

**Committee Report
Planning Committee on 2 November, 2010**

Item No. 8
Case No. 10/1476

RECEIVED: 12 August, 2010

WARD: Queen's Park

PLANNING AREA: Kilburn & Kensal Consultative Forum

LOCATION: 26A Chevening Road, London, NW6 6DD

PROPOSAL: Installation of replacement white UPVC-framed sash windows and a "oak leaf" UPVC/GRP door to front elevation of basement flat

APPLICANT: Mrs Diana Perks

CONTACT:

PLAN NO'S:
See condition 2

RECOMMENDATION

Approval

EXISTING

The subject site, located on the southern side of Chevening Road, is occupied by a two-storey, plus basement, terraced property comprising of three self-contained flats. The property has a front light-well which provides direct access to the basement flat, the subject of the current application. The subject site is located within the Queen's Park Conservation Area (Article 4(2)).

PROPOSAL

See above

HISTORY

An previous planning application (09/3360) for a similar development was refused in December 2009. This application was refused for the following reason:-

The proposed replacement of the existing timber framed window and front door to the front elevation of the ground floor flat with a UPVC framed window and UPVC front door, by virtue of the choice of materials and the lack of detailing and poor proportions of the window and door, would not be considered to preserve or enhance the character of the building or the wider Queens Park Conservation Area, to the detriment of the visual amenities within the locality, contrary to policies BE2, BE9 and BE26 of the adopted Brent Unitary Development Plan 2004 and the Queens Park Conservation Area Design Guide.

The current application also seeks permission for the installation of a UPVC replacement door and windows but with a revised design in terms of opening patterns and fenestration.

Planning permission (84/0379) for the conversion of the property and erection of a bin store, which still exists, was granted in 1984.

POLICY CONSIDERATIONS

London Borough of Brent Unitary Development Plan 2004

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

Queen's Park Conservation Area Design Guide

SUSTAINABILITY ASSESSMENT

The application does not exceed the threshold that would require the submission of a sustainability statement

CONSULTATION

Consultation letters, dated 13th September 2010, were sent to 14 neighbouring owner/occupiers and the Queen's Park Residents Association (West). Two letters of objection have been received in response. The concerns of the objectors relate to the impact that the installation of uPVC windows and doors would have on the character and appearance of the Queen's Park Conservation Area.

REMARKS

The subject site sits within a section of Chevening Road generally characterised by the modest two-storey terraced Victorian dwellings which enclose the street on either side. A number of the dwellings along the southern side of this stretch of Chevening Road have existing basement levels, many of which are accessed directly from the street through the provision of a staircase within a light-well. Whilst relatively frequent within this section of Chevening Road these basements are not a common feature of the buildings in other parts of the Conservation Area. The subject site is occupied by a property which has an existing basement level and the current proposal envisages the replacement of the existing window and door to the front of this basement. It is considered that the main planning consideration in this case is whether the proposal would either preserve or enhance the character of the Queen's Park Conservation Area.

As discussed the existing window and door to be replaced are both located at the front of the basement level. The basement level is accessed by a light-well within the front garden which is serviced by a stairwell. The light-well is relatively well enclosed by an existing bin store at the front of the garden and the existing boundary treatments. As such, due to their siting at basement level the existing window and door are not particularly visible from the wider views along the street. The existing window to be replaced, whilst constructed using a timber frame, is not an original feature of the property. The window is generally divided by the frame into three sections with the top of both outer sections having top hung casement openings. The proportions, fenestration and opening pattern of the existing window are not characteristic of the properties in the Queen's Park Conservation Area. The general character of the Queen's Park Conservation Area is for the properties to have timber sliding sash windows, similar to those installed to the subject property at ground and first floor level. The existing door to be replaced, whilst again constructed from timber, is also not an original feature and is of a design which fails to incorporate many of the important features which give the traditional front doors within Queen's Park their distinctive character.

The proposal would involve the installation of replacement windows and a door which are generally constructed from uPVC frames. The style of the proposed replacement windows would be sliding sash and these would be installed as three discreet units which would form distinctive mullions between them which would have a more characteristic appearance than the single framed window currently installed. The proposed replacement door would have a simple design with panelling on

the lower section with mullions between the two glazing panels above. Whilst it is acknowledged that all of these replacement features are constructed using a material which is generally unsympathetic to the character of the Queen's Park Conservation Area, and usually resisted, they would also incorporate a number of design elements which would improve on the appearance of the existing windows and doors in terms of the character of the Conservation Area.

Officers are clear that uPVC windows and doors would not normally be considered appropriate within Queen's Park Conservation Area, and in particular where they would be visible from the street. However, considering the specific circumstances of this particular case, including the unsympathetic style of the existing windows and door to be replaced, the limited visibility of these features within the streetscene and the more characteristic fenestration and opening pattern of the proposed windows, it would make it difficult to argue that the development would cause harm to the character and appearance of the Conservation Area. On balance, for the reasons above, it is considered that the proposed development would at least preserve the existing character of the Queen's Park Conservation Area.

RECOMMENDATION: Grant Consent

REASON FOR GRANTING

(1) The proposed development is in general accordance with policies contained in the:-

Brent Unitary Development Plan 2004
Queen's 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 drawings and documents:

- Unnumbered 1:10 elevation (stamped 'Revised')
- Isometric Sketch (Issue D January 2008)

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

(3) Notwithstanding the approved documents, further details, in plan form, of the appearance of the door to be installed shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development. The development shall be carried out in accordance with the approved

Reason: To ensure a satisfactory appearance and to preserve the character of the Queen's Park Conservation Area.

INFORMATIVES:

None Specified

REFERENCE DOCUMENTS:

London Borough of Brent Unitary Development Plan 2004

Queen's Park Conservation Area Design Guide

Two letters of objection

Any person wishing to inspect the above papers should contact Ben Martin, The Planning Service, Brent House, 349 High Road, Wembley, Middlesex, HA9 6BZ, Tel. No. 020 8937 5231



Planning Committee Map

Site address: 26A Chevening Road, London, NW6 6DD

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