

**Committee Report
Planning Committee on 18 August,
2010**

Item No. 2/07
Case No. 10/1514

RECEIVED: 15 June, 2010
WARD: Kilburn
PLANNING AREA: Kilburn & Kensal Consultative Forum
LOCATION: 5B Torbay Road, London, NW6 7DX
PROPOSAL: Addition of rear dormer window and 1 front rooflight to first-floor flat
APPLICANT: Mr Daniel Thompson
CONTACT: Mr Richard Kendall
PLAN NO'S:
See condition 2.

RECOMMENDATION

Approval.

EXISTING

The subject site is a two storey terraced property located on Torbay Road. The surrounding area is predominately residential with similar terraced type properties. The subject site is located within North Kilburn Conservation Area, but is not a listed building.

PROPOSAL

Rear dormer window and one front rooflight to first-floor flat. For the information of Members any roof extensions in conservation areas require planning permission as permitted development legislation for such works does not apply in these areas.

HISTORY

Planning permission reference 10/0752 was refused for the 'Installation of 2 front rooflights and a rear dormer window to first floor flat'. The proposed rear dormer window was deemed unacceptable in terms of its size and scale appearing over dominant in the rear roofplane, in addition to the excessive proportion of rooflights in the front roofplane.

POLICY CONSIDERATIONS

Brent's Unitary Development Plan 2004

BE2 Townscape:Local Context & Character
BE9 Architectural Quality
BE25 Development in Conservation Area

BE26 Alterations & Extensions to Buildings in Conservation Areas

North Kilburn Conservation Area Design Guide

SUSTAINABILITY ASSESSMENT

Not applicable.

CONSULTATION

Consultation letters dated 25th June 2010, were sent to 33 neighbouring occupiers/owners. Two letters of objection were received, the following comments were raised:

- The front rooflight would be unsightly detracting from the character and appearance of the property;
- The rear dormer window would impact on the rear aspect of the dwelling, not appropriate to its Victorian character;
- The proposals would generally detract from the locality's appeal, resulting from increased construction noise;
- Overlooking into neighbouring gardens and habitable rooms.

The possible disruption from building works, whilst an understandable concern, cannot be taken into account as this is a non-planning matter. However, the issues relating to the character and appearance of the proposed works have been noted, and will be discussed in detail below.

REMARKS

The subject site is a two storey terraced property located on Torbay Road within North Kilburn Conservation Area. The applicant has proposed the erection of a rear dormer window and one front rooflight to the first floor flat. Proposals in the conservation area should be designed with respect to the character of the locality and the appearance of the original property.

North Kilburn Design Guide states that front and side dormer windows will not be considered acceptable however, rear dormers that occupy no more than 2/3 of the width of the original roof are deemed appropriate. The proposed rear dormer window is approximately 3.6m wide which is 2/3 width and is suitably located within the rear roofplane. The roof will be treated in lead with added eaves cornice to reflect the character and appearance of the conservation area. The front face of the proposed rear dormer is mainly glazed with three timber sash windows in accordance with design guidance and the conservation area.

Although residents have raised concern in relation to overlooking and loss of privacy, the proposed rear dormer window would not cause impacts which are greater than existing first floor rear windows and therefore considered acceptable with design guidance SPG5 and policy BE9 of the UDP 2004. Whilst the introduction of a dormer window would introduce rear facing windows at roof level, it is considered that it would be extremely difficult to construct an argument that the proposal resulted in an unacceptable loss of privacy.

One rooflight is proposed within the front roofplane, this will be set flush within the roof and no larger than permitted within North Kilburn Design Guide, 500mm x 900mm. The precise details of the rooflight will be conditioned in order to ensure that the development does not detract from the Conservation Area.

Summary

The design of the proposed rear dormer window and one front rooflight is in keeping with the character and appearance of the original property and therefore deemed acceptable in relation to

policies BE9, BE25 and BE26 of the UDP 2004 and North Kilburn 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
North Kilburn 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):

DP/09/01; SK/10/01; SK/10/02; SK/10/03

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, as shown on plan numbers SK/10/01; SK/10/03.

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

- (4) The front rooflight shall be 900mm x 500mm and detailed to be flush with the roof covering as stated on plan numbers SK/10/01; SK/10/02; SK/10/03.

Reason: In the interest of visual amenity of the North Kilburn Conservation Area and the locality.

INFORMATIVES:

None Specified

REFERENCE DOCUMENTS:

- Brent Unitary Development Plan 2004
- North Kilburn Design Guide
- Supplementary Planning Guidance 5
- Three letters of objection

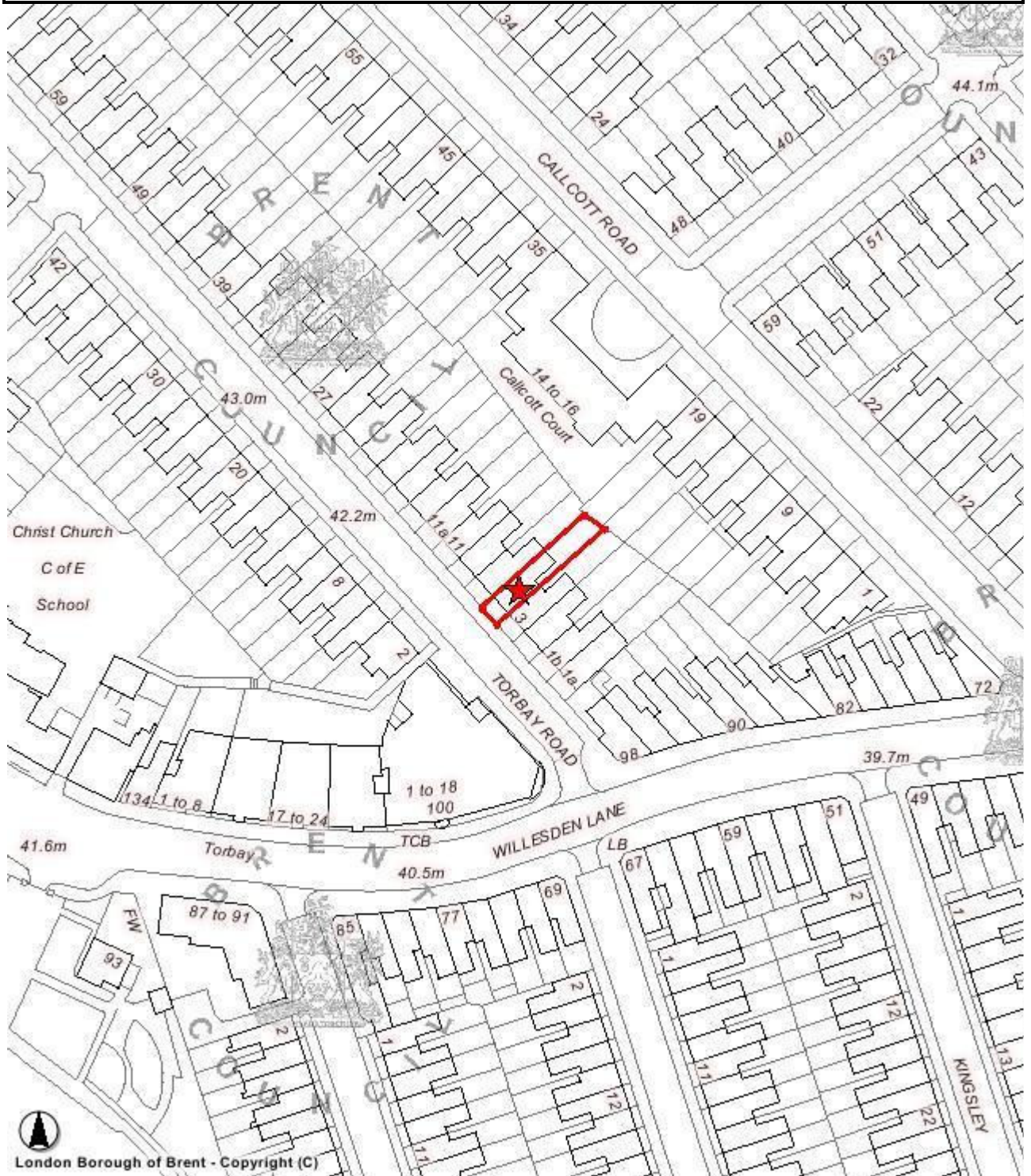
Any person wishing to inspect the above papers should contact Nicola Butterfield, The Planning Service, Brent House, 349 High Road, Wembley, Middlesex, HA9 6BZ, Tel. No. 020 8937 5239



Planning Committee Map

Site address: 5B Torbay Road, London, NW6 7DX

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