

Delegated Report		Analysis sheet		Expiry Date:		09/12/2022	
Prior Approval GPDO Part 1, Class AA		N/A / attached		Consultation Expiry Date:		11/02/2023	
Officer				Application Number(s)			
Sam Fitzpatrick				2022/5334/P			
Application Address				Drawing Numbers			
11 Primrose Hill Road London NW3 3SS				Refer to draft decision notice.			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Erection of an additional storey on the residential property.							
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	01	No. of responses	00	No. of objections	00
Summary of consultation responses:		Site notice: 18/01/2023 – 11/02/2023 Notification letters to adjoining occupiers: 18/01/2023 – 08/02/2023 No responses were received.					

Site Description

The application site is located within the Chalcots Estate on Primrose Hill Road, and is a three-storey, end of terrace residential property. It was built in the 1960s and is constructed with brick and finished with white cladding.

The surrounding area is residential in character. The application site is not within a Conservation Area and the building is not listed.

Relevant History

Application Site:

2019/2105/P – Installation of no.10 photovoltaic panels on flat roof. **Granted 18/07/2019**

2016/3956/P – Erection of a single storey ground floor extension to the side of the existing dwelling and the replacement of two existing roof lights on the existing single family dwelling (Class C3).
Granted Subject to a Section 106 Legal Agreement – 11/01/2017

2016/2964/P – Excavation of basement within foot print of existing dwelling and rear lightwell.
Granted 08/07/2016

Neighbouring Properties:

25 Primrose Hill Road

2021/3437/P – Erection of an additional storey above existing roof level of existing dwellinghouse.
Prior Approval Granted 26/10/2021

37 Primrose Hill Road

2020/6010/P – Erection of an additional storey at 3rd floor level on existing dwellinghouse. **Prior Approval Granted 05/07/2021**

6 Quickswood

2022/2981/P – Erection of an additional storey to the existing dwellinghouse. **Prior Approval Granted 30/11/2022**

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 second floor flat roof that would measure 3.2m in height.
- 1.2. The Town and Country Planning (General Permitted Development) (England) (Amendment) (No.2) Order 2020 (GDPO) 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. 11.8m)
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. 3.1m)
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. 3.1m)
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 (Approx. 2.6m)
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? (existing and proposed- flat roof)	Yes (flat roof)
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)

2.2. Assessment against Class AA.2 criteria:

Impact on the amenity of adjoining premises

The property is at the end of terrace, and it is considered that the additional storey would not impact significantly on the daylight and sunlight of neighbouring properties, including the property attached to the north (no.13 Primrose Hill Road) and the property immediately adjacent to the west

(60 Quickswood). The properties to the east are across Primrose Hill Road and a reasonable distance away, so there are no significant impacts on sunlight. Similarly, King Henry's Road is immediately to the south, so there are no properties to this direction that would be impacted. No.13 Primrose Hill is immediately to the north and due to the location of its windows, there would not be any significant impact on daylight to the property. Similarly, the closest elevation of 60 Quickswood does not feature any windows, and the rear of this property is also already shaded by the foliage and trees between it and the application site. The addition of a new storey at 11 Primrose Hill Road would not significantly impact the sunlight of this property.

The additional storey would not unduly obstruct the outlook of neighbouring habitable windows nor create any new views into them.

The design and architectural features of the principal and side elevation

The proposal would match the existing materials and colour, including the proposed bricks and cladding to match the existing brickwork and cladding finish. This would result in an extension that blends into the existing fabric of the host property and surrounding context. The proposed windows would be sympathetic and would line up with and reflect the fenestration of the windows of the windows on the lower floors. Thus, the design and architectural features of the extension are considered acceptable.

Air traffic and defence asset impacts

Given the scale and siting of the development, there would be no impact on air traffic or defence assets.

Impact on protected views

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 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).

4. Recommendation

Grant prior approval.