

Delegated Report		Analysis sheet		Expiry Date:	11/06/2021
		N/A		Consultation Expiry Date:	03/07/2021
Officer			Application Number(s)		
Charlotte Meynell			2021/2178/P		
Application Address			Drawing Numbers		
41 Lamble Street London NW5 4AS			Refer to Draft Decision Notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Erection of an additional storey at 2nd floor level on 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	02	No. of responses	02	No. of objections	02
Summary of consultation responses:	<p>Site notices were displayed from 09/06/2021 to 03/07/2021. Letters were posted to the adjacent neighbours at Nos. 40 and 42 Lambie Street on 08/06/2021 to notify them of the proposals.</p> <p>2 objections were received from occupiers of 2 unknown addresses.</p> <p>The following concerns were raised:</p> <p><u>Precedent:</u></p> <p>1. Concerned that allowing this planning application to proceed would risk creating a detrimental precedent in an area where on both Lambie Street and Oak Village, all properties are limited to two stories of approximately equal height. We would not expect, nor be in favour of, permission being granted in Oak Village – a locally listed area – for a similar application, and believe all these properties should be treated equally with respect to restrictions on height. Very concerned about potential domino effect of allowing one house to extend its height, creating a significant risk to devalue the area’s aesthetic, character and history. <i>(Officer response: This is an application for prior approval under Part 1, Class AA of the General Permitted Development (England) (Amendment) (No. 2) Order 2020 (GPDO). The criteria relevant to the assessment of the application are set out in the table in paragraph 2.1 below. Camden’s Local Plan policies and guidance are not relevant to the assessment.)</i></p> <p><u>Design and appearance:</u></p> <p>2. Object on grounds of visual amenity. The proposal is to add an extra storey to one house in the middle of a homogeneous row of 2-storey houses. It will look extremely odd and open the way for others to do the same creating a ragged roofline. I would not object to the whole row adding an extra storey or if the houses were taller so the extra storey was above eyelevel. But an extra storey in the middle of a row of two storey houses is not acceptable.</p> <p>3. Previous applications in Camden have been rejected for the detrimental impact on the character and appearance of the wider area, which we believe should also be applicable here. <i>(Officer response: The General Permitted Development (England) (Amendment) (No. 2) Order 2020 sets out the matters that can be considered. The architectural integrity and harmony of the surrounding area is not one of the matters that the Local Planning Authority can consider when assessing prior approval under Part 1, Class AA. The GPDO limits prior approval to an assessment of the external appearance of the dwellinghouse in so far as it relates to the principal elevation. Please refer to paragraphs 2.5 and 2.6 of the report for the assessment of the design and architectural features of the principal elevation.)</i></p> <p><u>Daylight and Sunlight:</u></p> <p>4. The proposal will cause loss of light to Oak Village south side property/garden (particularly in winter).</p>					

(Officer response: Please refer to paragraph 2.3 of the report for further discussion.)

Loss of privacy:

5. The proposal will cause a loss of privacy, overlooking first floor rear rooms and gardens of Oak Village south side property. It is possible to grow foliage at the rear of Oak Village gardens to allow both Oak Village and Lamble Street first floor rooms some privacy, but it would not be possible to grow this sufficiently high to provide privacy for an additional storey.

(Officer response: please refer to paragraph 2.2 of the report.)

Impact on views:

6. The proposal will obscure the view of trees currently visible from Oak Village south side first floor property.

(Officer response: the impact of a proposal on private views is not a material planning consideration and has no bearing on the planning process.)

2 letters of support were also received from Nos. 3 and 12 Barrington Court.

The following points were raised:

- The design is consistent with the existing aesthetic.
- The proposed extension is within government policy.
- Being overlooked by a 3 storey house on Lamble Street is less of a concern than being overlooked by the existing 10 storey Barrington Court on the same street.
- Larger houses in this area are too expensive for the vast majority of people, and the opportunity for extensions such as this gives families the opportunity to stay in the area for the long term. Fully supportive of improving housing to encourage families to stay in the area and lowering ownership turnover. This promotes a diverse and stable community.

Site Description

41 Lamble Street is a two storey, mid-terrace, yellow brick and rendered residential dwelling with a flat roof on the south-eastern side of the road.

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

Relevant History

Application site

2018/4591/P – Erection of a rear single storey extension. Relocation of existing rear gate. Replacement of front door with new timber front door and side glazed panel. **Certificate of lawfulness granted 20/11/2018**

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 second floor flat roof. The scheme has been revised during the course of the application to redesign the front and rear windows so that their size and scale matches the existing first floor windows below. The existing building has a height of 5.8m to the top of the front parapet wall, which is considered to be the highest part of the roof. The proposed additional storey would increase the height of the building to 8.4m to the top of the front parapet, which would result in an overall increase in height of 2.6m 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 (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 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 statements 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. 8.4m)

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. 2.6m)
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. 2.6m)
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 2.3m)
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 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 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, it does not
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 (Existing: 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)

Impact on the amenity of any adjoining premises

- 2.2. The additional storey would have windows at the front and rear. There is a separation distance of approximately 25m from the principle front building line of the property and the rear building line of the terrace of properties Nos. 22-37 (consecutive) Oak Village on the opposite side of Lambie Street, and a separation distance of approximately 18m between the principle rear building line of the property and the front building line of the properties Nos. 7-12 Barrington Court, on the opposite side of Barrington Court. These separation distances exceed the minimum separation distance of 18m as required by CPG Amenity, and as such it is considered that the

proposals would not result in a loss of privacy through overlooking to neighbouring habitable rooms.

- 2.3. Given the site's location and orientation, it is not considered that the proposed additional storey would have a significant detrimental effect on the neighbours' enjoyment of daylight and sunlight.
- 2.4. 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.

The design and architectural features of the principal elevation

- 2.5. The proposal seeks to extend the building by one storey to create an additional bedroom, a living/playroom and a shower room at second floor level. The proposal would build up the principal front and rear elevations of the building and would not extend beyond the principal rear building line. The proposed floor to ceiling height would be 2.3m, 0.1m lower than the 2.4m floor to ceiling height of the ground and first floors below. Two rooflights would be inserted into the proposed flat roof in place of the one existing rooflight.
- 2.6. The proposal would match the existing building material pallet and detailing with render to the centre of the front and rear facades, bordered by vertical banding of yellow brickwork. Both side facades would be constructed from yellow brick. This would result in an extension that blends into the existing fabric and the surrounding context. The applicant has revised the scheme during the course of the application to amend the size and scale of the proposed front and rear windows. The proposed windows would be positioned to line up with the windows on the lower floors and the revised design of the windows to the principal elevation would be of the same style as the existing windows. The proposal has been reviewed by the Council's Design Officer and is considered acceptable.

Air traffic and defence asset impacts

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

Impact on protected views

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

3. Recommendation: Grant prior approval