
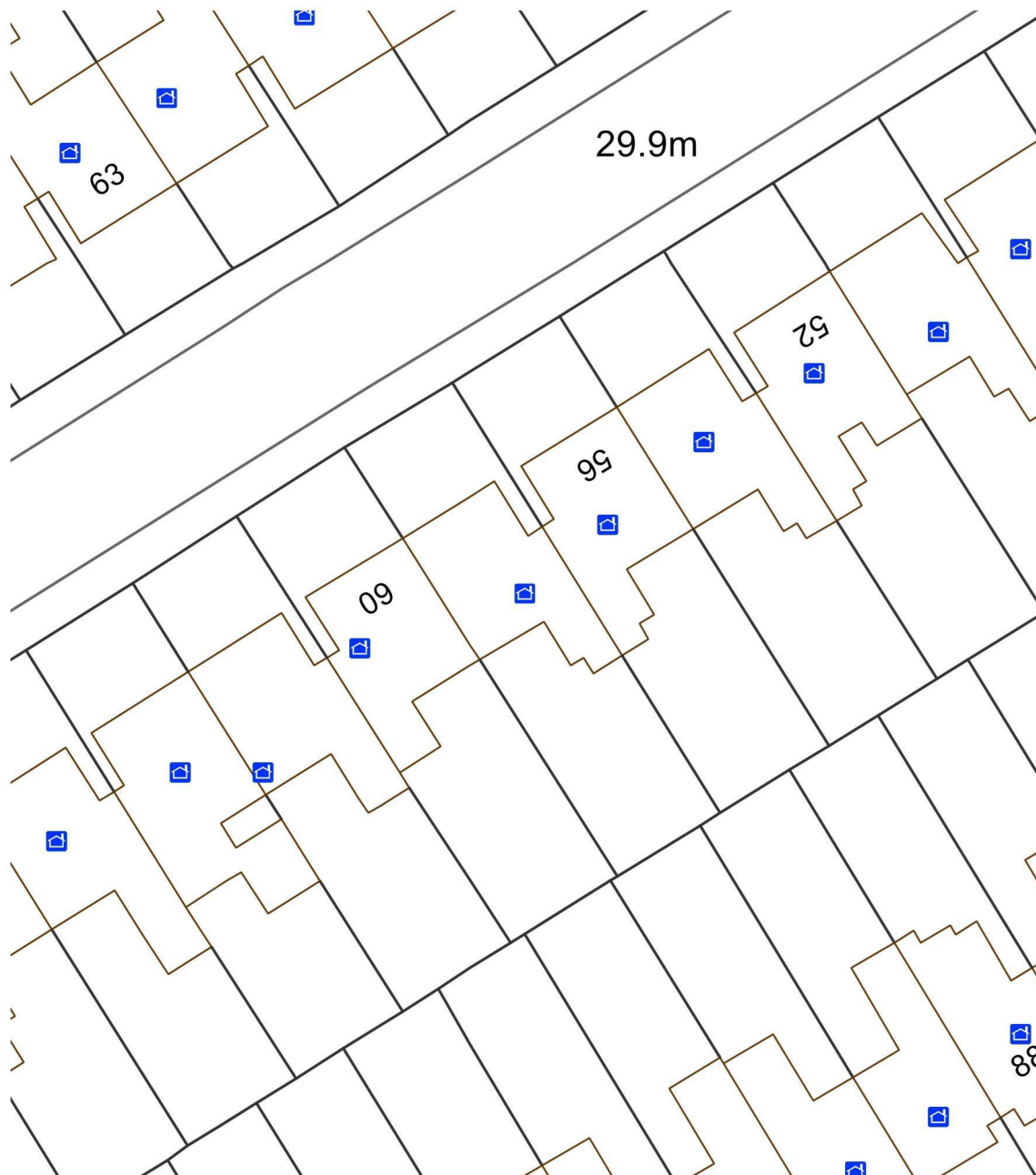


|   |                               |
|---|-------------------------------|
|  | <b>Planning Committee Map</b> |
| Site address: 58 Brondesbury Road, London, NW6 6BS                                |                               |
| © Crown copyright and database rights 2011 Ordnance Survey 100025260              |                               |



This map is indicative only.

**RECEIVED:** 19 August, 2014

**WARD:** Kilburn

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

**LOCATION:** 58 Brondesbury Road, London, NW6 6BS

**PROPOSAL:** Conversion of existing hostel into 4 self-contained flats (3 x 2 beds and 1 x 3 bed) involving excavation and alterations to existing partial basement level, lightwell to the front and sunken patio to the rear, blocking up and alterations to some of the existing windows and doors and front garden changes to include provision for single car parking space, bin storage and new hard and soft landscaping

**APPLICANT:** Mr Andrew Alexandrou

**CONTACT:** Carter Jonas

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

## RECOMMENDATION

Approval subject to condition set out below

## CIL DETAILS

This application is liable to pay the Community Infrastructure Levy (CIL). The total amount is **£19,509.85** of which **£16,604.13** is Brent CIL and **£2,905.72** is Mayoral CIL.

### CIL Liable?

Yes/No: Yes

## EXISTING

The site is a 3-storey building on the southern side of Brondesbury Road, NW6, within Kilburn Conservation Area. The property is currently in use as a hostel though its temporary permission has expired (as of 15th August 2010).

## DEVELOPMENT SCHEDULE

The table(s) below indicate the existing and proposed uses at the site and their respective floorspace and a breakdown of any dwellings proposed at the site.

### Floorspace Breakdown

| Primary Use                           | Existing | Retained | Lost | New  | Net Gain |
|---------------------------------------|----------|----------|------|------|----------|
| assembly and leisure                  | 0        |          | 0    | 0    |          |
| businesses / research and development | 0        |          | 0    | 0    |          |
| businesses and light industry         | 0        |          | 0    | 0    |          |
| businesses and offices                | 0        |          | 0    | 0    |          |
| drinking establishments (2004)        | 0        |          | 0    | 0    |          |
| financial and professional services   | 0        |          | 0    | 0    |          |
| general industrial                    | 0        |          | 0    | 0    |          |
| hot food take away (2004)             | 0        |          | 0    | 0    |          |
| hotels                                | 341      |          | 341  | -341 |          |
| non-residential institutions          | 0        |          | 0    | 0    |          |
| residential institutions              | 0        |          | 0    | 0    |          |
| restaurants and cafes                 | 0        |          | 0    | 0    |          |
| shops                                 | 0        |          | 0    | 0    |          |
| storage and distribution              | 0        |          | 0    | 0    |          |

**TOTALS in sqm**

| Totals | Existing | Retained | Lost | New  | Net gain |
|--------|----------|----------|------|------|----------|
|        | 341      |          | 341  | -341 |          |

**Monitoring Residential Breakdown****Existing**

| Description    | 1Bed | 2Bed | 3Bed | 4Bed | 5Bed | 6Bed | 7Bed | 8Bed | Unk | Total |
|----------------|------|------|------|------|------|------|------|------|-----|-------|
| Flats û Market |      |      |      |      |      |      |      |      |     |       |

**Proposed**

| Description    | 1Bed | 2Bed | 3Bed | 4Bed | 5Bed | 6Bed | 7Bed | 8Bed | Unk | Total |
|----------------|------|------|------|------|------|------|------|------|-----|-------|
| Flats û Market |      | 3    | 1    |      |      |      |      |      |     | 4     |

**PROPOSAL**

See description above.

**HISTORY**

07/0126 Granted subject to s106 legal agreement

Retention of a 9-room hostel for up to 20 people and subject to a Deed of Agreement dated 10<sup>th</sup> January 2008 under Section 106 of the Town and Country Planning Act 1990, as amended.

Condition:

*This permission shall be for a limited period of 3 years only, expiring on 15 August 2010 when (unless a further application has been submitted to and approved by the Local Planning Authority) the use hereby approved shall be discontinued and the property reinstated to the satisfaction of the Local Planning Authority.*  
*Reason: To enable the Local Planning Authority to review the position in the light of the requirement for such accomodation at the end of this period.*

00/2380 Granted subject to s106 legal agreement

Retention of existing use as Hostel for Brent Homeless Persons with on-site manager/care-taker to accomodate no more than 20 people.

Condition:

*This permission shall be for a limited period of 5 years only, expiring on 3rd May 2006 when (unless a further application has been submitted to and approved by the Local Planning Authority) the use hereby approved shall be discontinued and the property reinstated to the satisfaction of the Local Planning Authority.*  
*Reason: This permssion is granted because of the special circumstances of the case and to enable the Local Planning Authority to review the position in the light of the requirement for such accomodation at the end of this period.*

Both permissions were approved with the following agreement:

- The applicant to enter into a block booking agreement with Brent Council, where the owner agrees to make available solely to Brent Council all bedrooms within the property for occupation by homeless persons nominated by Brent Council on the terms and during that period specified in the agreement.

M6051 800671 Granted (1980)

C/U. FROM RESIDENTIAL TO GUEST HSE

**POLICY CONSIDERATIONS**

Brent's UDP 2004

BE2 Townscape: Local context and character

BE7 Public realm: streetscape

BE9 Architectural quality

BE25 Development in conservation areas  
BE26 Alterations & extensions to buildings in conservation areas  
H18 The quality of flat conversions  
TRN23 Parking standards: residential developments  
PS14 Residential parking standards  
PS16 Cycle parking standards

Core Strategy

CP21 A balanced housing stock

SPG17: Design guide for new development

Housing SPG 2012 Mayor of London.

## **CONSULTATION**

Neighbouring occupiers were consulted on September 2014:

A site notice was put up at the property on 22nd September and a press notice was published on 11th September.

3 objections have been received raising the following issues:

- Parking should be on the road as the properties were not designed to include parking.
- The paint should be removed from the front elevation.
- The original brick wall and front garden should be restored.

Internal

Highways: No objection subject to revised car parking layout, improved soft landscaping and inclusion of secure and covered cycle parking

## **REMARKS**

### **Principle**

1 The property hasn't been in residential use since 1980 when there was a change of use application to a guest house, following this its use changed to a hostel though the permission only granted this on a temporary basis and subject to a block booking agreement with the Council for the accommodation of homeless families which was required to comply with policy at the time.

2 Council Housing Officers who manage the procurement of accommodation for homeless families do not object to the loss of this particular property as it does not provide en-suite accommodation and is therefore not considered to be of a good enough quality to accommodate families. It also remains the case that a hostel is not the lawful use of the building, as the temporary permission has expired the use should have reverted to a guest house.

3 Only strategic hotel accommodation is afforded protection by the London Plan, this property which was originally built as a dwellinghouse does not meet the size criteria meaning there is no objection to the loss.

4 In principle the proposed change of use to self contained flats is supported and in line with Brent's Core Strategy policies CP2 and CP21.

### **Quality of accommodation**

5 The proposed development consists of a 2-bed (4p) flat at lower ground floor, 3 bed (5p) at upper ground floor, 2 bed (4p) at first floor and a 2 bed (3p) at second floor.

6 All units achieve more than the London Plan's minimum space standard and both the lower and upper ground floor flats have access to the rear garden. It would be preferable for the upper units to also have access to the amenity space but the arrangement of the building doesn't easily allow for this. The units are fairly generously sized which helps to mitigate the impact of no access to amenity space, this is discussed in more detail below.

7 There is one point between first and upper ground floor where the stacking places a bathroom over a

bedroom, a condition should be used to seek detail to demonstrate appropriate insulation to prevent unreasonable disturbance from noise between these flats.

8 All units are dual aspect facing northwest to the front and southeast to the rear.

9 The lower ground floor level provides restricted outlook and light to the front as the front windows face into a lightwell which projects 1m forward of the bay window. The external ground level to the rear is approximately 1.3m lower providing good access to light and outlook. Excavation of the garden level is proposed to provide a patio at the lower ground floor level. The excavated patio area is a minimum of 4.5m in depth beyond this point it begins to slope up to the existing garden level which it reaches 6.5m from the rear elevation. A hedge is currently proposed at the top of the slope, officers agree that screening is important but it should be set further into the garden to prevent it obstructing outlook from the lower ground floor; a condition is recommended seeking a different arrangement. The layout of this unit includes a living room/kitchen running the full depth of the building with outlook to the front and rear, and 2 bedrooms both with outlook onto the patio area. The size of the sunken patio and its southeastern aspect are considered to lead to an acceptable arrangement.

10 The second floor flat is 68sqm in total although only has 50sqm with a ceiling height of 2.3m or over, to achieve this ceiling height the ceiling of the first floor is proposed to be lowered. SPG17 assesses the quality of flats in the roof space based on the proportion of the floor area with this minimum ceiling height, stating 90% of the floor area should achieve 2.3m or more. A 2b3p unit should be at least 61sqm so the proposed units achieves 80% of this floor area with a ceiling height of 2.3m, it does however have an overall floor area of 7sqm larger than required. The proposed layout makes sensible use of areas with good ceiling height and the arrangement is on balance considered to be acceptable.

### **Character**

11 The property is within Kilburn Conservation Area. The only alterations to the front elevation relate to the lightwell, 1m high painted black metal railings are proposed around the lightwell which are relatively traditional in appearance however it is preferable to have a grate over the lightwell rather than railings to minimise its impact and a condition is recommended accordingly. At basement level the drawing states 'new sash window', a condition is recommended requiring details of any proposed materials and any windows to the front elevation will be required to be timber and sash. The proposal also involves the removal of the paint on the front elevation, this will significantly enhance the appearance of the property in the conservation area.

12 Improvements are proposed to the front garden including the introduction of soft landscaping and new hard surfacing. The property has an existing crossover which is not affected but the parking area is reduced to one space, approximately 50% soft landscaping is now proposed including a hedge behind the front boundary wall. Planting beds should be included along all edges of the garden and the small areas identified as lawn will also be expected to be more comprehensively planted, further detail is required by condition.

13 An existing raised platform area at the rear, from which the garden is currently accessed, is proposed to be removed to allow for the creation of the sunken patio lightwell. A black coloured metal balustrade is proposed across the existing glazed doors which is considered to be acceptable in style. Access to the rear garden will be from stairs at the eastern side of the rear elevation.

14 Details of the boundary treatment between the subject site and 60 Brondesbury Road, along the proposed sunken patio, should be required by condition.

### **Basement construction**

15 The drawings show there is an existing basement space below the whole footprint of the main part of the house though only the part below the entrance is accessible as storage and the head height is currently insufficient for any habitable room usage. The proposal seeks to lower the floor level to create space for accommodation and to take the basement out to the eastern boundary. A condition is recommended to require developers to sign up to the considerate constructor's scheme to promote good working practises and minimise disturbance to neighbouring occupiers.

16 The applicant is also likely to need to enter into Party Wall agreements with neighbours to provide reassurances about the structural stability of any works.

### **Highways**

17 As set out above significant improvements are proposed to the front garden and the space for parking will be limited to one off-street parking space. A condition is recommended that the development be parking permit free to prevent an increase in on-street parking on the Heavily Parked Road.

18 4 cycle parking spaces are proposed internally in the communal hallway which would meet the standard of 2 spaces for the 3-bed unit and 1 each for the 2 bed units. The lower ground floor flat has a private entrance and so is unlikely to have access the communal hallway shared by the 3 upper flats, there is no designated cycle storage for this unit however occupiers may choose keep their bikes within their large hallway and on balance the cycle storage provided is acceptable.

19 Refuse and recycling storage is accommodated in the front garden.

| Neighbour comment   | Officer response   |
|---|--|
| Parking should be on the road                               | As there is an existing crossover officers cannot reasonably require the removal of this but the proposed reduction to a single parking space is a considerable improvement. The surfacing material will be replaced and a good proportion of soft landscaping introduced. |
| The original brick wall and front garden should be restored | Through revisions officers have required drawings to show a new brick wall and soft landscaping as described above.  |
| The paint should be removed from the front elevation        | The front elevation drawing has been revised to include this improvement.  |

**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 17 - Design Guide for New Development

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 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):

1378/Pr/100 B  
1378/Pr/101 C  
1378/Pr/103 C  
1378/Pr/104 B  
1378/Pr/105 C  
1378/Pr/106

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

- (3) The areas so designated within the site shall be landscaped in accordance with a scheme to be submitted to and approved in writing 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. Any planting that is part of the approved scheme that within a period of *five* years after planting is removed, dies or becomes seriously damaged or diseased, shall be replaced in the next planting season and all planting shall be replaced in the same positions with others of a similar size and species, unless the Local Planning Authority first gives written consent to any variation.

Details shall also include:

- A hedge behind the front boundary wall.
- Shrubs along all boundaries of the front garden, in all small areas labelled lawn and between the vehicular and pedestrian access.
- Details of all proposed hardstanding materials.
- A metal grate over the lightwell and omission of the railings.
- The location of the hedge screening the the patio to the rear to be positioned further back to maximise outlook.

Reason: To ensure a satisfactory standard of appearance and setting for the development and to ensure that the proposed development enhances the visual amenity of the locality, in the interests of the amenities of the occupants of the development and to provide tree planting in pursuance of section 197 of the Town and Country Planning Act 1990.

- (4) No development shall be carried out until what time as the person carrying out the works is a member of the Considerate Constructors Scheme and its code of practice, and the details of the membership and contact details are clearly displayed on the site so that they can be easily read by members of the public.

Reason: To limit the impact of construction upon the levels of amenity that neighbouring occupiers should reasonably expect to enjoy.

- (5) Occupiers of the residential development, hereby approved, shall not be entitled to a Residents Parking Permit or Visitors Parking Permit to allow the parking of a motor car within the Controlled Parking Zone (CPZ) operating in the locality within which the development is situated unless the occupier is entitled; to be a holder of a Disabled Persons Badge issued pursuant to Section 21 of the Chronically Sick and Disabled Persons Act 1970. For the lifetime of the development written notification of this restriction shall be included in any licence transfer lease or tenancy agreement in respect of the residential development. For the lifetime of the development a notice, no smaller than 30cm in height and 21cm in width, clearly informing occupants of this restriction shall be displayed within the ground floor communal entrance lobby, in a location and at a height clearly visible to all occupants. On, or after, practical completion but prior to any occupation of the residential development, hereby approved, written notification shall be submitted to the Local Highways Authority confirming the completion of the development and that the above restriction will be imposed on all future occupiers of the residential development.

Reason: In order to ensure that the development does not result in an increased demand for parking that cannot be safely met within the locality of the site.

- (6) Details of materials for all external work shall be submitted to and approved in writing by the Local Planning Authority before any work is commenced. The work shall be carried out in accordance with the approved details.

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

- (7) Details of all walls, gateways and means of enclosure shall be submitted to and approved in writing by the Local Planning Authority before the development hereby approved is completed and the work shall be carried out prior to occupation, in accordance with the details so

approved, and the walls, gateways and means of enclosure shall thereafter be retained at the height and position as approved.

Details shall include:

- the height and material of the boundary treatment to the rear between no. 58 and no. 60 Brondesbury Road.
- material of the replacement front wall and brick piers
- gate and/or entrance door to the lower ground floor flat

Reason:

In the interests of the privacy and amenity of the occupants of the application site and neighbouring properties and the visual amenity and character of the locality.

**INFORMATIVES:**

- (1) The provisions of The Party Wall etc. Act 1996 may be applicable and relates to work on an existing wall shared with another property; building on the boundary with a neighbouring property; or excavating near a neighbouring building. An explanatory booklet setting out your obligations can be obtained from the Communities and Local Government website [www.communities.gov.uk](http://www.communities.gov.uk)

Any person wishing to inspect the above papers should contact Liz Sullivan, Planning and Regeneration, Brent Civic Centre, Engineers Way, Wembley, HA9 0FJ, Tel. No. 020 8937 5377