

Delegated Report		Analysis sheet		Expiry Date:	30/01/2023
		N/A / attached		Consultation Expiry Date:	15/01/2023
Officer				Application Number(s)	
Ewan Campbell				2022/5363/P	
Application Address				Drawing Numbers	
78 Hawtrey Road London NW3 3SS				<i>See draft decision notice</i>	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Erection of single storey roof extension.					
Recommendation:		Grant Prior Approval			
Application Type:		GPDO Prior Approval Part 1, Class AA			

Conditions or Reasons for Refusal:	<i>Refer to Draft Decision Notice</i>			
Informatives:				
Consultations				
Summary of consultation:	One site notice was displayed near to the site on the 21/12/2022 and consultation letters were sent to neighbours on 22/12/2022 (consultation end date 15/01/2022).			
Adjoining Occupiers:	No. of responses	01	No. of objections	01
Summary of consultation responses:	<p>One objection from a neighbour. Concerns include:</p> <ul style="list-style-type: none"> - <i>Impact on character and alteration of roof line</i> - <i>Plans do not show how close neighbouring properties are to the site</i> - <i>No sunlight/daylight report provided</i> - <i>Impact on amenity in terms of privacy and sunlight</i> - <i>Does not relate to Camden Planning Guidance</i> <p><i>Officer comment: As the proposal is an application for Prior Approval, it needs to be assessed against the requirements as set out in Class AA of the General Permitted Development Order, as opposed to the Council's policies. The issues of daylight and amenities are discussed in 2.2 of the report and the application is supported by a daylight and sunlight report.</i></p>			

Site Description

The application site is located within the Chalcots Estate. The site contains a three-storey, mid terrace, residential property. The surrounding area is residential in character. The application site is not located within a Conservation Area and the host building is not listed.

Relevant History

Application site

2021/3594/P - Erection of an additional storey above existing roof level. (Granted 07/12/2021)

Neighbouring properties

87 Fellows Road

2020/5352/P: Prior approval for the erection of an additional storey (2.9m in height) on the existing dwellinghouse. **Grant Prior Approval 05/01/2021**

105 Fellows Road

2020/5611/P: Erection of an additional storey 2.88m in height above existing roof level. **Grant Prior Approval 26-01-2021**

25 Primrose Hill

2021/3437/P: Erection of an additional storey above existing roof level of existing dwellinghouse. **Grant Prior Approval 25-10-2021**

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

Assessment

1. Proposal

- 1.1. The proposal seeks prior approval for an additional storey above the existing flat roof level. The proposal is similar to planning application ref 2021/3594/P for the same site, the only difference being a slight increase in the height of the extension from 2.8m to 2.9m.
- 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 dwellinghouse consisting of the construction of up to two additional storeys (where the existing dwellinghouse consists of two or more storeys).
- 1.3. 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.1 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 (approx 11.5m)
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
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
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?	No
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	Yes (an informa

	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.	tive will be included on the decision)
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2.2 Assessment against Class AA.2 criteria-

Impact on the amenity of adjoining premises

2.3 The proposed extension would be approximately 17.3m from the rearmost elevation of the properties on Hawtrey Road (the adjacent cul-de-sac). In between the rear of the properties that are facing on to each other (both on Hawtrey) there are private gardens. Given the scale of the proposed extension and the distance to neighbouring properties on Quickswood, it is considered that the extension would have minimal impact on the outlook and amenities.

2.2 In terms of daylight and sunlight the application is supported by a daylight/ sunlight study. Looking at the results the Vertical Sky Component (VSC) levels are already mostly in an acceptable range and any reductions are minor. Where there are higher reductions (W2 Second Floor on 76, Hawtrey Road and W1 first floor on 183, Adelaide Road) the figures are still 26.5% and 28.2% respectively. And there would be no reductions beyond the 20% threshold included in the BRE guidance. As such, it is considered that the proposal is acceptable from a VSC perspective. In terms of the No Sky Line (NSL) there is very little change with almost all of the windows above 80%. The W3 on the ground floor at 181 Adelaide Road has the only significant reduction of 17%. However the figure was already below the 80% and has a strong VSC level which means that the reduction can be considered acceptable.

2.3 There is a degree of overlooking onto the adjacent gardens to the rear of the site (also on Hawtrey Road). However given the overlooking that already exists, the increased overlooking would not be sufficient to support a reason for refusal. The addition of a roof extension with a further window overlooking the communal gardens would result in a minimal increase in overlooking.

Design and architectural features of the principal and side elevation

2.3 The proposal would match the existing building's material palette and detailing with brick/rendered walls with matching windows. This would result in an extension that blends into the existing fabric and the surrounding context. The proportions and materials of the proposed windows would match the existing windows on the lower floors. The proposed additional storey would be sympathetic to the host property.

Air traffic and defence asset impacts

2.4 Given the location of the development, there would be no impact on air traffic or defence assets.

Impact on protected views

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

3. Conclusion-

The Council has taken into account any 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).

4. **RECOMMENDATION:** Grant Prior approval