

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>03/06/2021</b>	
		N/A / attached		<b>Consultation Expiry Date:</b>			
<b>Officer</b>				<b>Application Number(s)</b>			
Leela Muthoora				2021/2147/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
24 Quickswood London NW3 3RS							
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>				
<b>Proposal(s)</b>							
Erection of an additional storey to the existing dwellinghouse under Class AA, Part 1, Schedule 2 of the GPDO (2015) (as amended).							
<b>Recommendation(s):</b>		Grant Prior Approval					
<b>Application Type:</b>		GPDO Prior Approval - Part 1 - Class AA					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. of responses	00	No. of objections	00		
<b>Summary of consultation responses:</b>		<p>Two site notices were displayed outside 24 Quickswood and outside 8 Conybeare from 20 July to 13 August 2021.</p> <p>Letters were sent to the adjoining properties on 16 June.</p> <p>No comments or objections have been received.</p>					
<b>CAAC/Local groups comments:</b>		No comments or objections have been received.					

## Site Description

The site is a two-storey mid-terraced dwelling house located on the west side of the road, located within a planned residential estate (known as the Chalcot Estate) between Fellows Road to the north and King Henry's Road to the south, dating from the 1960's.

The site is within a block of nine 'L' shaped houses which form terraces arranged in a group, with each terrace of three, fronting Quickswood, Conybeare and King Henry's Road. Numbers 24 and 26 Quickswood and numbers 8 and 9 Conybeare have gardens that adjoin to the rear. The group match in terms of their design, scale, form and materials.

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



## Relevant History

2021/2008/P - Erection of a single storey rear extension at first floor level to dwellinghouse (Class C3). **Under consideration**

*(adjacent property)*

**2021/0756/P:** 22 Quickswood - Erection of an additional storey to the existing single family dwelling house under Class AA, Part 1, of the GPDO (2015). **Under consideration**

## Relevant policies

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

Class AA of Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended by SI 2020 No. 755)

National Planning Policy Framework (NPPF) 2021 (Paragraphs 97, 126-134)

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 which would be approximately 2.9m in height from the existing highest part of the roof to the proposed highest part of the roof. The proposed additional storey would increase the overall height of the building to 9.6m (including the roof top box).
- 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 dwelling house consisting of the construction of up to two additional storeys (where the existing dwelling house consists of two or more storeys).
- 1.3. This is subject to a number of conditions listed within sub-paragraph AA.1 (a)-(k) set out in the table below, and a subsequent condition in sub-paragraph AA.2(3)(a) 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 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.

### 2. Assessment

#### 2.1. 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.	(i) No (ii) 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. 9.6m)
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	No

	(ii) 7 metres, where the existing dwelling house consists of more than one storey.	(approx. 3.4m above roof)
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. 3.4m above)
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 (Floor to ceiling height 2.3m)
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
AA.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.	Yes, it does not
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.	Existing: flat roof Proposed: flat 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 the decision)

## **2.2. Assessment against Class AA.2 Prior Approval criteria:**

Impact on the amenity of adjoining premises: Condition AA.2(3)(a)(i)

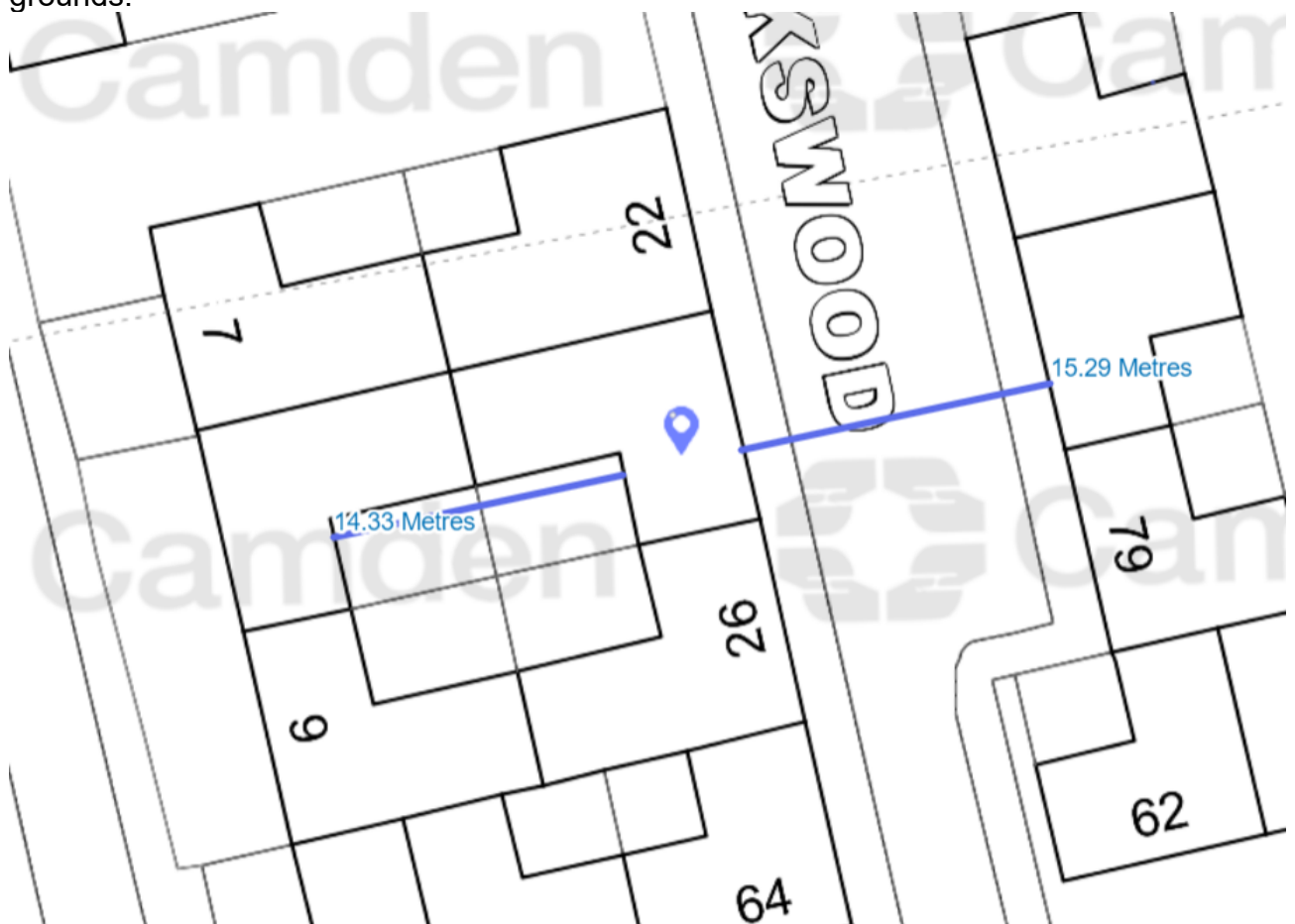
**2.3.** Given the relationship between the host property and the neighbouring properties at 8 and 9 Conybeare and 26 Quickswood, a daylight and sunlight report was requested. The applicant has submitted a daylight and sunlight report which assesses the impact on 8 and Conybeare, 26 Quickswood and 77 Quickswood. The parameters assessed were daylight (vertical sky component), no sky line position ( ) and sunlight (annual probable sunlight hours). The report follows the BRE guidelines e.g. less than 27% and less than 0.8 times its former value, a minimum of 25% annual probable sunshine hours.

**2.4.** Due to the existing form of the terrace, the gardens form an internal courtyard. Overshadowing

of the gardens have not been assessed.

**2.5.** The submitted report demonstrates that the proposed second floor extension would not have a significant effect on the daylight and sunlight enjoyed by this property, with the numerical values set out in the BRE guidelines for Vertical Sky Component (VSC), No Sky Line (NSL) and Annual Probable Sunlight Hours (APSH) achieved in all instances. The proposals would therefore not have a detrimental effect on daylight and sunlight to neighbouring properties, in so far as to refuse the prior approval.

**2.6.** The additional storey would have windows at the front and rear. There is a separation distance of approximately 15m from the principal front building line of the site and the building opposite to the east side of Quickswood, and a separation distance of approximately 14m between the principal rear building line of the property and the rear building line of the properties on Conybeare, to the west. These separation distances are less than the minimum separation distance of 18m as required by CPG Amenity; however, they match the existing arrangement and therefore would not have a detrimental effect to refuse the prior approval on these grounds.



**2.7. Design and architectural features of the principal and side elevation**  
Condition AA.2(3)(a)(ii)

**2.8.** The proposal seeks to extend the main part of the building by one storey to create two additional bedrooms, two additional bathrooms and a study. 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 floor to ceiling height would be approximately 2.3m high.

**2.9.** The proposed additional storey would match the existing building material palette and detailing with white painted render, brickwork, wooden shuttering. The proposed windows would match the fenestration pattern of the existing windows, positioned to line up with the existing windows located on the lower floors, and would be of the same style as the existing windows. As the additional storey will reflect the design of the existing building, the proposal is considered to be

appropriate in design terms.

**2.10. Air traffic and defence asset impacts**

Condition AA.2 (3)(a)(iii) states air traffic and defence asset impacts of the development. Given the location of the development, there would be no impact on air traffic or defence assets.

**2.11. Impact on protected views**

Condition AA.2(3)(a)(iv) states 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. The site does not fall within any views identified by the London View Management Framework.

**2.12.** Condition AA.2 (3)(b) 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.

**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).

**3. Recommendation: Grant prior approval**