

## PRIOR APPROVAL APPLICATION:

re: Prior approval for the erection of an additional storey to the existing dwellinghouse.

### Statement

Date: January 2023

### Application Details

Applicant: Samantha Laub and Cameron Brown

Agent: William Tozer Associates Ltd.

Local Planning Authority: London Borough of Camden

Conservation Area: NA

Project: Erection of an additional storey to an existing terraced dwelling house.

Site Address: 10 Huson Close, London, NW3

### Introduction

This document sets out the proposed development of 10 Huson Close seeking Prior Approval for an additional storey to the roof of the existing mid-century terrace house. The property is an existing three-storey residential dwelling located within the Chalcots Estate. The proposed works intend to create additional accommodation including a bedroom, bathroom and study within the additional storey. The proposal would build up the principle front and rear elevations of the building, maintaining existing proportions and scale in terms of ceiling heights etc. The proposed materials will match those on the existing building, to ensure that the additional storey is contextual to its existing surroundings and the host building fabric. The proposed windows will match the size, proportion and materiality of the existing. This property is not within a conservation area.

### Additional storey

We have detailed, below, the relevant clauses of Class AA, Schedule 2, Part 1 (enlargement of a dwelling house by construction of additional storeys) of the Town and Country Planning General Permitted Development Order 2020, to show that the proposed development is permitted:

#### Part 1 Class AA.1:

- (a) The property is a Dwellinghouse (use class C3) and has not had any change of use.
- (b) The property is not located on Article 2(3) land or a site of special scientific interest.
- (c) The dwellinghouse was constructed in the 1960's.
- (d) The dwellinghouse has not been enlarged by the construction of additional storeys.
- (e) The construction of the additional storey would not exceed 18 metres in height at the highest part of the roof of the dwellinghouse.

- (f) The development would not exceed 7 metres at the highest part of the roof from the existing dwelling house.
- (g) The development would not exceed 3.5 meters in height of the other buildings in the terrace row.
- (h) The floor to ceiling height of the additional storey would not exceed the internal floor to ceiling height of any storey of the principle part of the existing dwellinghouse.
- (i) The additional storey would be constructed on the principle part of the dwellinghouse.
- (j) The additional storey would not include any visible support structures on or attached to the exterior of the dwellinghouse upon completion of the development.
- (k) The development would not include any engineering operations other than works within the curtilage of the dwellinghouse to strengthen its existing walls or foundations.

### Conditions AA.2:

#### (1)

Development is permitted by Class AA subject to the conditions set out in the sub-paragraphs

#### (2)

- a) The materials used in the construction of the additional storey would be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse.
- b) No windows are proposed to a wall or roof slope forming the side elevation of the proposed additional storey.
- c) The roof pitch of the principle part of the development would be the same as the pitch of the existing roof.
- d) Following the development the property will be used as a dwellinghouse in accordance with C3.

#### (3)

##### (a)

- i) The impact on the adjoining premises has been considered to ensure there will be minimal overlooking, loss of privacy and light issues.
- ii) As detailed in the supporting drawings documents, the external appearance will be in keeping and a continuation of the existing so the additional storey is part of the existing house and not seen as a separate element.
- iii) The dwellinghouse is not within an airport or defence asset zone.
- iv) The dwellinghouse does not fall within any Protected Vista zones.

Given the above, the proposed works conform to the conditions set out in the Town and Country Planning (General Permitted Development) (England) (Amendment) (No.2 Order 2020. We therefore believe that the proposals are permitted, and a Certificate of Lawful Development should be granted.

### Supporting Documents:

Please see accompanying drawings for full details of the scheme.