

Delegated Report		Analysis sheet		Expiry Date:		21/09/2022	
		N/A		Consultation Expiry Date:			
Officer				Application Number(s)			
Cameron Banks-Murray				2022/3703/P			
Application Address				Drawing Numbers			
2 Lock Mews London NW1 9AD				Refer to Draft Decision Notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Erection of a ground floor rear extension.							
Recommendation(s):		Grant Prior Approval					
Application Type:		GPDO Prior Approval Class A Householder extensions					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	01	No. of responses	01	No. of objections	00
				No. Electronic	00		
Summary of consultation responses:		<p>Site notice was displayed on 13/09/2022 until 03/10/2022.</p> <p>One comment was received from an adjacent neighbour at no. 1 Lock Mews. The objection grounds relates to the party wall between the properties which is not considered to be a material consideration in assessing the current proposal.</p> <p>The applicant has since confirmed the party wall matter has been settled and the objection is no longer considered relevant.</p>					

Site Description

2 Lock Mews is a four storey mid-terraced residential dwelling located on a cul-de-sac accessed via Northpoint Square.

The surrounding area is residential in character. The application site is not listed nor situated within a conservation area.

Relevant History

Application site –

No relevant planning history

Surrounding area –

1 Lock Mews – Ref. 2016/2047/P Erection of a single storey rear extension and single storey side extension including conversion of the garage into habitable accommodation and installation of new window. Granted 23/05/2016

4 Lock Mews – Ref. 2015/5154/P Retrospective application for existing single storey rear extension. Granted 22/10/2015

Relevant Policies

Town and Country Planning (General Permitted Development) Order 2015

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

National Planning Policy Framework 2021

London Plan 2021

Camden Local Plan 2017

Policy A1 Managing the impact of development

Camden Planning Guidance

CPG Amenity (2021)

Assessment

1. Proposal

- 1.1. The applicant has submitted the details as required under the amended GDPO paragraph A.4 (2) giving the height, depth and all other details necessary to assess the scheme. The rear extension would have an angled shape and a pitched roof so that it measure a maximum of 5.71m deep, a ridge height of 3.66m and eaves height of 2.4m.
- 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 A to Part 1 of Schedule 2, which allows for the enlargement, improvement or other alteration of a dwellinghouse.

2. Assessment

2.1. Assessment against Class A conditions

Class A: The enlargement, improvement or other alteration of a dwellinghouse

If yes to any of the statements below the proposal is not permitted development:		Yes/No
A.1 (a)	Permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class G, M, MA, N, P, PA or Q of Part 3 of this Schedule (changes of use)	No
A.1 (b)	As a result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse)	No
A.1 (c)	The height of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the highest part of the roof of the existing dwellinghouse	No
A.1 (d)	The height of the eaves of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the eaves of the existing dwellinghouse	No
A.1 (e)	The enlarged part of the dwellinghouse would extend beyond a wall which— (i) forms the principal elevation of the original dwellinghouse; or (ii) fronts a highway and forms a side elevation of the original dwellinghouse	No
A.1 (f)	<u>Subject to paragraph (g)</u> , the enlarged part of the dwellinghouse would have a single storey and— (i) extend beyond the rear wall of the original dwellinghouse by more than 4 metres in the case of a detached dwellinghouse, or 3 metres in the case of any other dwellinghouse, or (ii) exceed 4 metres in height	(i) Yes <i>but no by (g)</i> (ii) no
A.1 (g)	For a dwellinghouse not on article 2(3) land nor on a site of special scientific interest, the enlarged part of the dwellinghouse would have a single storey and— (i) extend beyond the rear wall of the original dwellinghouse by more than 8 metres in the case of a detached dwellinghouse, or 6 metres in the case of any other dwellinghouse, or (ii) exceed 4 metres in height	No (depth 5.71m; height 3.66m to ridge)
A.1 (h)	The enlarged part of the dwellinghouse would have more than a single storey and— (i) extend beyond the rear wall of the original dwellinghouse by more than 3 metres, or (ii) be within 7 metres of any boundary of the curtilage of the dwellinghouse being enlarged which is opposite the rear wall of that dwellinghouse	No (single storey)

A.1 (i)	The enlarged part of the dwellinghouse would be within 2 metres of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would exceed 3 metres	No (eaves height 2.40m)
A.1 (j)	The enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would— (i) exceed 4 metres in height, (ii) have more than a single storey, or (iii) have a width greater than half the width of the original dwellinghouse	No
A.1 (ja)	Any total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) exceeds or would exceed the limits set out in sub-paragraphs (e) to (j)	No
A.1 (k)	It would consist of or include— (i) the construction or provision of a verandah, balcony or raised platform, (ii) the installation, alteration or replacement of a microwave antenna, (iii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or (iv) an alteration to any part of the roof of the dwellinghouse	No
A.1 (l)	The dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses)	No

Conditions. If no to any of the statements below then the proposal is not permitted development:

A.3 (a)	The materials used in any exterior work (other than materials used in the construction of a conservatory) must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse	Yes
A.3 (b)	Any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse must be— (i) obscure-glazed, and (ii) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed	N/A
AA.3 (c)	Where the enlarged part of the dwellinghouse has more than a single storey, or forms an upper storey on an existing enlargement of the original dwellinghouse, the roof pitch of the enlarged part must, so far as practicable, be the same as the roof pitch of the original dwellinghouse.	N/A

2.2. This concludes that the proposed extension complies with the limitations and conditions under Class A of Part 1 of Schedule 2 of the GPDO. Although the extension does exceed 3m in depth as stated in criteria (f), this is subject to criteria (g) as well (which allows 3-6m long extensions). In such cases, according to paragraph A.4 (1), 'the following conditions apply to development permitted by Class A which exceeds the limits in paragraph A.1(f) but is allowed by paragraph A.1(g)'. In brief, the developer needs to apply for Prior Approval and the Council has to consult neighbours; if any objections are received, then Prior Approval is required and the Council has to assess the amenity impacts of the scheme. This process has taken place and no material objections have been received. As noted above, although one objection was received, it was actually a comment about party wall matters which has now been resolved and withdrawn, even though it was not a material planning consideration. Nevertheless the amenity impacts are discussed below.

2.3. In this case, the extension exceeds 3m depth but is less than 6m depth and thus is allowed by paragraph (g) subject to the Prior Approval procedure. Hence the submitted application.

3. Impact on the amenity of any adjoining properties

3.1. As there has been one objection received to the application, Prior Approval is required and the Council must undertake an assessment on neighbouring amenity to determine whether Prior

Approval should be granted. This is in accordance with paragraph A.4(7) of the GDPO 2015. Those considerations under prior approval are limited to neighbouring amenity and not other planning or non-planning matters.

- 3.2. The proposed rear extension has an angled shape with a staggered depth of 2.8m on one side and 5.7m on the other. Its pitched roof design means that it has an eaves height of 2.4m which is only marginally above the height of boundary garden fences. It is considered that on account of this angled and pitched form in relation to neighbours, it is unlikely to cause any harmful impact to neighbouring properties in terms of daylight, sunlight and outlook.
- 3.3. There would not be any harmful impact caused by overlooking or light spill, as there are no windows on the flank walls and the 2 large rooflights face the upper floors of the host property. Therefore, there would not be a detrimental impact on neighbours in terms of privacy.

4. Conclusion

- 4.1. The Council has taken into account the responses received from the consultation process and the guidance in the NPPF 2021, as required by condition A.4 regarding procedure.
- 4.2. The single storey rear extension is permitted under Class A 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).

5. Recommendation: Grant Prior Approval