

COMMITTEE REPORT

Planning Committee on
Item No
Case Number

22 October, 2015
06
15/2809

SITE INFORMATION

RECEIVED: 29 June, 2015

WARD: Kilburn

PLANNING AREA: Kilburn & Kensal Consultative Forum

LOCATION: 15 Brondesbury Villas, London, NW6 6AH

PROPOSAL: Proposed conversion of property from two 2x bedroom flats to a single 4x bedroom dwellinghouse plus erection of single storey rear extension following demolition of existing single storey rear extension, erection of glazed side extension and re-location of access door at second storey level, replacement of UPVC windows with timber windows, alterations to existing outbuilding including insertion of bi-fold doors and replacement of roof with glazed roof and removal of front canopy structure (amended plans and description)

APPLICANT: Mr Michel Lasserre

CONTACT: Jack Woolley

PLAN NO'S: See Condition 2.

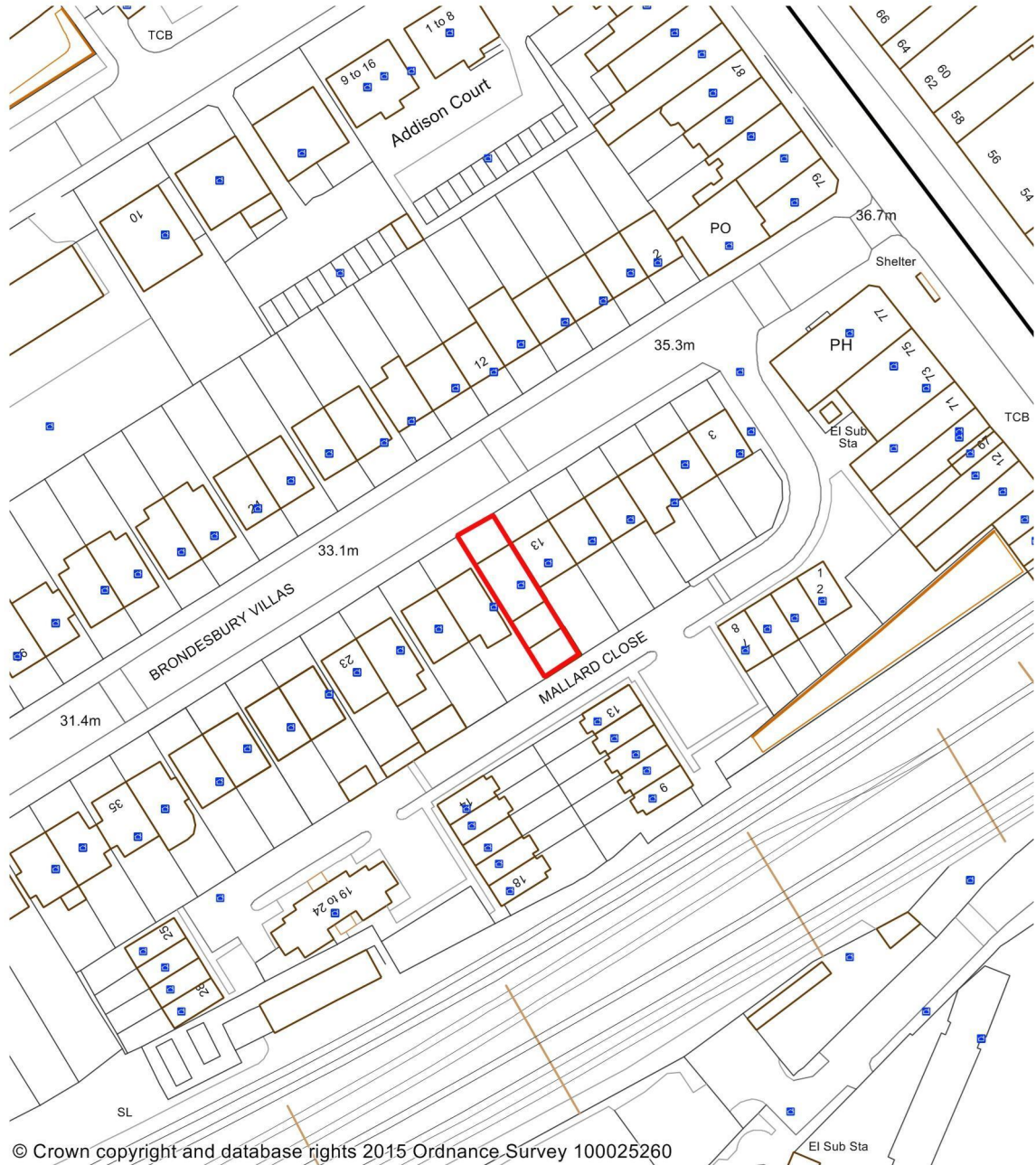
SITE MAP



Planning Committee Map

Site address: 15 Brondesbury Villas, London, NW6 6AH

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This map is indicative only.

SELECTED SITE PLANS SELECTED SITE PLANS

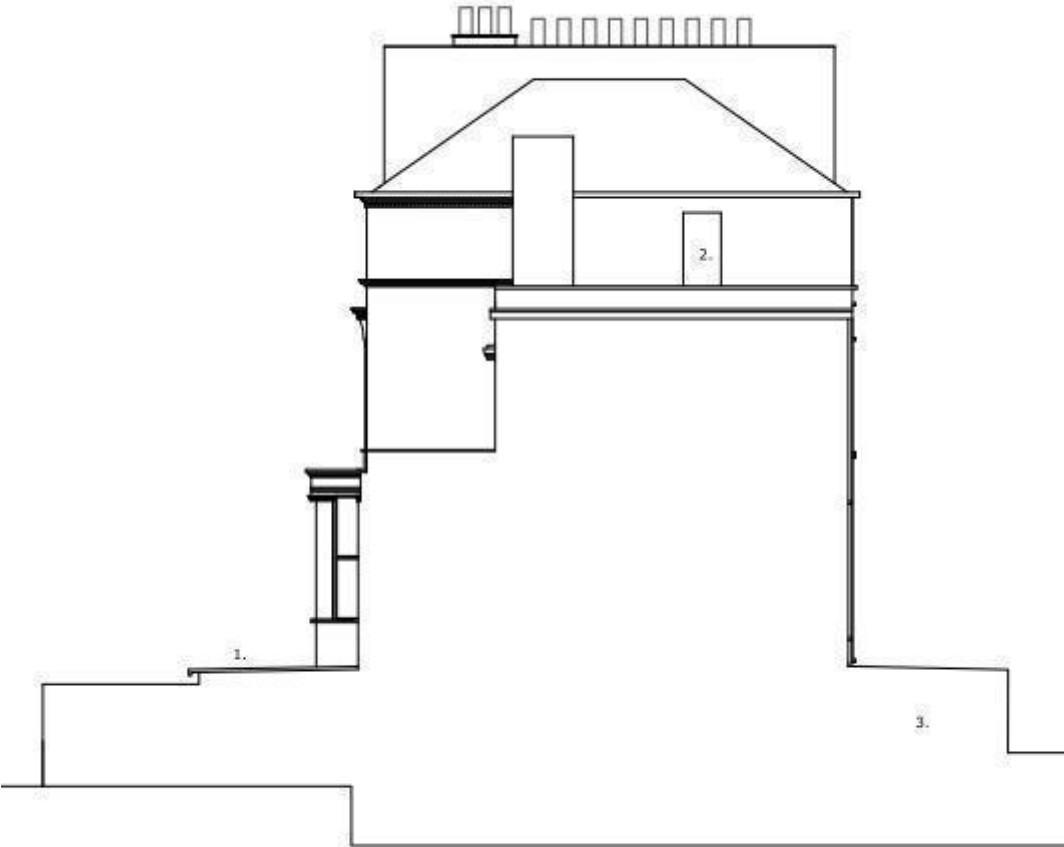
Existing Rear Elevation



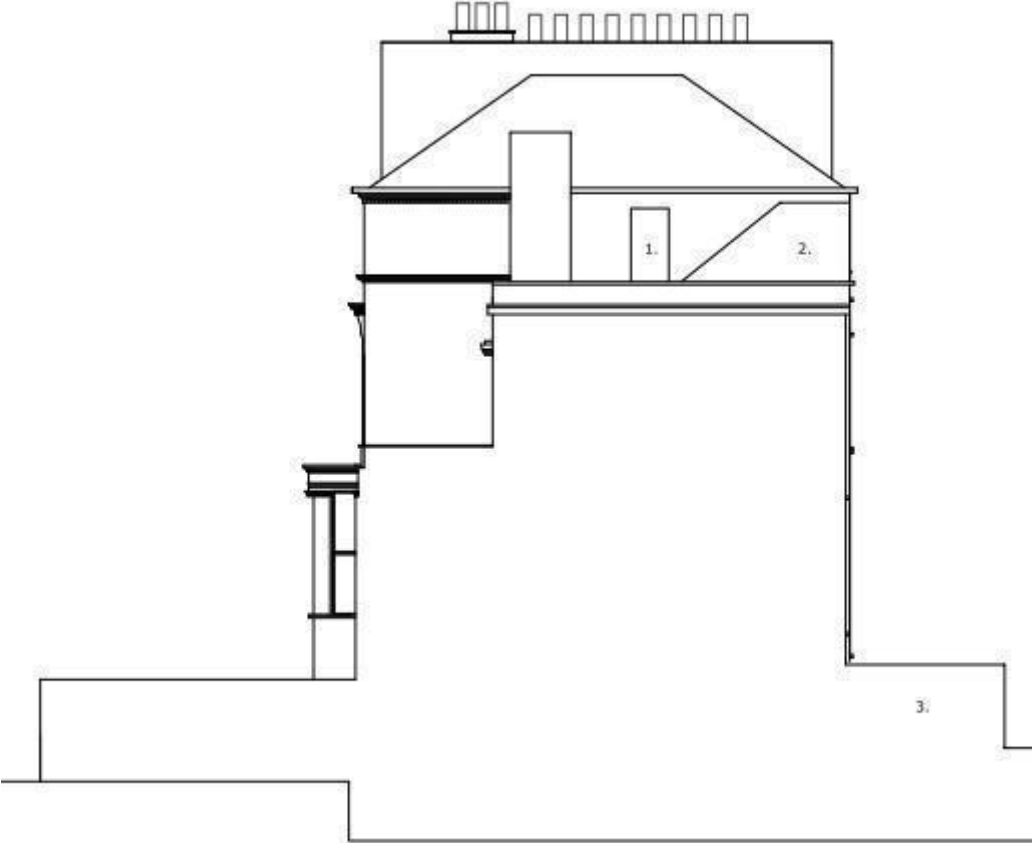
Proposed Rear Elevation



Existing Side Elevation



Proposed Side Elevation



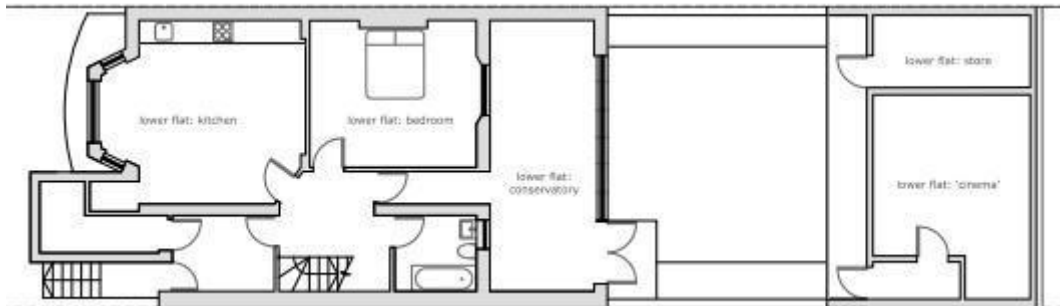
Existing Front Elevation



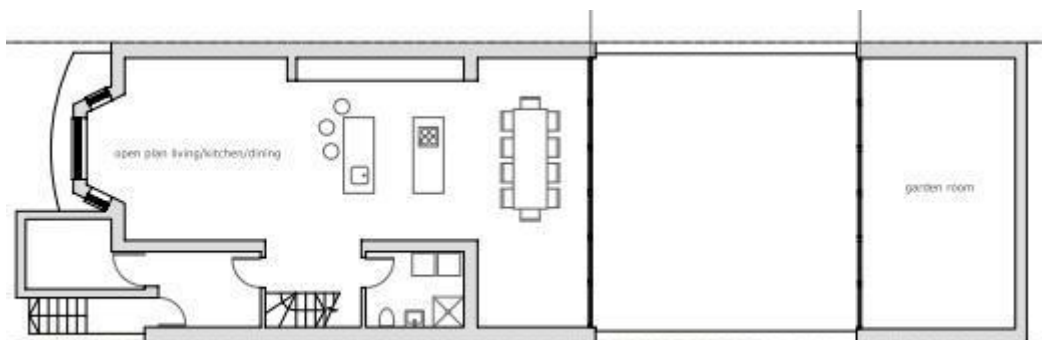
Proposed Front Elevation



Existing Ground Floor Plan



Proposed Ground Floor Plan



RECOMMENDATIONS

GRANT planning permission subject to conditions.

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

A) PROPOSAL

The proposal is for the conversion of the property from two 2x bedroom flats to a single 4x bedroom dwellinghouse plus erection of single storey rear extension following demolition of existing single storey rear extension, erection of glazed side extension and re-location of access door at second storey level, replacement of UPVC windows with timber windows, alterations to existing outbuilding including insertion of bi-fold doors and replacement of roof with glazed roof and removal of front canopy structure.

B) EXISTING

The proposal relates to a large semi-detached four storey villa dating from the Victorian era. The property features an original three storey side projecting element containing the entrance to the property and the property is finished in brickwork painted white and white stucco to the lower floors on the rear elevation. The rear garden features a relatively modern single storey outbuilding finished in brickwork. This part of Brondesbury Villas is characterised by similar pairs of villas and forms part of the Kilburn Conservation Area.

C) AMENDMENTS SINCE SUBMISSION

Revised plans were received on 25/09/2015 which made the following amendments:

- The first floor element of the rear extension and roof terrace was removed
- The excavation of the basement to the frontage was removed

Neighbours were re-consulted for 14 days on the amended plans and the proposal has been assessed based on these plans.

D) SUMMARY OF KEY ISSUES

The key planning considerations in this case are as follows:

- Impact on Character – The proposal is considered to result in a visually acceptable development which has an acceptable impact on the character of the area and preserves the special character of the Conservation Area
- Impact on Neighbouring Amenity – The proposal is considered to form an acceptable relationship with neighbouring occupiers
- Transportation Impact – The proposal is considered acceptable in transportation terms

RELEVANT SITE HISTORY

None.

CONSULTATIONS

Statutory neighbour consultation period (21 days) started on 22/07/2015. Neighbours were re-consulted on 01/10/2015 for a period of 14 days on amended plans. In total, 5x representations have been received objecting to the proposal and the concerns raised are summarised below.

Objection raised	Response
The proposed extensions would cause loss of light	See paragraphs 11-13
The outbuilding could be used as habitable accommodation	See paragraph 9
The excavation of the front basement would cause disruption and damage to neighbouring properties	Officer note: this comment relates to a feature which is no longer proposed
The proposed roof terrace would cause loss of privacy	Officer note: this comment relates to a feature which is no longer proposed
Planning permission appears to have not been granted for the extension and outbuilding	Aerial photography records suggest that the rear extension and outbuilding have been in place for between 10 and 15 years and there has been no enforcement history or planning applications

A site notice displayed at the site on 05/06/2015 for at least 21 days and the application was advertised in the local press as it affects a Conservation Area.

POLICY CONSIDERATIONS

National Planning Policy Framework (NPPF) (2012):

Section 7 – Requiring Good Design

Section 12 – Conserving and Enhancing the Historic Environment

The London Plan (2011):

Policy 7.8 – Heritage Assets and Archaeology

Brent's Unitary Development Plan (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

TRN23 – Parking Standards – Residential Developments

Supplementary Planning Guidance:

SPG5 – Altering and Extending Your Home

SPG17 – Design Guide for New Developments

DETAILED CONSIDERATIONS

Principle of Development:

1. The proposal site is understood to have been historically divided into 2x two bedroom flats. The proposal is to convert the property back into a single dwellinghouse with four bedrooms. Core Strategy (2010) policy CP21 identifies a clear need in the borough for family housing and for larger units to cater for the larger household sizes found in Brent. Despite resulting in the net loss of one dwelling, the proposal would create a larger four bedroom dwelling appropriate for family occupation and with sole access to a garden which is considered consistent with the aims of policy CP21. As the existing flats feature fewer than three bedrooms each, they would not be regarded as family units for the purposes of policy CP21. The proposal is therefore considered acceptable in principle.

Impact on Character:

2. The proposal includes a number of extensions and external alterations to the property. These changes would need to have an acceptable impact on the character of the host building and preserve the special character of the surrounding area in order to be considered acceptable. As explained above, neighbours originally expressed concern about certain elements of the proposal that have now being removed from the scheme at the request of Officers.

Extensions:

3. The proposal includes the erection of a single storey rear extension and a second floor side extension. The property benefits from an existing single storey rear extension with a glazed roof which would be demolished and replaced. The proposed single storey extension would be 3.5m in height and 3m in depth to match the existing extension to be demolished. The rear face of the extension would be predominately glazed with b-fold doors and would be finished in matching materials. The proposed extension would be similar in scale to the existing extension and overall is considered a visually acceptable and proportionate addition to the host building.
4. The proposal includes an extension at second storey level which would be positioned on the flat roof of the existing smaller three storey side-projecting element. The extension would accommodate an internal staircase leading to the top floor of the property. The existing internal staircase at this level would be removed to allow for internal layout changes. The extension would have an angled front face and would be set-back 3.8m from the edge of the flat roof and set-back 6.3m from the principal front elevation of the host building. Given the set-back and position of the extension, it would not be easily appreciable from ground level in the street scene. The relatively narrow gap of approximately 3.5m with the neighbour at No.17 means the extension would also not be easily appreciable from the side in between buildings.
5. The relatively modest scale of the extension and its discreet positioning is considered to preserve the visual spacing between properties and the symmetry of the semi-detached pair of villas at No.13 and No.15. Some properties nearby have achieved side extensions at this level and some similar flat roof areas nearby are used as roof terraces. The proposed extension would have a side wall finished in matching brickwork and the rest of this element would be glazed. This would give a contemporary appearance however this in itself is not considered harmful to the character of the host building. Overall the structure is considered relatively modest and lightweight in appearance. The rear of the extension would be visible from the rear of the property however the extension would remain subservient in appearance to the main dwelling. There is an existing access door to the flat roof at this level which would be re-positioned by 1m; this is considered visually acceptable compared to the existing situation.
6. Overall the proposed extensions are considered to have an acceptable impact on the character of the

host building and would preserve the special character of the Conservation Area.

Outbuilding:

7. The property features a single storey flat-roofed building in the rear garden which appears to be relatively modern and is finished in brickwork. Aerial photography records suggest that the building was erected between 10 and 15 years ago. The building is not considered to contribute positively to the character of the host building or surrounding Conservation Area and so alterations to this building can be considered acceptable providing they are visually acceptable.
8. The proposal would replace the front elevation of the building with glazing in the form of bi-fold doors. The roof would also be replaced with a predominately glazed roof and a section of green roof. The alterations would give a more contemporary appearance to the outbuilding however this is considered an improvement on the existing situation and is considered to preserve the special character of the Conservation Area.
9. The outbuilding is identified as a 'garden room'. Considering the absence of any facilities such as a bathroom or a kitchen and the fact that the building can only be accessed from the host property, the use of the outbuilding is considered intrinsically linked to the main dwelling and its proposed use as a single family dwellinghouse and is therefore considered unlikely to be occupied independently of the main dwelling.

Replacement windows:

10. Most of the windows in the host building are modern UPVC windows. The proposal is to replace all these windows with timber sash windows. Replacing UPVC windows with timber is considered to positively enhance the character of the host building and the character of the Conservation Area and is considered acceptable in principle. Further detailed section drawings of the windows to be installed can be secured by condition in order to ensure appropriate window designs are installed. The proposal also includes the insertion of a rooflight on an existing area of flat roof on the original dwelling; this however would not be appreciable from ground level and is considered acceptable.

Impact on Neighbours:

11. The neighbour at No.17 features side-facing windows which would face towards the proposed second floor extension. The Officer's site visit to this neighbour confirms that the side-facing windows on the upper floors serve bathrooms and landings and not therefore main habitable rooms. The extension is not therefore considered to result in an undue overbearing or loss of light impact. The side wall of the extension would be finished in brickwork and so is not considered to have an undue overlooking impact.
12. The single storey rear extension would be positioned on the boundary with No.17 however the proposal would match the height and depth of the flank wall of the existing extension. This neighbour features a lean-to structure adjacent to the boundary which appears to be used as utility/storage space and a rear conservatory. The proposed extension would not project beyond the rear elevation of this structure. Similarly the proposed extension would have a similar presence when viewed from the attached neighbour at No.13 and is not considered to result in an unacceptably worse loss of light or overbearing impact compared to the existing situation.
13. Overall the proposal is considered to have an acceptable impact on the amenities of neighbours.

Removal of Front Canopy:

14. To the frontage of the property there is a canopy structure leading to the secondary entrance to the property at lower ground floor level. This structure has a corrugated metal roof and is considered to detract from the character of the host property and its removal is therefore considered a positive enhancement to the character of the Conservation Area.

Transportation Impact:

15. The site has excellent access to public transport (PTAL 6a) which means a reduced parking standard of 0.7spaces per 1-2xbed property and 1.2spaces for 3x+bed properties apply. The proposed development would reduce the parking standard of the site from 1.4spaces to 1.2spaces. The site benefits from a vehicle crossover and off-street parking which would be retained as part of the proposal. There is sufficient opportunity on the site for bin and cycle storage. Overall the proposal is therefore considered to have an acceptable transportation impact compared to the existing situation.

Conclusion:

16. Overall the proposal is considered to have an acceptable impact on the character of the host dwelling

and surrounding area and on the amenities of neighbours and would preserve the special character of the Conservation Area. The proposal therefore accords with saved UDP (2004) policies BE2, BE7, BE9, BE25 and BE26, Core Strategy (2010) policies CP17 and CP21, SPG5 'Altering and Extending Your Home' 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: 15/2809

To: Mr Jack Woolley
Jack Woolley
38 Thornhill Square
London
N1 1BE

I refer to your application dated 29/06/2015 proposing the following:
Proposed conversion of property from two 2x bedroom flats to a single 4x bedroom dwellinghouse plus erection of single storey rear extension following demolition of existing single storey rear extension, erection of glazed side extension and re-location of access door at second storey level, replacement of UPVC windows with timber windows, alterations to existing outbuilding including insertion of bi-fold doors and replacement of roof with glazed roof and removal of front canopy structure (amended plans and description) and accompanied by plans or documents listed here:
See Condition 2.
at 15 Brondesbury Villas, London, NW6 6AH

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 The proposal is considered to have an acceptable impact on the character of the host dwelling and surrounding area and on the amenities of neighbours and would preserve the special character of the Conservation Area. The proposal therefore accords with saved UDP (2004) policies BE2, BE7, BE9, BE25 and BE26, Core Strategy (2010) policies CP17 and CP21, SPG5 'Altering and Extending Your Home' 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):

1020_01_P3: Location Plan
1020_02_P3: Site Plan (existing)
1020_03_P4: Site Plan (proposed)
1029_04_P3: North Elevation (existing)
1029_05_P4: North Elevation (proposed)
1029_06_P3: South Elevation (existing)
1029_07_P4: South Elevation (proposed)
1029_08_P3: West Elevation (existing)
1029_09_P4: West Elevation (proposed)
1029_10_P4: Second Floor Plan (existing & proposed)
1029_11_P4: First Floor Plan (existing & proposed)
1029_12_P4: Ground Floor Plan (existing & proposed)
1029_13_P4: Lower Ground Plan (existing & proposed)
1029_14_P3: Section AA (existing)
1029_15_P4: Section BB (proposed)

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

- 3 The outbuilding to the rear of the property shall only be used for purposes incidental to the hereby approved use of No.15 Brondesbury Villas as a single family dwellinghouse and shall not be used as separate residential accommodation at any time.

Reason: To ensure the site is not subject to unregulated intensification of use.

- 4 Prior to the application of any external materials, details of materials for all external work shall be submitted to and approved in writing by the Local Planning Authority. The work shall thereafter be carried out in accordance with the approved details.

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

- 5 Prior to the installation of the replacement windows hereby approved, further details of the windows including detailed section drawings at 1:50 scale, shall be submitted to and approved in writing by the Local Planning Authority. The work shall thereafter be carried out in accordance with the approved details.

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