

RECEIVED: 16 September, 2010

WARD: Brondesbury Park

PLANNING AREA: Kilburn & Kensal Consultative Forum

LOCATION: 17 Heathfield Park, London, NW2 5JE

PROPOSAL: External alterations including replacement of cast iron central window and 2 feature windows to front elevation, bricking up of 6 windows to western elevation, rendering of building and installation of ramp to front access.

APPLICANT: The incorporated trustees of the uckg heritage

CONTACT: UCKO Helpcentre

PLAN NO'S:
See condition 2

RECOMMENDATION

Approval

EXISTING

The application site consists of part of the Locally Listed building, called the Willesden Green United Synagogue in Brent's UDP 2004. The building runs between Heathfield Park and Brondesbury Park, the part of the building fronting Brondesbury Park remains in use as a Synagogue while the part fronting Heathfield Park is used by UCKG (Universal Church of the Kingdom of God) and is the subject of this application.

The application site is within Willesden Green Conservation Area.

PROPOSAL

See above

HISTORY

There is no relevant planning history

POLICY CONSIDERATIONS

Brent Unitary Development Plan 2004

BE9 Architectural quality
BE24 Locally Listed Buildings
BE25 Development in Conservation Areas
BE26 Alterations and Extensions to Properties in Conservation Areas

Supplementary Planning Guidance 17: Design Guide for New Development

CONSULTATION

Neighbouring occupiers were consulted on 4th October, a site notice was put up at the site on 20th October and a press notice was published on 14th October. 2 objections have been received, one made no comments the other made the following points:

- Work has been proceeding for 3 days without planning permission.
- Object to the removal of the heritage wrought iron synagogue windows.

There is no evidence that it is intended to replace the windows, so neighbours would be presented with a blank featureless wall.

REMARKS

The original building had a fairly simple elevation fronting Heathfield Park with entrance doors and a canopy, one large central and decorative window at first floor and a couple of much smaller windows to either side. The elevation had a brick course pattern running horizontally across the elevation and was painted red.

Front elevation

The original proposal involved replacing the large central window with a 'feature window' and another slightly smaller 'feature window' to either side. Clarification was sought from the agent as to what exactly it was envisaged that 'feature windows' would involve. It was explained that these are simply frames on the wall with no actual window. The loss of the large central window was not considered to be acceptable and a revised plan has been received which proposes reinstating a cast iron window of the same size. A large scaled plan of this window is sought by condition to ensure that the detail is acceptable.

The introduction of a 'feature window' to either side of this is not objected to, as without them there would otherwise be a large expanse of blank wall.

The appearance of the front elevation has been changed quite considerably with the application of 'sand texture render' over the red paint. Feature stone work has course pattern across the elevation has been lost below the render.

The character of the residential environment of Heathfield Park is largely characterised by red brick and decorative tiles, while the building is positioned between 2 residential properties it is set back from the public highway by over 10m. The brick and red colour of the front elevation before these works took place paid some respect to the surrounding character but it has clearly always been an individual building in its own right rather than blending in with the character of the residential properties. The changes to it are not considered to be so unacceptable so as to justify refusing consent on design or appearance grounds.

Side elevation

On the western elevation the proposal involves the removal of 6 windows (3 at ground floor and 3 at first floor), this part of the elevation will be treated with render and feature stonework to match the front elevation. This part of the building is not visible from the public highway and is directly adjacent to the neighbouring residential property. There is no objection to the removal of these windows. On the next part of this elevation along there are much more detailed windows which are not to be altered.

Access ramp

A wheelchair ramp is proposed to the eastern side of the front elevation as the doors are accessed by steps. There is no objection to this, it is clearly necessary to make the building fully accessible. The elevational detail provided demonstrates a simple ramp which is acceptable in appearance but there is no detail of materials so further information is sought by condition. A floor plan to accurately correspond with the elevation plan is also required to demonstrate how the disabled ramp actually leads to the entrance of the building and how far it projects from the front elevation.

Following the revision involving the proposal to reinstate the central window, and subject to the submission of further details required by condition, the application is considered to be acceptable and in compliance with policies contained in Brent's UDP 2004 as such approval is recommended.

RECOMMENDATION: Grant Consent

REASON FOR GRANTING

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

Brent Unitary Development Plan 2004
Central Government Guidance

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):

L.01 REVISED
TP.01 A REVISED
TP.02 REVISED

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

- (3) Further details of the proposed development shall be submitted to and approved in writing by the Local Planning Authority before any work is commenced and the development shall be carried out and completed in all respects in accordance with the details so approved before the building(s) are occupied. Such details shall include:-

- (a) proposed floor plan and materials of wheelchair ramp
- (b) elevational and cross-sectional drawings of the cast iron window
- (c) drawings of finished detail of feature windows to front elevation

NOTE - Other conditions may provide further information concerning details required.

Reason: These details are required to ensure that a satisfactory development is achieved.

INFORMATIVES:

- (1) Prior consent is required under the Town and Country Planning (Control of Advertisements) Regulations 1990 for the erection of any signage to the canopy.

Any person wishing to inspect the above papers should contact Liz Sullivan, The Planning Service, Brent House, 349 High Road, Wembley, Middlesex, HA9 6BZ, Tel. No. 020 8937 5377



Planning Committee Map

Site address: 17 Heathfield Park, London, NW2 5JE

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