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| **Delegated Report**  Prior Approval GPDO Part 1, Class AA | | | **Analysis sheet** | | | | |  | **Expiry Date:** | | | **10/12/2021** | |
| N/A | | | | | | **Consultation Expiry Date:** | | | 03/01/2022 | |
| **Officer** | | | | | | | **Application Number(s)** | | | | | | |
| Fergus Wong | | | | | | | 2021/4368/P | | | | | | |
| **Application Address** | | | | | | | **Drawing Numbers** | | | | | | |
| 2 Quickswood London NW3 3SJ | | | | | | | *Refer to Draft Decision Notice* | | | | | | |
| **PO 3/4** | **Area Team Signature** | | | **C&UD** | | | **Authorised Officer Signature** | | | | | | |
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| **Proposal(s)** | | | | | | | | | | | | | |
| Erection of an additional storey 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 | | | **03** | No. of responses | | | | **01** | No. of objections | | **01** |
| **Summary of consultation responses:** | | A site notice was displayed from 10/12/2021 to 03/01/2022.  Three adjoining neighbours (no. 4 Quickswood, nos. 1 and 2 Conybeare) were consulted by post.  Two objections were received from Nos. 2 and 3 Conybeare, and can be summarised as follows:  Amenity:   * Loss of daylight, sunlight and privacy to no. 2 Conybeare.   *(Officer response: the applicant has submitted a daylight and sunlight report, showing that the proposed works would not lead to any unacceptable loss of daylight or sunlight to no. 4 Quickswood and nos. 1 and 2 Conybeare. In terms of overlooking, the new rear windows to the additional storey would present a similar view to adjoining properties as the existing rear first floor windows, and therefore not lead to any additional overlooking compared to existing).*   * Proposal creates precedent, leading to cumulative impact in terms of overshadowing and overlooking.   *(Officer response: the proposal would not create a precedent as each application received would be assessed on a case-by-case basis, with every applicant required to demonstrate that their proposal would not lead to any negative impact on neighbouring residential amenity.)*  One support comment was received. | | | | | | | | | | | |
| **CAAC/Local groups comments:** | | N/A | | | | | | | | | | | |

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| **Site Description** |
| This application relates to a two-storey, end-of-terrace dwellinghouse situated on the east side of Quickswood, with its south elevation facing onto King Henry’s Road. It is a typical example of a property sited within the Chalcots Estate, being formed of brick and finished in white render.  The surrounding area is residential in character. The building is not listed and does not lie within a designated conservation area. |
| **Relevant History** |
| No relevant planning history to date. |
| **Relevant policies** |
| **National Planning Policy Framework (2021)**    **General Permitted Development Order (2015)**  **The Town and Country Planning (General Permitted Development) (England) (Amendment)**  **(No. 2) Order 2020**  **The London Plan (2021)**  **Camden Local Plan (2017)**   * **A1** Managing the impact of development * **D1** Design   **Camden Planning Guidance:**   * CPG Amenity (2021) * CPG Design (2021) * CPG Home Improvements (2021) |
| **Assessment** |
| 1. **Proposal**    1. Prior approval is sought for the addition of one extra storey above the existing second floor flat roof under Schedule 2, Part 1, Class AA of the Town and Country Planning (General Permitted Development) (England) Order 2015.    2. The additional storey would result in an increase in height by 2.4m above the original parapet height, and 2.7m above the existing flat roof height. There is an existing roof box on top of the flat roof, measuring 0.9m in height, as well as a circular rooflight. The roof box is to be omitted in the proposed design, whilst the circular rooflight is to be replicated in terms of size, location and detailed appearance.    3. 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).    4. 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: 2. *impact on the amenity of any adjoining premises including overlooking, privacy and the loss of light;* 3. *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;*   1. *air traffic and defence asset impacts of the development; and* 2. *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;* 3. **Assessment**    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 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. 2.7m) | | 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. 2.7m) | | 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 2.35m) | No - (floor to ceiling height 2.25m) | | 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) |   *Assessment against Class AA.2 criteria:*  Impact on the amenity of any adjoining premises   * 1. Objections were received from neighbouring residents with regards to loss of light and privacy to adjoining properties, principally to no. 2 Conybeare, which is sited to the north east of the application site.   2. The applicant has submitted a daylight and sunlight report, which assesses the impact of the additional storey on the three adjoining properties, no. 4 Quickswood, and nos. 1 and 2 Conybeare with reference to BRE guidelines. It concludes that all windows to the three properties would not be adversely impacted by the additional storey as proposed, in terms of daylight and sunlight. Similarly, analysis was undertaken on any impact on the courtyard of 2 Conybeare, which would continue to receive a sufficient level of sunlight in accordance with BRE guidelines. Therefore, there are no concerns over loss of daylight or sunlight to the adjoining properties, and this part of the objection cannot be upheld.   3. In terms of overlooking, the orientation and view from the rear windows to the additional storey would be similar to the view from the existing rear windows at first floor level, and therefore there would not be any additional overlooking as a result of the proposal. It is therefore considered that the objection with regards to loss of privacy can be upheld. The proposal is therefore acceptable in amenity terms.   The design and architectural features of the principal and side elevation   * 1. 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 flat roof and parapet 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   * 1. Given the location of the development, there would be no impact on air traffic or defence assets.   Impact on protected views   * 1. The site does not fall within any views identified by the London View Management Framework.  1. **Conclusion**-   The Council has taken into account the responses from the consultation process and the guidance in the NPPF 2021, 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).   1. **Recommendation**: Grant Prior Approval |