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Planning Department
London Borough of Camden
Crowndale Centre
218 Eversholt Street
Somers Town
London
NW11BD

11 January 2022

Dear Sir/Madam,

Re: 12 Quickswood, NW3 3SE - Prior Notification

On behalf of my client, Ms R Wainman, please find enclosed an application for Prior Approval for the construction of an additional residential storey on the above property.

This Prior Approval application is submitted under Schedule 2, Part 1, Class AA of the Town and Country Planning (General Permitted Development) (England) (Amendment) (No.2) Order 2020.

Section AA.3. of the Order sets out the procedure for applications for Prior Approval. It states (AA.3. (2)) that an application submitted to the local authority by a developer for Prior Approval under Class AA must be accompanied by:

- (i) A written description of the proposed development, including details of any works proposed;
- (ii) A plan which is drawn to an identified scale and shows the direction of North, indicating the site and showing the proposed development; and
- (iii) A plan which is drawn to an identified scale and shows
 - a. The existing and proposed elevations of the dwellinghouse, and
 - b. The position and dimensions of the proposed windows.

This covering letter satisfies element (i) i.e. a written description of the development. Enclosed with the application submitted via the planning portal is:

- Site Location Plan - Drawing Ref: 179(00)001 P1 showing the direction of north indicating the site outline in red
- Existing elevations – Drawings Refs: 179(00) 250 P1, 251 P1 and 250 P1;
- Proposed elevations – Drawings Refs: 179(01) 250 P1; 251 P1; and 252 P1 prepared by DF_DC Architecture, showing dimensions of the proposed development and positions of the proposed windows.
- Proposed layout for second (additional) floor – Drawings Ref: 179(00)102 P1;
- Design and Access Statement, prepared by DF_DC Architecture; and
- Daylight and Sunlight Report dated 10th January 2022, prepared by CHP Surveyors Limited.

The Application Site

The site comprises a two storey, corner dwelling, as part of 4 units, located at the western side of

Quickswood within the Chalcots Estate. It was built in the 1960s. The existing property is in the style typical of the Estate and is not considered to be of a significant architectural merit.

The character of the surrounding area is residential, with neighbouring properties being similar in appearance and typically 2 storeys in height, although there are 4 storey buildings on King Henry's Road to the south of the site. The site benefits from a PTAL score of 4 and is not within the setting of any listed building, nor does the site fall within a Conservation Area.

The site falls within Flood Zone 1 indicating a low probability of flooding.

Written Description of the Proposed Development (AA.3.(2)(a))

It is proposed to construct an additional residential storey on the existing residential property at 12 Quickswood, NW3 3SE, in line with the standards set out within Class AA, Schedule 2, Part 1 of the GPDO. The proposed additional storey would be constructed on the principle part of the existing dwelling house.

It would accommodate 2 bedrooms and two bathrooms. In line with the requirements, no windows will be located on the side elevations of the additional storey. Additional windows will be located in the front and rear elevations in order to provide the new bedrooms with good levels of light. The total height of the additional storey, at approximately 2.62 m, falls well within the parameters set by the Guidance.

As demonstrated on the accompanying plans, the materials for the additional storey have been carefully selected in order to match the materials of the existing dwellinghouse. The brickwork, render, concrete coping stone and windows have been designed to match the existing materials. This ensures that the additional storey is seen as a natural extension of the existing dwellinghouse and not as a separate element.

The additional storey has been carefully and sensitively designed to ensure that it is in complete compliance with all the criteria set out within Schedule 2, Part 1, Class AA of the Town and Country Planning (General Permitted Development) (England) (Amendment) (No.2) Order 2020.

Compliance

Paragraph AA.1 of Schedule 2, Part 1, Class AA of the Town and Country Planning (General Permitted Development) (England) (Amendment) (No.2) Order 2020 sets out the criteria for which development is not permitted under Class AA. This includes if:

- 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).

The house was originally built as a Class C3 dwelling and has not been authorised by any Class under Part 3 of Schedule 2.

- b. the dwellinghouse is located on (i) article 2(3) land; or (ii) a site of special scientific interest.

The dwellinghouse is on neither Article 2(3) land or a SSSI.

- c. the dwellinghouse was constructed before 1st July 1948 or after 28th October 2018.

The dwellinghouse was built in the 1960s.

- 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.

The dwellinghouse has not been enlarged by the addition of any additional storeys.

- e. following the development the height of the highest part of the roof of the dwellinghouse would exceed 18 metres.

The development would not result in the highest part of the roof of the dwellinghouse exceeding 18metres.

- 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 – 3.5 metres, where the existing dwellinghouse consists of one storey; or 7 metres, where the existing dwellinghouse consists of more than one storey.

The development would not exceed 7 metres at the highest part of the roof of the existing dwellinghouse.

- 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 –
 - a. 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
 - b. 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.

The highest part of the development would not exceed the height of the highest part of the roof of every other building in the row in which it is situated by more than 3.5 metres.

- h. the floor to ceiling height of any additional storey, measured internally, would exceed the lower of-
 - a. 3 metres; or
 - b. the floor to ceiling height, measured internally, of any storey of the principal part of the existing dwellinghouse.

The floor to ceiling height of the additional storey would not exceed the internal floor to ceiling height of any storey of the principal part of the existing dwellinghouse.

- i. any other additional storey is constructed other than on the principal part of the dwellinghouse.

The additional storey will be constructed on the principal part of the dwellinghouse

- 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.

The development would not include any visible support structures on or attached to the exterior of the dwellinghouse.

- 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.

The development would not include any engineering operations other than works within the curtilage of the dwellinghouse to strengthen its existing walls or existing foundations.

- l. The dwellinghouse was constructed before 01st July 1948 or after 28th October 2018; or if the existing dwellinghouse has been enlarged by the addition of one or more storeys above the original dwellinghouse.

None of these apply to the subject property meaning that development is permitted under Class AA.

The development is therefore compliant with the requirements to benefit from Class AA permitted development - enlargement of a dwellinghouse by construction of additional storeys.

Conditions

AA.2.-(1) Development is permitted by Class AA subject to the conditions set out in sub-paragraphs (2) and (3).

(2) The conditions in this sub-paragraph are as follows-

- 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;

The materials to be used in the construction of the additional storey are of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse.

- b) the development must not include a window in any wall or roof slope forming a side elevation of the dwellinghouse;

The development does not include a window in any wall or roof slope forming a side elevation of the dwellinghouse.

- 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; and

The roof pitch of the principle part of the dwellinghouse following the development will be the same as the roof pitch of the existing dwellinghouse.

- 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.

Following the development, the dwellinghouse will only be used as a dwellinghouse in accordance with Class C3 of the Schedule of the Use Class Order.

The development is therefore in complete accordance with criteria (ii) of paragraph AA.2 (3) (a) of The Town and Country Planning (General Permitted Development) (England) (Amendment) (No.2) Order 2020.

Prior Approval

Paragraph AA.2 (3) (a) of The Town and Country Planning (General Permitted Development) (England) (Amendment) (No.2) Order 2020 states that before beginning the development, the developer must apply to the local planning authority for prior approval as to -

- A. Impact on the amenity of any adjoining premises including overlooking, privacy and the loss of light:

The erection of an additional storey will not result in any further impact on neighbouring amenity. The additional storey would have windows at the front and rear, there is a significant separation distance of well over 18m from the principal front building line of the site and building on the opposite side of Quickswood, which in any event matches the existing arrangement and therefore would not have a detrimental effect to warrant a refusal of the prior approval. To the rear, due to the existing form of terrace, there are no windows facing the rear elevation and on this basis there is no overlooking impact.

A Daylight and Sunlight Report has been prepared by CHP Surveyors and is submitted as part of this prior approval application to assess any impact of the additional storey on surrounding properties. The report assesses the effect the proposals would have on 5 Conybeare, 10, 29 and 31 Quickswood. All windows except for one in 31 Quickswood, achieve the numerical values set out in the BRE

Guidelines. The one window of concern at No. 31, is one a fan light over the front door, which has very restricted access to daylight in the existing situation, therefore any reduction expressed as a proportion of the existing will be disproportionate. Given the nature of the window not being a principle window and the fact that it currently provides a VSC of less than 2%, it is not considered to be a noticeable impact.

- B. The external appearance of the dwellinghouse, including the design and architectural features of -
- (aa) the principle elevation of the dwellinghouse, and
 - (bb) any side elevation of the dwellinghouse that fronts a highway;

The proposal seeks to extend the main part of the building by one storey to create 2 bedrooms and two bathrooms. The proposed storey would not extend beyond the principal front or rear building lines. The proposed additional storey would match the existing building material palette and detailing with the 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 on the same style as the existing windows. The proposals clearly reflect the design of the existing building and therefore is considered to be appropriate in design terms.

It should be taken into consideration that a number of similar applications notably at 22 and 24 Quickswood have recently been granted Prior Approval in the Estate. This application follows the same principles as these already approved applications and the design ensures compliance with requirements of Schedule 2, Part 1, Class AA of the Town and Country Planning (General Permitted Development) (England) (Amendment) (No.2) Order 2020.

- C. Air traffic and defence asset impacts of the development; and

Given the location of the development there would not be any impact on air traffic or defence assets.

- D. 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 Views dated 15th March 2012 issued by the Secretary of State.

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

We address the above points above in italics under the relevant heading.

Summary

In summary, the submitted documents and the contents of this cover letter demonstrate that the site meets the necessary criteria, conditions and requirements of Schedule 2, Part 1, Class AA of the Town and Country Planning (General Permitted Development) (England) (Amendment) (No.2) Order 2020. The scheme does not have a detrimental impact on neighbouring properties by way of overlooking, privacy nor loss of light and the proposed design is in keeping with the existing host property.

On the basis of the above, the Prior Approval application should be granted without delay.

Yours sincerely,

William Kumar
Director
MRTPI