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**RECEIVED:** 20 April, 2010

**WARD:** Queen's Park

**PLANNING AREA:** Kilburn & Kensal Consultative Forum

**LOCATION:** 36 Kingswood Avenue, London, NW6 6LS

**PROPOSAL:** Erection of one front rooflight, one rear dormer window and rooflight and single storey side extension to dwelling-house.

**APPLICANT:** Miss S Myers

**CONTACT:** Studio 136 Architects Ltd

**PLAN NO'S:**  
See condition 2.

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## **RECOMMENDATION**

Approval.

## **EXISTING**

The subject site is a two storey end of terrace dwelling-house located on Kingswood Avenue, on the junction of Brooksville Avenue. The surrounding area is predominately residential with similar terraced type dwellings. The subject site is a double fronted property located within Queens Park Conservation Area, but is not a listed building.

## **PROPOSAL**

Erection of one front rooflight, one rear dormer window and rooflight and single storey side extension to dwelling-house.

## **HISTORY**

There is an existing dormer window at the adjoining No.37 Kingswood Avenue that was approved on 3 June 2005 (ref: 05/1025).

## **POLICY CONSIDERATIONS**

### **Brent Unitary Development Plan 2004**

BE2 Townscape: Local Context and Character  
BE9 Architectural Quality  
BE25 Development in Conservation Areas  
BE26 Alterations & Extensions to Buildings in Conservation Areas

Supplementary Planning Guidance 5  
Queens Park Conservation Design Guide

## **SUSTAINABILITY ASSESSMENT**

Not applicable.

## **CONSULTATION**

Consultation letters dated, 29th April 2010, were sent to 13 neighbouring occupiers/owners. A site notice was placed within the vicinity of the site dated, 7th May 2010. Three letters of objection were received, including the Queens Park Residents Association, the following comments were raised:

- The proposed rear dormer on a corner property would be clearly visible to, and overlook properties in Brooksville Avenue.
- Only one front rooflight is permitted.
- The rear dormer window should be reduced in width.
- Request removal of the satellite dish from the front of the house.
- Noise, dust, traffic, and building works interruption from the proposed works.

The applicant had originally proposed a 2/3 width rear dormer window, three front rooflights and a single storey side extension to the dwelling-house. Officers had requested amendments to ensure that the proposal would not detract from the character and appearance of the locality and complied with policy. Subsequently, the proposal has altered to "Erection of rear dormer window, one front and rear rooflight and single storey side extension".

Subsequent to these changes, QPRA have confirmed that their objections have been overcome.

Residents have raised concern over the general disruption of building works that the proposal will create, particularly in relation to the location of skips and illegal parked vehicles. Members will be aware that issues of general building disruption are not planning considerations. However, a condition has been attached which will ensure that during construction appropriate measure will be undertaken to minimise noise; noise generating equipment restriction times; and suitable and sufficient means of suppressing dust.

Councillor Green has confirmed that he wishes to support the objectors in opposing the application and had requested that the application be reported to Committee under Members Call-in Procedure. However only one Member request has been received rather than the two required by the procedure. The application is reported to Committee under the code as two objections have been received and the recommendation is for approval.

## **REMARKS**

The subject site is a double fronted end of terrace dwelling-house located on Kingswood Avenue, fronting onto Queens Park. The applicant has proposed a rear dormer window, one front and rear rooflight and a single storey side extension to the dwelling-house. Neighbouring property Number 37 Kingswood Avenue has an existing single storey side extension and rear dormer window to the dwelling-house.

### **Rear dormer**

Queens Park design guidance states that rear dormer windows are normally acceptable where they occupy no more than 2/3 of the width and height of the rear roofplane, although smaller dormers are generally required on corner properties. As the subject site is a corner double fronted property a 2/3 width dormer would be deemed excessive and would result in a roof extension excessively bulky and relating poorly to the roofscape, to the detriment of the character and appearance of the dwelling-house. As a result, in circumstances like this, Officers seek a smaller dormer window than set down in the Design Guide, more in compliance with the guidance set down in SPG5. The proposed rear dormer window has, therefore, been reduced to half the width of the original rear roofplane, 4.7m wide, which is considered appropriate in relation to the size and scale of the original dwelling-house and location within the conservation area. Although there have

been two examples in recent years where a larger roof extension than half-width has been permitted, Officers are firmly of the view that the approach adopted here is the correct one. This is reinforced by the fact that the dormer would be adjacent to an approved half-width dormer extension and would be viewed in this context.

The front face of the rear dormer window is mainly glazed with timber sash windows with glazing bars, which match the appearance of original rear windows. In addition, the face and cheeks of the proposed rear dormer will be clad in lead which is deemed appropriate in the conservation area.

### **Rooflights**

One rooflight is proposed in the front roofslope, 800mm x 500mm, sited in the upper section of the roofslope adjacent to the gable and is compliant with Queens Park design guidance. One rooflight is located within the rear roofslope providing daylighting into a small bedroom, 1.1m x 0.7m. The proposed sections show that the proposed rooflights will be set in flush with existing roof slates and therefore should not unduly impact the character and appearance of the dwelling-house or locality.

It should be noted that additional rooflights are unlikely to be considered acceptable by reason of the visual impact on the roofslope.

### **Single storey side extension**

Single storey side extensions proposed to the side return of an original rear projection of the dwelling-house are not normally deemed acceptable by design guidance SPG5, as they result in a significant loss of amenity to adjacent properties. In this instance, the proposed single storey side extension is deemed acceptable as neighbouring property Number 37 Kingswood Avenue has a similar existing extension, which has been confirmed by officer site inspection.

In terms of size and scale, the single storey extension is 3.65m in height, which although is above the 3m maximum permitted in SPG5, is not detrimental to neighbouring amenity for the reasons outlined above and is appropriate in relation to the original proportions of the dwelling-house. The proposed extension is sited along the neighbouring boundary of Number 37 Kingswood Avenue next to their existing single storey side extension, 5.8m in length and 1.7m wide. To increase the proportion of daylighting into the extended original projection one large sash window is proposed to the rear with three additional rooflights.

The relatively modest scale of the existing extension to 37 Kingswood Avenue means that the relationship between the two buildings lacks the same sense of enclosure that is generally characteristic of the properties within the wider Conservation Area. On this basis, it is not considered that there would be sufficient grounds to argue that the proposed extension, albeit a full length side extension, would cause significant harm to the character of the surrounding Conservation Area. Overall, it is considered that there are exceptional circumstances in this particular case which would justify the proposal to erect a full length 'infill' extension within the Queens Park Conservation Area.

The design of the proposed extension and rear dormer window is in keeping with the character and appearance of the original dwelling-house and therefore deemed acceptable in relation to policies BE9, BE25 and BE26 of the UDP 2004 and Queens Park Conservation Area Design Guide.

**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  
Queens Park Conservation Area Design Guide

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

**CONDITIONS/REASONS:**

- (1) The development to which this permission relates must be begun not later than the expiration of three years beginning on 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 permitted shall be carried out in accordance with the following approved drawing(s) and/or document(s): D\_10\_36KINGS\_001 REVB.

Reason: For the avoidance of doubt and in the interests of proper planning.

- (3) All new external work shall be carried out in materials that match, 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.

- (4) During construction on site:-

(a) - The best practical means available in accordance with British Standard Code of Practice B.S.5228: 1984 shall be employed at all times to minimise the emission of noise from the site;

(b) - The operation of site equipment generating noise and other nuisance-causing activities, audible at the site boundaries or in nearby residential properties, shall only be carried out between the hours of 0800 - 1700 Mondays - Fridays, 0800 - 1300 Saturdays and at no time on Sundays or Bank Holidays;

(c) - Vehicular access to adjoining and opposite premises shall not be impeded;

(d) - All vehicles, plant and machinery associated with such works shall at all times be stood and operated within the curtilage of the site only;

(e) - No waste or other material shall be burnt on the application site;

(f) - All excavated topsoil shall be stored on the site for reuse in connection with landscaping.

(g) - A suitable and sufficient means of suppressing dust must be provided and maintained.

Reason: To limit the detrimental effect of construction works on adjoining residential occupiers by reason of noise and disturbance.

**INFORMATIVES:**

None Specified

**REFERENCE DOCUMENTS:**

- Brent Unitary Development Plan 2004
- Supplementary Planning Guidance 5

- Queens Park Design Guide
- Two letters of objection
- One Councillor objection

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



## Planning Committee Map

Site address: 36 Kingswood Avenue, London, NW6 6LS

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