

Delegated Report Prior Approval GPDO Part 1, Class AA		Analysis sheet		Expiry Date:		21/05/2021	
		N/A		Consultation Expiry Date:		28/06/2021	
Officer				Application Number(s)			
Tony Young				2021/1793/P			
Application Address				Drawing Numbers			
12 Barrington Court Lamble Street London NW5 4AT				Refer to Draft Decision Notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Erection of an additional storey 2.84m in height above existing roof level.							
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:		3 site notices were displayed from 02/06/2021 to 26/06/2021. No comments or objections have been received.					
CAAC/Local groups comments:		n/a					

Site Description

The application site comprises a 2-storey end of terrace property with a flat roof, located on the south-east side of Barrington Court at the junction with Grafton Road, and forms part of a 1950's/60's residential housing estate.

The majority of the houses in Barrington Court are similarly 2-storey terraced houses which do not appear to have any significant alterations at roof level. The surrounding area is residential in character.

The application site is not located within a Conservation Area and the host building is not listed.

Relevant History

2018/1721/P - Replacement of existing side extension with enlarged side extension and erection of a new brick boundary wall to replace the existing timber fence (retrospective). Granted planning permission 10/08/2018

Relevant policies

National Planning Policy Framework (NPPF) 2019

Paragraphs 95, 124-130

Camden Planning Guidance

CPG Amenity (2021)

Assessment

1. Proposal

- 1.1. The proposal seeks prior approval for an additional storey above the existing 1st floor flat roof. The existing building has a height of 5.86m to the top of the flat roof. The proposed additional storey would increase the height of the building to 8.7m to the top of the flat roof, which would result in an overall increase in height of 2.84m from the existing highest part of the roof to the proposed highest part of the roof.
- 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.1 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. 8.7m)
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. 2.84m above existing roof)
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. 2.84m in height)
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?	No – (proposed floor to ceiling height approx. 2.45m)
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 – (proposed 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:

2.2. Impact on the amenity of any adjoining premises

- 2.3. Given the location of the host property on the south-east corner of the terrace, the surrounding context and relationship with neighbouring properties, the proposal would not have any significant detrimental impact on any neighbours' enjoyment of daylight and sunlight.
- 2.4. The additional storey would have windows at the front and rear only. There is a separation distance of approximately 18m from the principal front building line of the host property and the rear building line of the terrace of properties (nos. 40-49 Lambie Street) located on the opposite side of the road; a separation distance of approximately 26m between the principal rear building line of the host property and the rear building lines of the properties nos. 1-6 Barrington Court; and a separation distance of at least 26m from properties facing the south-east flank wall from Grafton Road (Blocks 105-116 and 117-164, Kiln Place). These separation distances accord with the minimum separation distance of 18m as recommended by CPG Amenity, and as such, it is considered that the proposals would not be overbearing or result in a loss of privacy through overlooking to any neighbouring habitable rooms.
- 2.5. Condition AA.3 of the GPDO requires the developer to 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. This must be provided before the beginning of the development. An informative noting this will be added to the decision.

2.6. The design and architectural features of the principal and side elevation

- 2.7. The proposal seeks to extend the building by an additional storey to create 2 additional bedrooms and an en-suite bathroom at a new 2nd floor level. The proposal would build up the principal front and rear elevations of the building and would not extend beyond the existing footprint or principal building lines. A rooflight would be inserted into the proposed new flat roof space. The proposal would not include a window in any wall or roof slope forming a side elevation of the building.
- 2.8. The proposed palette of materials and colour in all exterior work would be of a similar

appearance to those used in the construction of the exterior of the existing dwelling house. This would result in an extension that blends into the existing fabric and the surrounding context. The proposed windows and doors would be positioned to align as closely as possible with existing fenestration on the lower floors and would be sympathetic in style.

2.9. Overall therefore, the proposal is considered to be acceptable in terms of its design, materials and appearance.

2.10. Air traffic and defence asset impacts

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

2.12. Impact on protected views

2.13. 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.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).

4. **Recommendation:** Grant prior approval