

RECEIVED: 17 May, 2006

WARD: Queen's Park

PLANNING AREA: Kilburn & Kensal Consultative Forum

LOCATION: 19 & 19A, Allington Road, London, W10 4AY

PROPOSAL: Conversion of two self-contained flats to a single dwellinghouse, including replacement of all existing timber sash windows with aluminium-framed sash windows to front and rear elevations, replacement of two existing front doors with a single door and replacement of two windows with doors at the rear of the dwellinghouse

APPLICANT: Brent Housing Partnership

CONTACT: Allen Group

PLAN NO'S: Dwg. No. 04/01/074/Allington/02603 Rev. 1.1
Dwg. No. 04/01/074/Allington/02101 Rev. A
Dwg. No. 04/01/074/Allington/02102 Rev. A
Dwg. No. 04/01/074/Allington/02104 Rev. A

RECOMMENDATION

Approval

EXISTING

The site is occupied by a two-storey terraced property on the southern side of Allington Road. The property has been sub-divided into two self-contained flats. The properties on either side of the subject site are residential and have also been sub-divided into two self-contained flats. The site is located within an area designated as a Major Estate Regeneration Area as defined in the Unitary Development Plan 2004.

PROPOSAL

Conversion of two self-contained flats to a single dwellinghouse, including replacement of all existing timber sash windows with aluminium-framed sash windows to front and rear elevations, replacement of two existing front doors with a single door and replacement of two windows with doors at the rear of the dwellinghouse.

HISTORY

05/2616 - Conversion of two flats into a single dwellinghouse. The application was withdrawn.

POLICY CONSIDERATIONS

BE2 - Proposals should be designed with regard to their local context, making a positive contribution to the area, taking account of existing landform, and the need to improve existing urban spaces and townscape

BE9 - New Buildings, extensions and alterations to existing buildings should be designed to embody a creative and high quality design solution specific to the site's shape size and development opportunities. Scale/massing should be appropriate with respect to setting and townscape.

H7 - Proposals for refurbishment and redevelopment within Major Estate Regeneration Areas should be sought and supported.

H8 - Proposals should not result in the net loss of residential accommodation where such accommodation can still be used for permanent residential purposes unless comparable replacement can be provided.

SUSTAINABILITY ASSESSMENT

N/A

CONSULTATION

Two letters of objection have been received from local residents regarding the proposal. The following concern was raised:

- Noise disturbance caused by an increase in occupancy.

REMARKS

The Site and Proposal

The proposal is for the conversion of the existing property from two self-contained flats back into a single dwellinghouse and associated alterations. The property is located within the South Kilburn Major Estate Regeneration Area. Policy H7 refers specifically to redevelopment and refurbishment within these area and sets out that a minimal loss of affordable housing would be acceptable when providing new quality housing stock of the form wanted by residents. The Council have received 18 planning applications for the same redevelopment of properties along Allington Road, of which 16 have been approved under delegated powers as no objections have been received. It is considered, therefore, that this form of housing stock is generally considered acceptable in this area, although involving the loss of a housing unit contrary to policy H8. It would, though, result in the provision of a larger family-sized unit of affordable housing for which there is a considerable demand within the borough and it is considered that for this reason the loss of a single unit can be accepted.

Character and Appearance

Policy BE2 ensures that proposals make a positive contribution to the character of an area. The proposed external changes to the property include the replacement of the dual front doors with a single door, the replacement of the existing timber sash windows with new aluminium sash windows and the replacement of two rear windows with doors providing access to the rear garden. These alterations are sympathetic to the character of the existing property and represent an improvement in its general appearance. The development will also help improve what is a very unwelcoming streetscene with many of the windows covered up by ugly steel barriers.

Transportation

The proposed conversion of the property will not lead to an increase in the required parking provision in Allington Road which has been defined as a Heavily Parked Street.

Consideration of Objections

The concern raised regarding noise disturbance caused by an increase in occupancy has been noted and it is considered that the conversion of the property into a single family dwelling is unlikely to result in a significant rise in the level of noise disturbance suffered by neighbouring occupiers over and above that which might occur from the use of the property as two 2-bedroom flats. It is also noted that noise insulation would be required under current Building Regulations.

Conclusion

The proposal complies, in general, with the policies set out in the adopted UDP and is unlikely to lead to a

significant increase in noise disturbance for adjoining occupiers. As such, the proposal is recommended for approval.

RECOMMENDATION: Grant Consent

REASON FOR GRANTING

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

Brent Unitary Development Plan 2004
Council's Supplementary Planning Guidance 5 - Altering and Extending Your Home

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, prior to occupation of the building.

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) All new external work shall be carried out in materials that match, as closely as possible, in colour, texture and design detail, those of the existing building.

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

INFORMATIVES:

None Specified

REFERENCE DOCUMENTS:

Adopted UDP
2 letters of objection
South Kilburn Supplementary Planning Document

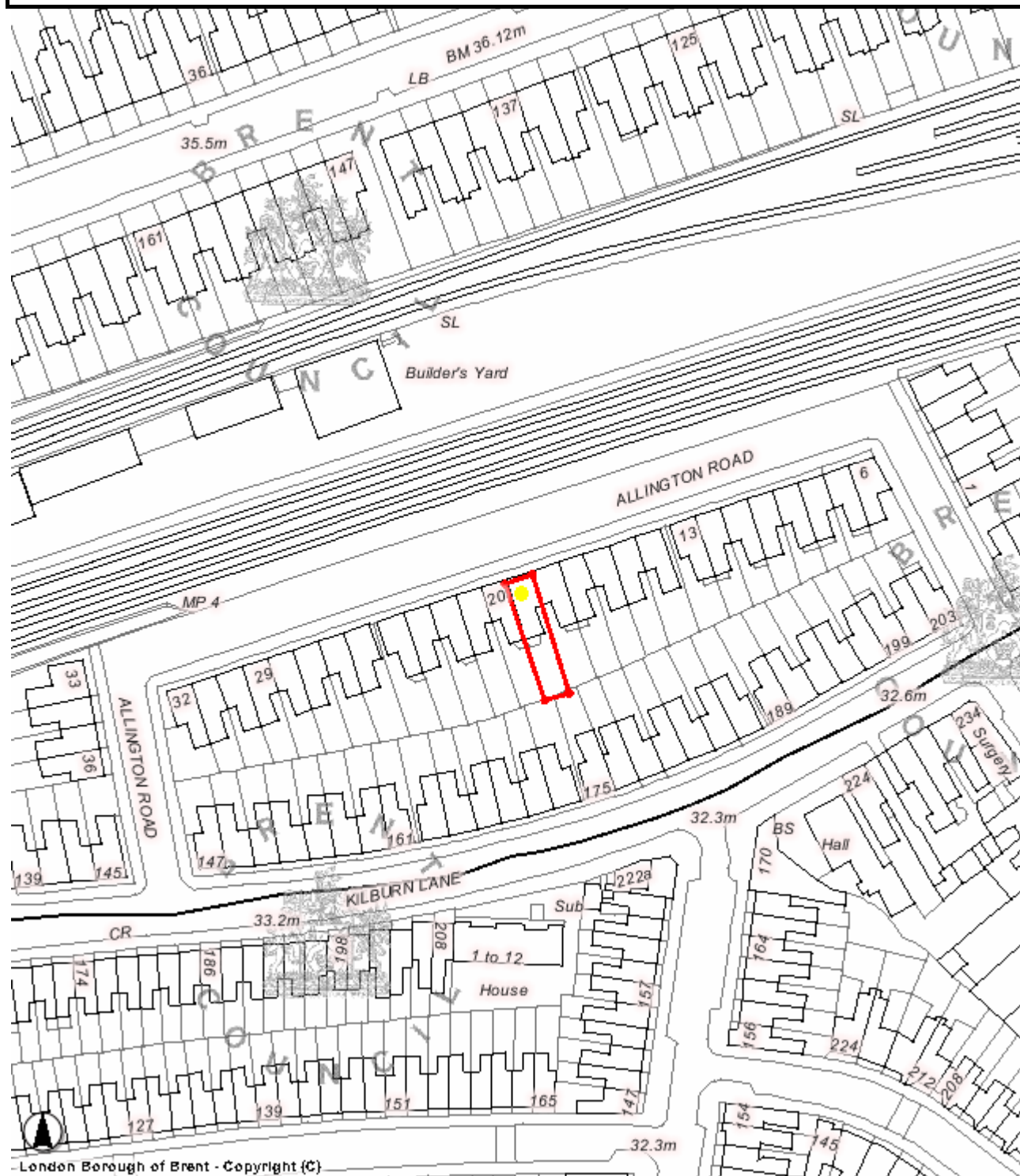
Any person wishing to inspect the above papers should contact Ben Martin, The Planning Service, Brent House, 349 High Road, Wembley, Middlesex, HA9 6BZ, Tel. No. 020 8937 5239



Planning Committee Map

Site address: 19 & 19A, Allington Road, London, W10 4AY

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