

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>02/09/2021</b>	
		N/A		<b>Consultation Expiry Date:</b>		<b>30/08/2021</b>	
<b>Officer</b>				<b>Application Number(s)</b>			
Fergus Wong				2021/3024/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
2 Roxwell Hartland Road London NW1 8TG				<i>Refer to Draft Decision Notice</i>			
<b>PO 3/4</b>		<b>Area Team Signature</b>		<b>C&amp;UD</b>		<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>							
Prior approval for the erection of an additional storey to the existing dwellinghouse.							
<b>Recommendation(s):</b>		<b>Grant Prior Approval</b>					
<b>Application Type:</b>		<b>GPDO Prior Approval Part 1, Class AA</b>					
<b>Conditions or Reasons for Refusal:</b>		<b>Refer to Draft Decision Notice</b>					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	<b>02</b>	No. of responses	<b>00</b>	No. of objections	<b>0</b>
<b>Summary of consultation responses:</b>		A site notice was displayed from 06/08/21 to 30/10/21. No comments were received.					
<b>CAAC/Local groups comments:</b>		N/A					

## Site Description

2 Roxwell is a mid-terrace, single storey property, brick residential dwelling with a pitched roof on the north side of Hartland Road. It forms part of a terrace of four properties of a similar appearance, being bound on three sides by the Widford and Heybridge Estates.

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

## Relevant History

### 2 Roxwell

2021/0448/PRE – 06/05/2021

Pre-application advice sought for the erection of an additional storey to dwellinghouse.

## Relevant policies

### National Planning Policy Framework (NPPF) 2021

- 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 first floor flat roof which would be 2.8m in height above the existing roof level.
- 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. Class AA.3 sets out the procedure for applications for prior approval to be made. 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(b): The enlargement of a dwellinghouse consisting of the construction of one additional storeys, where the existing dwellinghouse consists of one storey.

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
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. 2.8m)
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. 2.8m)
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 2.6m)	No - (floor to ceiling height 2.4m)
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
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 applicant has submitted a daylight and sunlight report which assesses the impact on surrounding properties. 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. There would be minimal impact in terms of increased overlooking.

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 matching the existing brickwork. This would result in an extension that blends into the existing fabric and the surrounding context. The existing pitched roof would be replicated at the new increased height. 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. **Recommendation:** Grant prior approval