

**Committee Report
Planning Committee on 30 November,
2005**

Item No. 2/01
Case No. 05/2761

RECEIVED: 23 September, 2005

WARD: Queen's Park

PLANNING AREA: Kilburn & Kensal Consultative Forum

LOCATION: 59A Kempe Road, London, NW6 6SN

PROPOSAL: Erection of detached outbuilding to rear garden of ground floor flat (Article 4)

APPLICANT: Mr C Stevenson

CONTACT:

PLAN NO'S: Site Plan
KR02r, KR03r received 10/11/05
KR03r (sup) received 11/11/05
KR04r (sup) received 17/11/05

RECOMMENDATION

Approval

EXISTING

The site is occupied by a two storey end of terraced property on the southern side of Kempe Road. The property is split into two flats, the proposal is for the ground floor flat. The site is situated in the Queens Park Conservation Area.

PROPOSAL

The applicant proposes to build a detached building in the rear of the garden, this is to be used as a writing studio.

HISTORY

84/0077 - Erection of a two storey side extension and the conversion into two self contained flats - Granted
97/0216 - Erection of single storey rear conservatory - Granted

POLICY CONSIDERATIONS

London Borough of Brent Adopted Unitary Development Plan 2004

BE2 on townscape: local context & character states that proposals should be designed with regard to their local context, making a positive contribution to the character of the area.

BE9 seeks to ensure new buildings, alterations and extensions should embody a creative, high quality and appropriate design solution and should be designed to ensure that buildings are of a scale and design that respects the sunlighting, daylighting, privacy and outlook for existing and proposed residents.

H21 on domestic extensions states that proposals should complement the scale and character of the existing dwelling and should respect the amenity of neighbouring occupiers.

BE25 states that proposals and new uses in conservation areas, or just outside them but affecting their setting or views into or out of the area, shall pay special attention to the preservation or enhancement of the character or appearance of the area.

London Borough of Brent's Supplementary Planning Guidance

'Supplementary Planning Guidance Note 20- Buildings in Gardens within conservation areas for gardens between 10 and 25 metre length describes the maximum size of a building should be no greater than 1/5 of the overall length and 1/2 of the width of the garden. The building should be located in the rear 1/4 of the garden and should have a maximum area of 15m².

SUSTAINABILITY ASSESSMENT

Not applicable

CONSULTATION

External

Queens Park Area Residents Association were consulted, they have not responded.

Eight adjoining neighbours were consulted on 11 October 2005 and a site notice was posted on 18 October 2005

Four objections have been received from the owner occupiers from 53 Kempe Road, 57 Kempe Road, 59a Kempe Road and finally 63 Kempe Road. Objections to the proposal were made on the following grounds.

- Design of the building not in keeping of the conservation area.
- Proposed use is not stated on the application.
- Effect on the greenery in the area.
- Size of the building
- Loss of privacy.

Internal

The Conservation and Regeneration Team were consulted and they raised no objections, their comments are discussed in the remarks section of this report.

REMARKS

The proposal involves the erection of a studio to the rear of the ground floor flat. The flat is terraced and the only access to the rear garden is from the ground floor flat. The dimensions of the outbuilding are 2.50m (height) x 3.25m (depth) x 4.50m (width) and will cover an area less than 10% of the rear garden. The outbuilding will be located in the last quarter of the garden at least 14m away from the rear of the property and will be located approximately 1.4m and 1.7m from the side boundaries and 1.7m from the rear boundary of the site, the above dimensions are in compliance with SPG20.

Design size and scale of the proposed studio.

The scheme has been amended during the lifetime of the application. As submitted, the proposal was unacceptable, whilst the second and current scheme has been submitted taking into account of SPG20. Specifically, the external materials shown are to be timber cladding, the actual size of the studio has been reduced as has the bulk of the roof structure.

Officers consider that a relatively small outbuilding as proposed can be successful providing that high quality materials are used and there is special attention to detail, for this reason samples of the materials and details of the positioning of the timber cladding should be submitted to the Council for approval before works commence in order to ensure a satisfactory appearance. It is recommended that the timber cladding have a natural finish and the windows to match. It is considered that the proposed siting of the building orientated across the garden would relate acceptably to the surrounding area and complies with SPG20 guidance.

The garden currently has some mature shrubs including a large Laurel and Holly tree. The Laurel and another shrub will be removed while the Holly will be relocated to the front of the outbuilding. In adjoining

gardens there are two trees that will not be affected by the proposed outbuilding. These changes are not considered to have a significant impact on amenity.

Comments on objections.

Concerns raised about the design of the outbuilding have been noted and have been taken into account in Condition 6, which states that material will be submitted before any work commences on site.

Concerns raised about the loss of privacy and loss of greenery in the area have also been noted and have been taken into account in Condition 8, which states that a landscaping plan will be approved by the Council before any work commences on site.

Conclusion

The proposed scheme is considered to be in accordance with the Unitary Development Plan policies BE2, BE9 and H21 and the guidance contained within SPG20 and accordingly, approval is recommended, with relevant conditions attached.

RECOMMENDATION: Grant Consent

REASON FOR GRANTING

(1) The proposed development is in general accordance with policies contained in the:-

Brent's Unitary Development Plan 2004
Council's Supplementary Planning Guidance 20 - Buildings in Gardens within Conservation Areas

Relevant policies in the Adopted Unitary Development Plan are those in the following chapters:-

Built Environment: in terms of the protection and enhancement of the environment
Housing: in terms of protecting residential amenities and guiding new development

CONDITIONS/REASONS:

(1) The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: To conform with the requirements of Section 91 of the Town and Country Planning Act 1990.

(2) The development hereby approved shall be carried out and completed in all respects in accordance with the proposals contained in the application, and any plans or other particulars submitted therewith.

Reason: To ensure that the proposed development will be carried out as approved so as to avoid any detriment to the amenities by any work remaining incomplete.

(3) Details of materials for all external work including samples shall be submitted to and approved by the Local Planning Authority before any work is commenced.

Reason: To ensure a satisfactory development which does not prejudice the amenity of the locality.

(4) The outbuilding hereby approved shall be used as ancillary to the ground floor flat

Reason: To ensure that the proposed development does not prejudice the amenities of the locality .

(5) The site shall be suitably landscaped in accordance with a scheme to be submitted to and approved by the Local Planning Authority before any works commence on site, the landscape

work to be completed during the first available planting season following completion of the development hereby approved and shall be maintained thereafter to the satisfaction of the Local Planning Authority.

Reason: To ensure a satisfactory standard of appearance and that the proposed development enhances the visual amenity of the locality.

INFORMATIVES:

None Specified

REFERENCE DOCUMENTS:

- 1) London Borough of Brent Unitary Development Plan 2004
- 2) London Borough of Brent Supplementary Planning Guidance Note 20 Buildings in the garden within conservation area.
- 3) Four letters of objection.

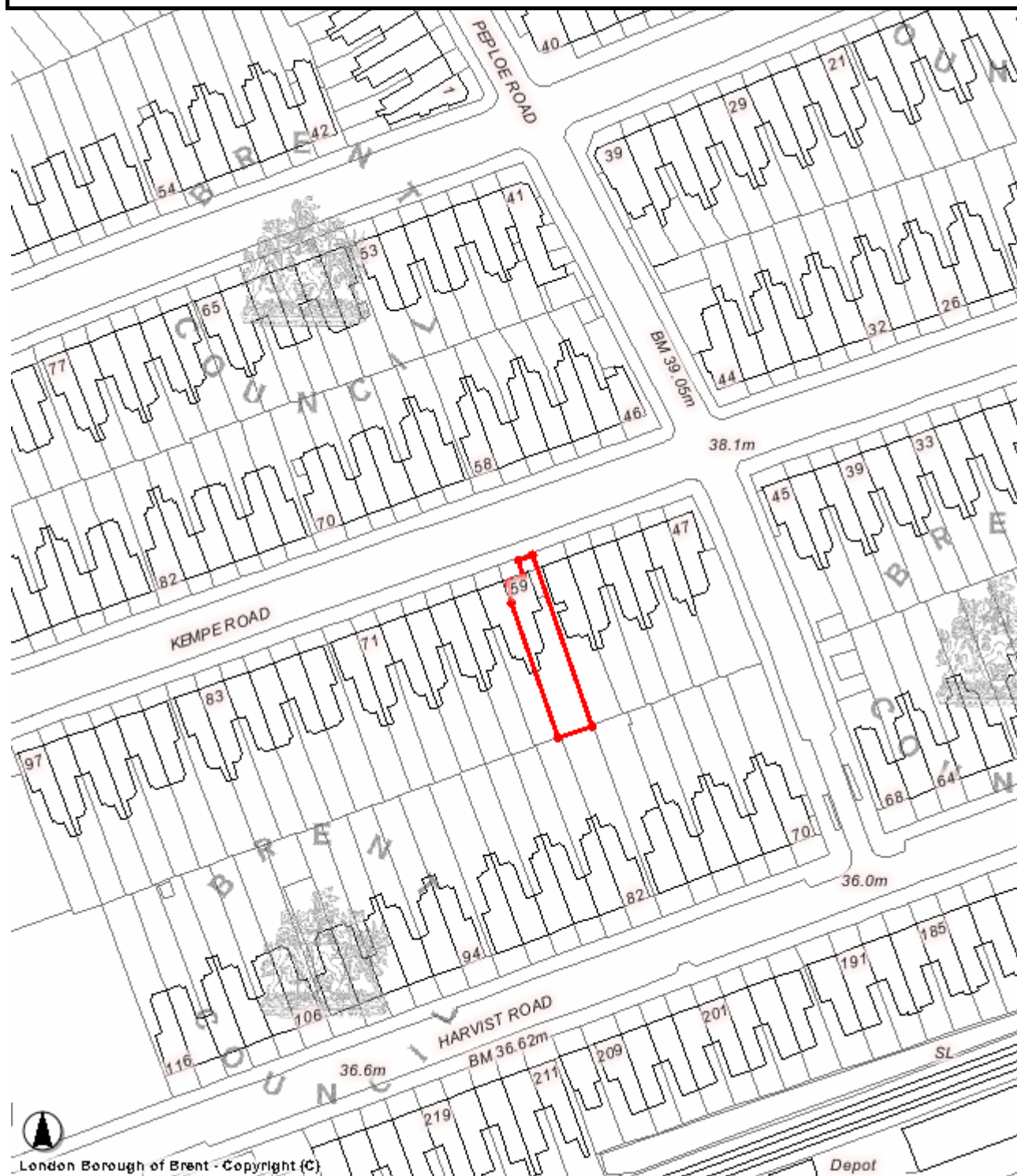
Any person wishing to inspect the above papers should contact Rupert Kain, The Planning Service, Brent House, 349 High Road, Wembley, Middlesex, HA9 6BZ, Tel. No. 020 8937 5265



Planning Committee Map

Site address: 59A Kempe Road, London, NW6 6SN

Reproduced from Ordnance Survey mapping data with the permission of the Controller of Her Majesty's Stationary Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. London Borough of Brent, DBRE201 2005



London Borough of Brent - Copyright (C)
This map is indicative only.