

COMMITTEE REPORT

Planning Committee on
Item No
Case Number

2 July, 2015
08
15/1704

SITE INFORMATION

RECEIVED: 24 April, 2015

WARD: Queen's Park

PLANNING AREA: Kilburn & Kensal Consultative Forum

LOCATION: 19 Carlisle Road, Kilburn, London, NW6 6TL

PROPOSAL: Erection of rear dormer window, replacement of rear rooflight and installation of a conservation type rooflight to the front roof slope.

APPLICANT: Mr Mire

CONTACT: MoreSpace

PLAN NO'S: See Condition 2.

SITE MAP



Planning Committee Map

Site address: 19 Carlisle Road, Kilburn, London, NW6 6TL

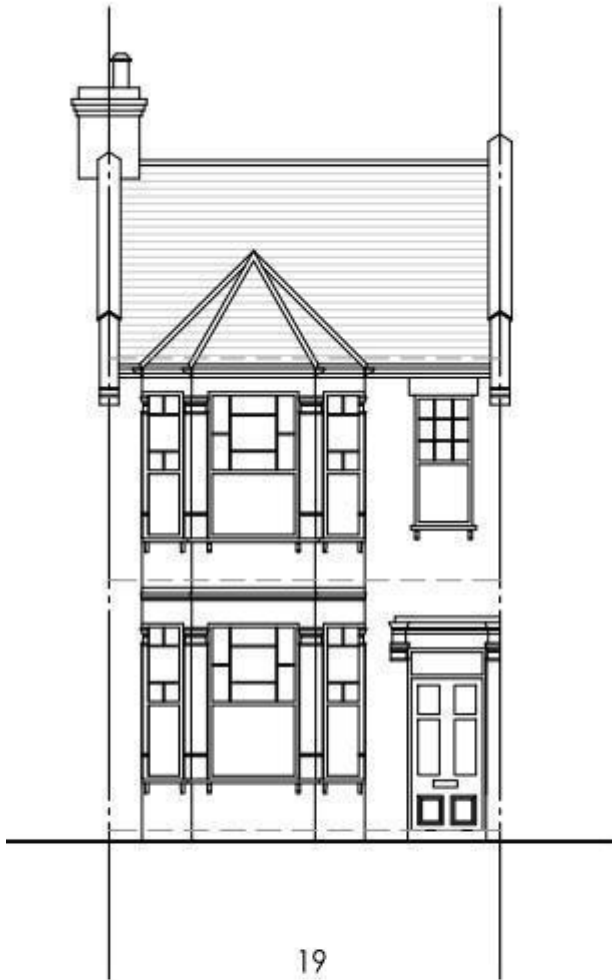
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This map is indicative only.

SELECTED SITE PLANS SELECTED SITE PLANS

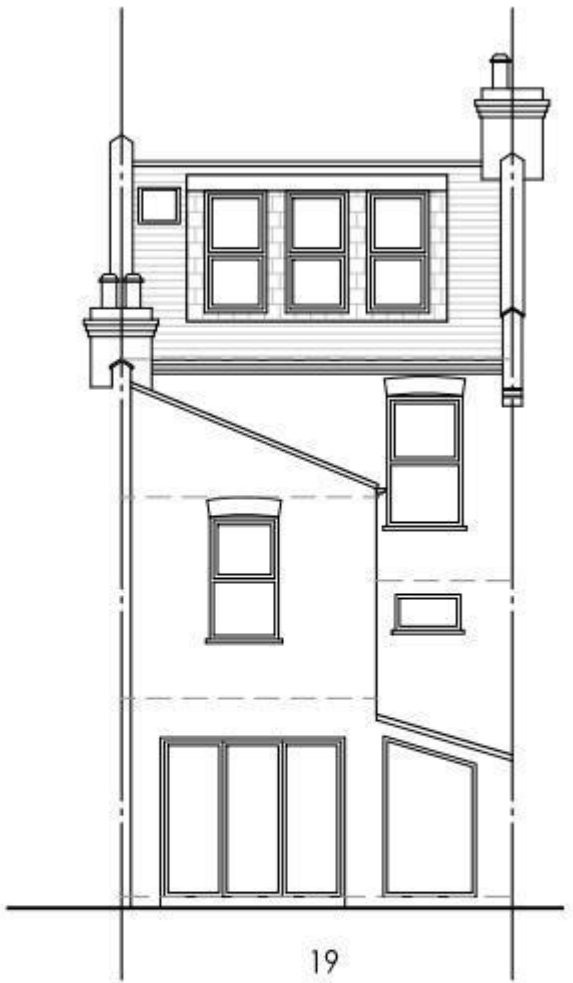
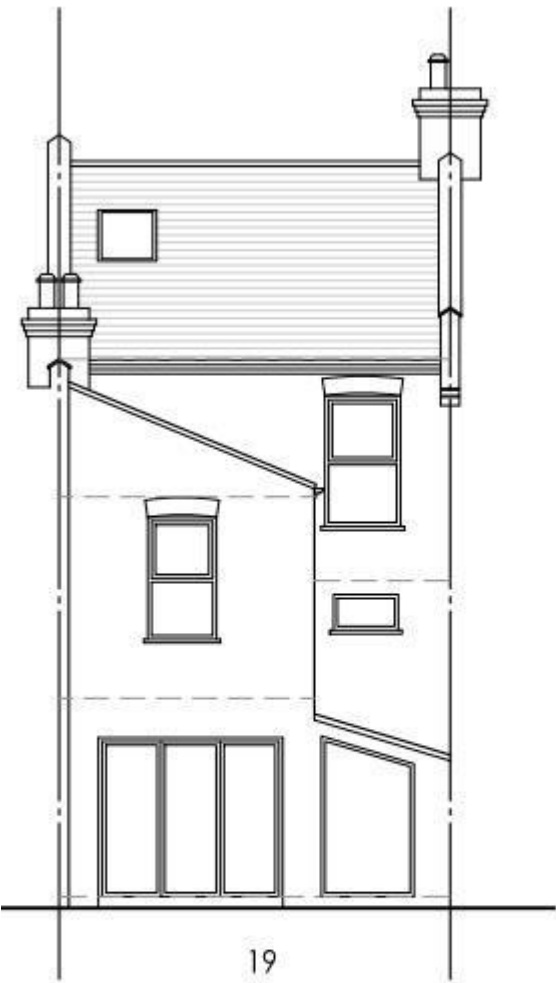
Existing and Proposed Front Elevations



Existing Front Elevation
1:100

Proposed Front Elevation

Existing and Proposed Rear Elevation



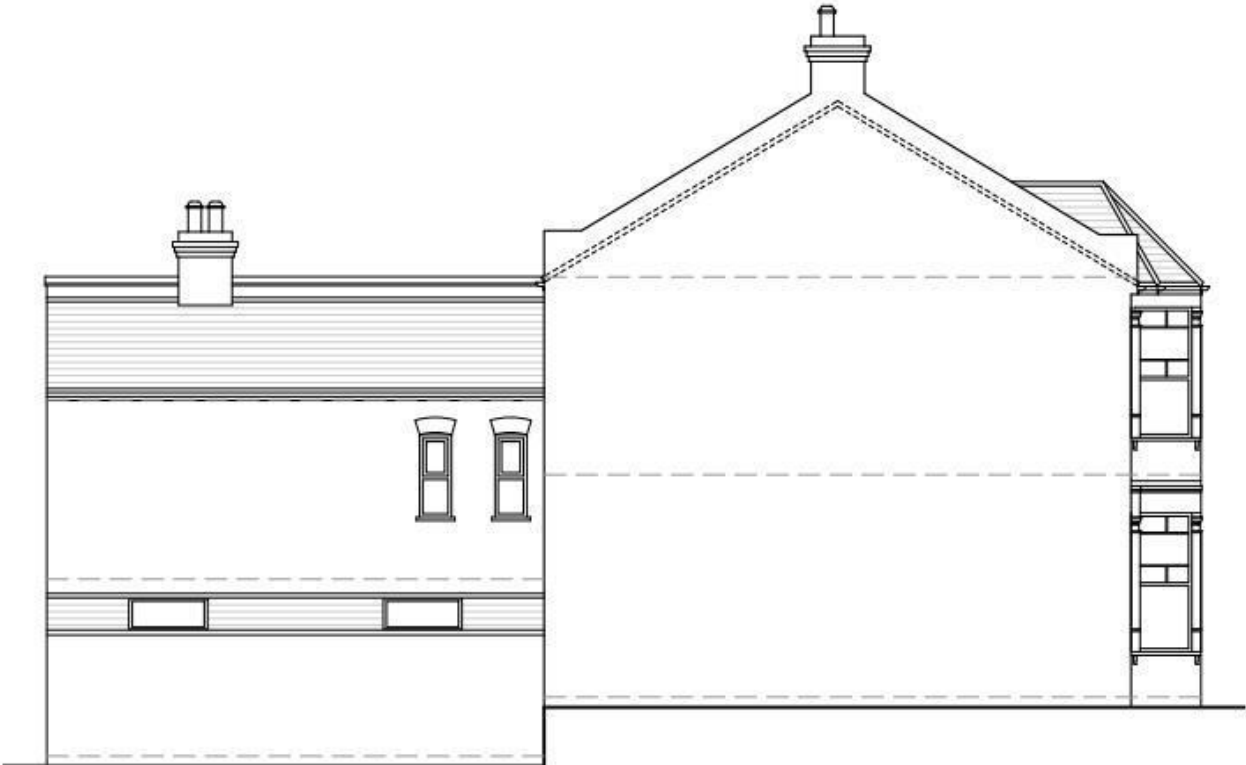
Existing Rear Elevation

1:100



Proposed Rear Elevation

Existing and Proposed Side Elevations



Existing Side Elevation 1:100



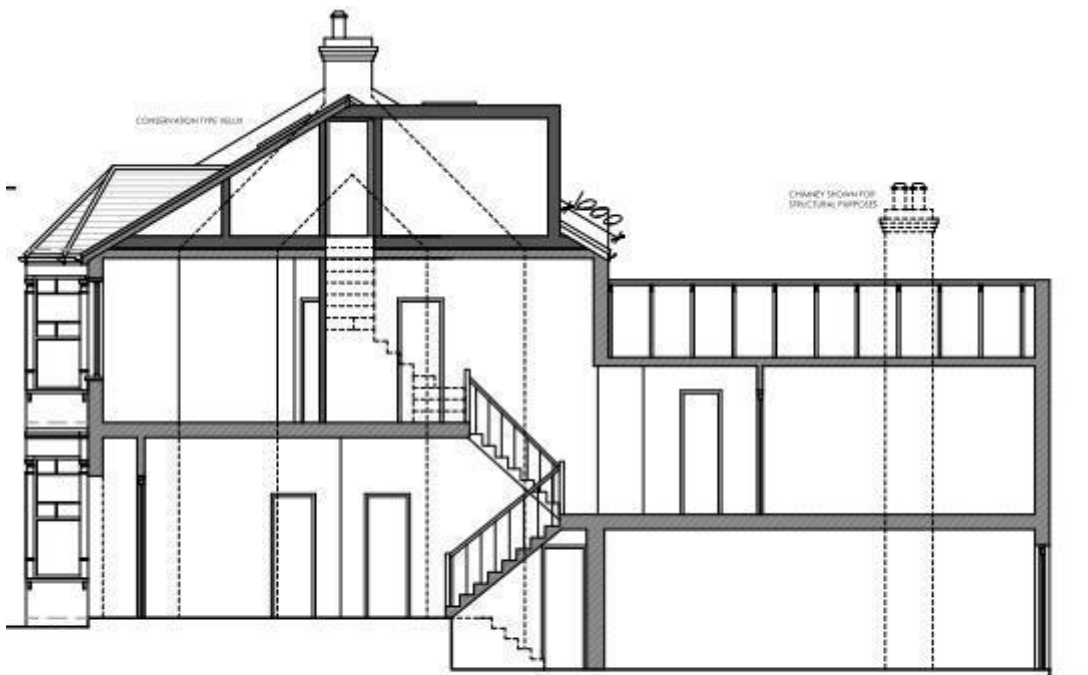
Proposed Side Elevation

1:100

Existing and Proposed Sections



Existing Section A-A
1:100



Proposed Section A-A

RECOMMENDATIONS

GRANT planning permission , subject to the conditions set out in the Draft Decision Notice.

A) PROPOSAL

The proposal is for the erection of a rear dormer window, front conservation-style rooflight and replacement of rear rooflight to dwellinghouse.

B) EXISTING

The host dwelling is a two storey mid-terrace Victorian/Edwardian dwelling. Carlisle Road is characterised by properties of terraced properties of similar ages and styles and is within the Queens Park Conservation Area.

D) SUMMARY OF KEY ISSUES

The key planning considerations in this case are as follows:

- Impact on Character – The proposal is considered to have an acceptable impact on the character of the host dwelling and would preserve the special character of the Conservation Area
- Impact on Neighbouring Amenity – The proposal is considered to form an acceptable relationship with neighbouring occupiers

RELEVANT SITE HISTORY

- 15/1682 - Erection of rear dormer window, replacement of rear rooflight and installation of a conservation type rooflight to the front roof slope – Permitted (*Officer note: this proposal was identical to the current proposal except for the absence of a front-facing rooflight*)
- 12/2599 - Single storey side infill extension at rear of dwellinghouse – Permitted
- 03/0303 - Erection of rear dormer window and 1 front and rear roof-light to dwelling house – Permitted

- 01/0075 - Replacement of existing UPVC windows with timber sash windows (retrospective) – Permitted

CONSULTATIONS

Statutory neighbour consultation period (21 days) started on 30/04/2015, in total 6 neighbouring properties were consulted. A Site Notice was displayed on 07/05/2015 and the proposal was advertised on 07/05/2015 as the proposal affects a Conservation Area. No neighbour representations have been received.

CONSULTEES:

Queens Park Residents' Association (QPRA) – No objection to single appropriately sized and positioned conservation-style rooflights on front roof slopes

POLICY CONSIDERATIONS

National Planning Policy Framework (2012):

Section 7 – Requiring Good Design

Section 12 – Conserving and Enhancing the Historic Environment

Core Strategy (2010):

CP17 – Protecting and Enhancing the Suburban Character of Brent

Brent's UDP (2004)

BE2 – Townscape: Local Context and Character

BE7 – Public Realm: Streetscape

BE9 – Architectural Quality

BE25 – Development in Conservation Areas

BE26 – Alterations and Extensions to Buildings in Conservation Areas

Supplementary Planning Guidance:

Queens Park Conservation Area Design Guide (2013)

DETAILED CONSIDERATIONS

Impact on Character:

Front rooflight:

1. The recently adopted Queens Park Conservation Area Design Guide (2013) sets out what extensions and alterations to dwellings can normally be considered acceptable in the Conservation Area. Section 3.1 of the guide states that rooflights are not permitted on the front elevation of dwellings. The proposal includes the insertion of a conservation-style rooflight on the front roof slope of the dwelling.
2. Since the adoption of the Design Guide front rooflights have not normally been permitted in the Queens Park Conservation Area. However, representations have been received from the Queens Park Residents' Association during the course of this application that has confirmed that they do not object in principle to the insertion of single conservation-style rooflights on front roof slopes, despite what the Design Guide says. Whilst the current Design Guide does not permit front-facing rooflights, Officers recognise the importance of engaging with the local community in developing and implementing design guidance and in this case it is clear from the representation from the Residents' Association that they are content for a particular decision to be taken here and this has been taken into account.
3. The proposed rooflight would be a conservation-style rooflight and is considered relatively modest in size (1m x 0.6m) and would align with the central window of the bay window feature below. The proposed rooflight is considered to fit comfortably on the front roof slope and is not considered to result in an unduly cluttered appearance.

4. In light of the above, on balance, it is considered appropriate in this instance to make a recommendation for approval to Members for this application for the reason set out above. What this effectively means is that the Planning Committee would be allowing an interim change to the interpretation of the Queens Park Conservation Area Design Guide to allow for single, appropriately sized and positioned conservation-style rooflights on front roof slopes until such time as the Design Guide can be formally amended to reflect the recently confirmed views of QPRA.

Rear dormer window and rooflight:

5. With regards to rear dormer windows, the guide states that:

“Rear dormers should be no wider than two-thirds of the width of the original roof plane...They should be set down at least 0.3metres from the ridge of the house and set up at least 0.5 metres from the eaves lines of the house. The front face should be predominantly glazed. Windows in rear dormers should be of the same proportions and style as the original windows below in the main building.”

6. The proposed rear dormer in this instance would be two thirds the width of the rear roof slope, would be set-down 0.3m from the ridgeline of the dwelling and set-back 1m from the eaves. The dormer would be predominately glazed with sash-style windows and is considered a proportionate addition which sits comfortably on the rear roof slope. The rear dormer is therefore considered to comply with the guidance set out in the Design Guide and is considered visually acceptable. As explained above the dormer window was granted planning permission through application 15/1682 but that application did not include a front rooflight which is the reason for this second submission.
7. The host dwelling benefits from an existing rear rooflight and the proposal would include the replacement of this rooflight which would sit alongside the dormer on the rear roof slope. The rear rooflight is modest in size and is considered an acceptable addition to the rear roof slope of the dwelling.
8. Considering the points discussed above, the proposed extension and alterations are considered visually acceptable and are considered to preserve the special character of the surrounding Conservation Area.

Impact on Neighbours:

9. Given the position of the proposed dormer within the rear roof slope, the proposal is not considered to unduly impact on neighbours in terms of loss of light and overbearing impacts. The proposal includes front and rear-facing window openings however any overlooking arising from these is considered typical of a residential area and is considered acceptable. Considering these points, the proposal is not considered to result in an unacceptable impact on neighbours in terms of loss of light, overbearing and overlooking impacts.

Conclusion:

10. Considering the points discussed above the proposed rear dormer window and rear rooflight are considered to have an acceptable impact on the character of the host dwelling and the amenities of neighbours and would preserve the special character of the surrounding Conservation Area in this instance. The inclusion of a front rooflight, whilst contrary to the provisions of the Design Guide, is also considered to be acceptable given the views expressed by the Residents Association. The proposal therefore accords with saved UDP (2004) policies BE2, BE7, BE9, BE25 and BE26, Core Strategy (2010) policy CP17, SPG5 'Altering and Extending Your Home', the Queens Park Conservation Area Design Guide (2013) and the NPPF (2012) and is recommended for approval.

DRAFT DECISION NOTICE



Brent

DRAFT NOTICE

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

DECISION NOTICE – APPROVAL

Application No: 15/1704

To: Mr Birdi
MoreSpace
112 Gunnersbury Avenue
Ealing
London
W5 4HB

I refer to your application dated 24/04/2015 proposing the following:
Erection of rear dormer window, replacement of rear rooflight and installation of a conservation type rooflight to the front roof slope.
and accompanied by plans or documents listed here:
See Condition 2.
at 19 Carlisle Road, Kilburn, London, NW6 6TL

The Council of the London Borough of Brent, the Local Planning Authority, hereby GRANT permission for the reasons and subject to the conditions set out on the attached Schedule B.

Date:

Signature:

Head of Planning, Planning and Regeneration

Notes

1. Your attention is drawn to Schedule A of this notice which sets out the rights of applicants who are aggrieved by the decisions of the Local Planning Authority.
2. This decision does not purport to convey any approval or consent which may be required under the Building Regulations or under any enactment other than the Town and Country Planning Act 1990.

DnStdG

SUMMARY OF REASONS FOR APPROVAL

- 1 On balance, the proposed rear dormer window and front and rear rooflights are considered to have an acceptable impact on the character of the host dwelling and the amenities of neighbours and would preserve the special character of the surrounding Conservation Area in this instance. The proposal therefore accords with saved UDP (2004) policies BE2, BE7, BE9, BE25 and BE26, Core Strategy (2010) policy CP17, SPG5 'Altering and Extending Your Home', the Queens Park Conservation Area Design Guide (2013) and the NPPF (2012).

- 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):

01
02
03
04
05

Unnumbered plan showing a Location Plan

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.

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

Any person wishing to inspect the above papers should contact David Raper, Planning and Regeneration, Brent Civic Centre, Engineers Way, Wembley, HA9 0FJ, Tel. No. 020 8937 020 8937 5368