

**Committee Report
Planning Committee on 16 September, 2009**

**Item No.
Case No.**

**2/01
09/1770**

RECEIVED: 3 August, 2009

WARD: Queen's Park

PLANNING AREA: Kilburn & Kensal Consultative Forum

LOCATION: 32 Windermere Avenue, London, NW6 6LN

PROPOSAL: Erection of single-storey side infill extension and rear dormer window, installation of 1 rear and 1 front rooflights, creation of basement cellar and replacement of windows to front of dwellinghouse.

APPLICANT: Mr David Harragin

CONTACT: Webb Architects Ltd

PLAN NO'S:

1003.01.00	1003.01.01
1003.01.02	1003.01.03
1003.01.05	1003.01.06
1003.01.10C	1003.01.11E
1003.01.12C	1003.01.13D
1003.01.14D	1003.02.01
1003.02.02	1003.02.10(D)
1003.03.01	1003.03.02
1003.03.10E	1003.03.11D
1003.05.10	1003.05.11
1003.05.12	1003.05.13
1003.05.14	

MEMBERS CALL-IN PROCEDURE

In accordance with Part 5 of the Constitution and Section 10 of the Planning Code of Practice, the following information has been disclosed in relation to requests made by Councillors for applications to be considered by the Planning Committee rather than under Delegated Powers

Name of Councillor

Emily Tacred

Date and Reason for Request

18th August 2009

Details of any representations received

A local resident

Name of Councillor

Will Motley

Date and Reason for Request

18th August 2009

Details of any representations received

No representations

RECOMMENDATION

Approval

EXISTING

The subject site, located on the southern side of Windermere Avenue, is occupied by a two-storey terraced dwellinghouse. The subject site is located within the Queen's Park Conservation Area.

PROPOSAL

The proposal is for the erection of a single-storey side infill extension and rear dormer window, the installation of 1 rear and 1 front rooflights, the creation of a basement cellar and the replacement of the windows to the front of the dwellinghouse.

HISTORY

There is no planning site history relevant to the determination of this planning application.

POLICY CONSIDERATIONS

The London Borough of Brent Unitary Development Plan 2004

The development plan for the purpose of S54A of the Town and Country Planning Act is the Adopted Brent Unitary Development Plan 2004. Within that plan the following list of policies, which have been saved in accordance with the Planning and Compulsory Purchase Act 2004, are considered to be the most pertinent to the application.

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

Queen's Park Conservation Area Design Guide

SUSTAINABILITY ASSESSMENT

N/A

CONSULTATION

Consultation letters, dated 7th August 2009, were sent to 21 neighbouring owner/occupiers and a site notice was posted to the front of the property on 21st August 2009. In response one objection has been received, however this relates primarily to a part of the extension which has since been removed (single storey rear extension) from the proposals. For the sake of completeness, the concerns raised include:-

- The rear extension would substantially affect the view from and light into neighbouring rear kitchen window.
- The rear extension would be the only extension that projects beyond the rear building line of the existing properties along the terrace.

The application has been called-in for determination by Members at the request of Ward Councillors Emily Tancred and Will Motley.

REMARKS

The proposal is for the erection of a single-storey side infill extension and rear dormer window, the installation of 1 rear and 1 front rooflights, the creation of a basement cellar and the replacement of the windows to the front of the dwellinghouse.

Side Infill Extension

A single storey extension is proposed to the side of the kitchen at the rear of the building. A courtyard area of 4m in length will be retained between the rear window of the reception room, facing the passage along the rear projection, before the side extension begins. This allows light and outlook to both the reception room and reduces the impact of the proposed extension on the neighbouring property. The extension is 3.5m in length, projecting from the end of the 4m courtyard along the side of the outrigger to match the existing rear building line of the property. The proposed extension will not project beyond the rearmost point of the existing property.

Along the boundary with 34 Windermere Avenue the extension has been amended to be 2m in height. This is significant as a boundary fence or wall of this height could, hypothetically, be erected along the boundary between the properties without planning permission under permitted development. The extension then steps up to a height of 2.2m at a distance of 0.25m in from the joint boundary before sloping upwards to a maximum height of 2.65m where it abuts the side elevation of the existing building. The elevation of the extension facing back into the courtyard would mainly consist of glazed doors, the roof is glazed and the width of the rear elevation at ground floor, including both the existing building and side extension, is proposed as timber framed glazing.

As Members will be aware, whilst side infill extensions are usually resisted there have been recent cases where subject to a sympathetic design, including the formation of a 4m courtyard and an appropriate height along the joint boundary, such extensions have been granted planning permission. Whilst acknowledging that precedent is not normally a material planning condition, the design merits of the current proposal include a low height along the joint boundary, construction using visually light materials and the formation of courtyard with a 4m depth. It is considered that, on balance, together these elements would help to minimise any impact of the proposed extension on the amenity, in terms of light and outlook, of the adjacent neighbouring occupier. The same design considerations also result in a modest proposal which is considered to be reasonably sympathetic to the character of the building and the layout of this row of traditional terraces.

Roof Alterations

A single front roof light measuring 800mm in height and 500mm in width is proposed, this is also described as a "conservation" roof light meaning it would be flush with the roofplane and is positioned centrally above the front bay. Such a roof light is in compliance with the Queen's Park Conservation Area design guide and is considered to have an acceptable impact on the character of the Conservation Area.

To the main rear roofplane a dormer window measuring half of the width of the existing roofplane is proposed. The dormer is positioned centrally and is set up adequately from the eaves and down from the ridge. Three timber sash windows are proposed to the facade of the dormer with lead proposed to the rest of the face and its side elevations. Its design is considered to comply with the guidance contained in the Queens Park Conservation Area Design Guide and Supplementary Planning Guidance 5:- 'Altering and Extending Your Home'.

To the right of the dormer, partially obscured on the rear elevation plan by a chimney on the rear projection, a rooflight is proposed providing light to the stairs below. The proposed rear roof-light would be larger than that proposed to the front. However, The Queen's Park Conservation Area

Design Guide does not suggest a maximum size for rooflights installed on the rear roofslope. On balance, it is considered that this rooflight to the rear would not be easily visible due to its siting in relation to the existing chimney and that it would not harm the character of the existing building or surrounding Conservation Area.

Replacement Windows

It is proposed that the existing timber sash windows to the front elevation will be replaced with new double glazed timber sash windows. The replacement windows will be like for like in terms of material and fenestration but with the added benefit of incorporating double glazing. The existing timber sash windows to be replaced have different glazing bar patterns between the ground and first floors. The existing glazing bar patterns are to be replicated in the replacements. It is considered that the proposed replacement windows would preserve the character of Queens Park Conservation Area.

Basement Wine Cellar

The proposed basement wine cellar is formed by making a cylindrical excavation, 2m in diameter and 2.65m in depth below the floor of the existing kitchen and proposed side extension. Access to the cellar would be via a trapdoor in the kitchen floor and would include a spiral staircase down with shelving for the storage of wine.

The proposed basement wine cellar would be a modest excavation for storage only and would be wholly internal with no windows or lightwells. The proposed basement wine cellar, therefore, does not impact on the external appearance of the dwellinghouse and would not raise any significant planning related concerns.

Overall, the proposals are considered to comply with the policies contained in Brent's UDP 2004 as well as the Queens Park Design Guide and 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
Council's Supplementary Planning Guidance 5 - Altering and Extending Your Home
Queens 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
Housing: in terms of protecting residential amenities and guiding new development

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 roof-lights shall be detailed to be "conservation style" and shall be installed to be flush with the roof covering.

Reason: In the interest of visual amenity of the Queen's Park Conservation Area..

INFORMATIVES:

None Specified

REFERENCE DOCUMENTS:

London Borough of Brent Unitary Development Plan 2004
Supplementary Planning Guidance 5:- 'Altering & Extending Your Home'
One letter 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: 32 Windermere Avenue, London, NW6 6LN

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