taken into account the responses from the consultation process and the guidance in the NPPF 2019, as required by para AA.2 regarding the 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).

4 Recommendation: Grant prior approval