



Planning Committee Map

Site address: Garages opposite 2, Woodville Road, London, NW6

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This map is indicative only.

RECEIVED: 15 January, 2013

WARD: Kilburn

PLANNING AREA: Kilburn & Kensal Consultative Forum

LOCATION: Garages opposite 2, Woodville Road, London, NW6

PROPOSAL: Conservation Area Consent for demolition of existing 3 single storey garages.

APPLICANT: Tansy Ltd

CONTACT: Groves Natcheva Architects

PLAN NO'S:

1054/P/100/001 Proposed Lower Ground and Ground Floor Plan
1054/P/100/002 Proposed Roof Plan
1054/P/100/003 Proposed Section AA and BB
1054/P/100/004 Proposed North and West Elevation
1054/P/100/005 Proposed East and South Elevation
1054/P/100/006 Existing Site Plan
1054/P/100/007 Existing West Elevation
1054/P/1250/001 Site Location Plan
Design and Access Statement Dated November 2012
Details of OKAWOOD Timber Louvers
GNA Daylight Study 2

RECOMMENDATION

Refuse

EXISTING

The existing site has three single storey garages which are currently vacant. It was most recently used as a builders yard. It is located on Woodville Road which is a side street between Brondesbury Road and Brondesbury Villas. It is not listed but it is within the Kilburn Conservation Area.

PROPOSAL

See description above.

HISTORY

12/3232. Full planning permission sought for the demolition of existing 3 single storey garages and erection of a proposed two-storey dwellinghouse with basement fronting onto 2 Woodville Road with associated soft landscaping. Under consideration elsewhere on this committee agenda.

H3809/3342. Full planning permission sought for the conversion of five self-contained flats and erection of three garages. Granted 1976.

POLICY CONSIDERATIONS

NPPF 2012

The National Planning Policy Framework (NPPF) was published on 27 March 2012 and replaces Planning Policy Guidance and Planning Policy Statements with immediate effect. Its includes a presumption in favour of sustainable development in both plan making and decision making. It is considered that the saved policies referred to in the adopted UDP and Core Strategy are in conformity with the NPPF and are still relevant. The NPPF states that good quality design and a good standard of amenity for existing and future occupants of land and buildings are required. Of particular reference to this CAC application, the NPPF outlines policies for the historic environment and heritage assets. It emphasises the importance of being able to assess the

significance of heritage assets that may be affected by a development.

Accordingly, the policies contained within the adopted SPG's, London Borough of Brent Unitary Development Plan 2004 and Core Strategy 2010 carry considerable weight in the determination of planning applications and appeals.

London Borough of Brent Core Strategy 2010

CP17 Protecting and enhancing the Suburban Character of Brent

London Borough of Brent Unitary Development Plan 2004

BE25 Development in Conservation Areas

BE27 Demolition and Gap Sites within Conservation Areas

CONSULTATION

All neighbouring properties have been notified by letter, a site notice was installed outside of the site and a press notice was served. Internal consultation letters were sent to Urban Design.

No objections received.

REMARKS

Principle

1. This application relates to the demolition of the existing garages on the site which are sited within the within the Kilburn Conservation Area. The application to redevelop the site appears elsewhere in this agenda.
2. The existing garages are not considered to be of significant architectural merit and do not make a significant contribution to the Conservation Area and as such the demolition would generally be considered acceptable. However the proposed replacement building is not considered to be acceptable. Therefore the proposed demolition is not considered to be in accordance with policy BE27 which states that replacement building should be seen as a stimulus to imaginative, high quality design and an opportunity to enhance the area.
3. The proposal is contrary to BE27 for the reason identified above and is therefore recommended for refusal in accordance with the normal approach to applications of this nature.

RECOMMENDATION: Refuse Consent

CONDITIONS/REASONS:

- (1) In the absence of an acceptable replacement building or alternative surface treatment, the proposal to demolish this existing garages in the Kilburn Conservation Area would be detrimental to the character and appearance of the locality and is therefore contrary to policy BE27 of Brent's Unitary Development Plan 2004.

INFORMATIVES:

None Specified

Any person wishing to inspect the above papers should contact Robin Sedgwick, Planning and Regeneration, Brent Civic Centre, Engineers Way, Wembley, HA9 0FJ, Tel. No. 020 8937 5229