

# COMMITTEE REPORT

Planning Committee on  
Item No  
Case Number

19 October, 2016  
  
**16/2722**

## SITE INFORMATION

**RECEIVED:** 23 June, 2016

**WARD:** Kilburn

**PLANNING AREA:** Brent Connects Kilburn

**LOCATION:** 23 Plympton Road, London, NW6 7EH

**PROPOSAL:** Conversion into 3 self-contained flats (1 x 3bed and 2 x 2bed) to include the erection of a rear dormer window, side infill extension, single storey rear extension, alteration to window to first floor rear elevation, insertion of window on flank elevation at ground floor, alteration to side boundary wall and associated cycle store and bin store

**APPLICANT:** Mr Nolan

**CONTACT:** Simply Planning Limited

**PLAN NO'S:** See condition 2

### LINK TO DOCUMENTS ASSOCIATED TO THIS APPLICATION

#### When viewing this on an Electronic Device

Please click on the link below to view **ALL** document associated to case

[https://pa.brent.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=DCAPR\\_128804](https://pa.brent.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=DCAPR_128804)

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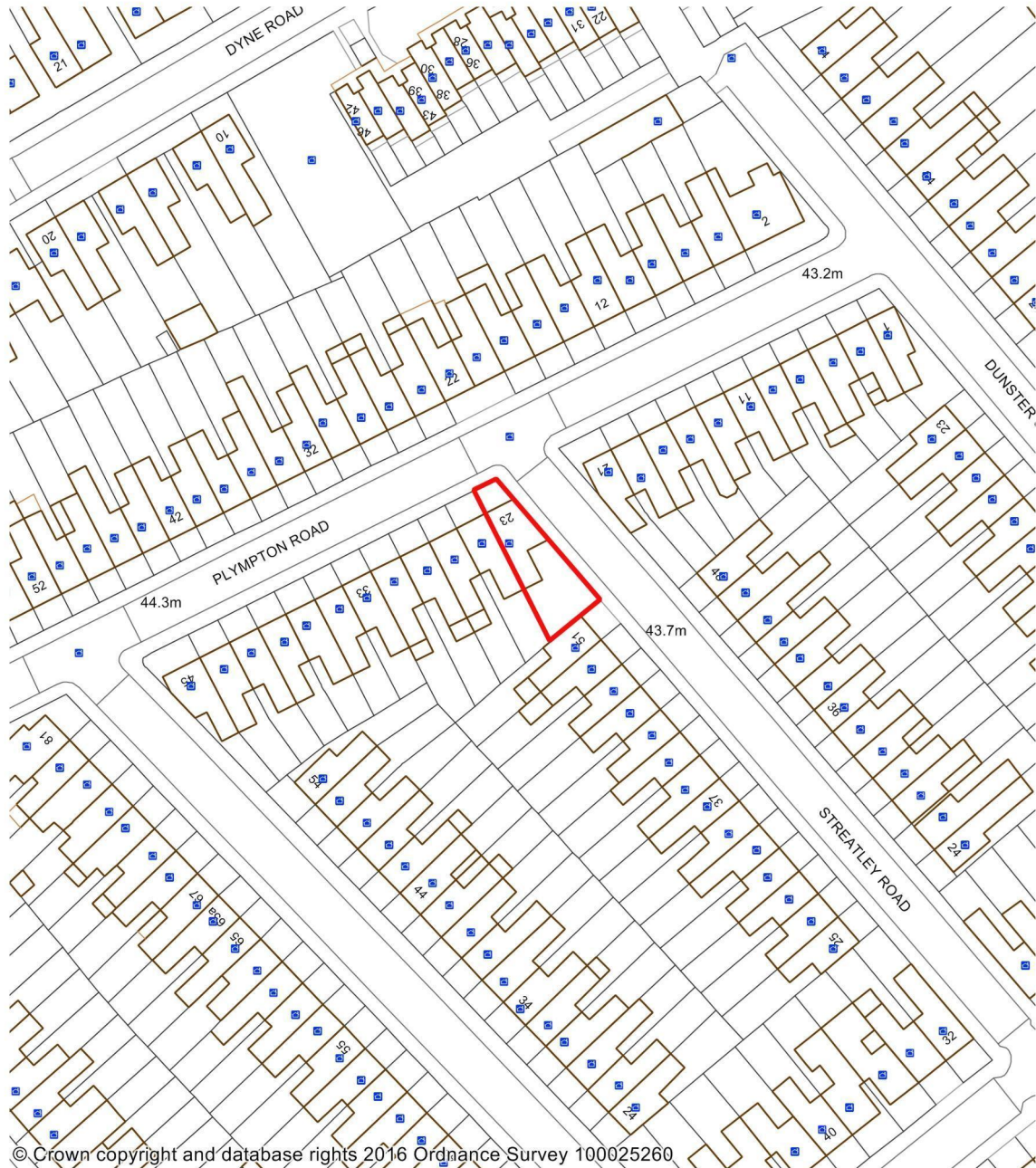
# SITE MAP



## Planning Committee Map

Site address: 23 Plympton Road, London, NW6 7EH

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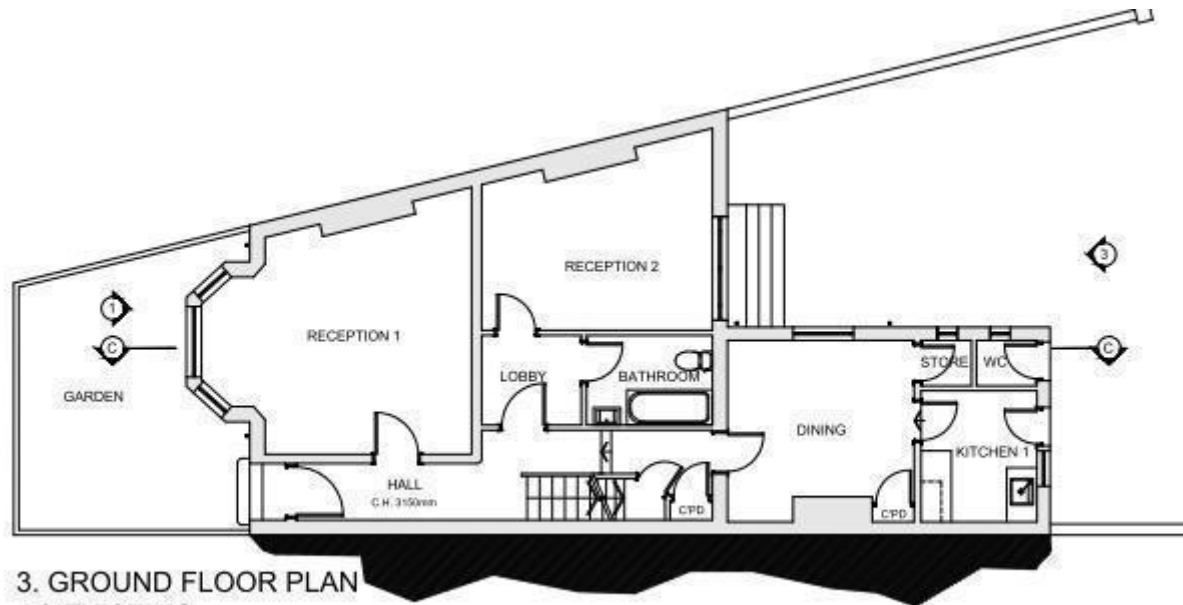


This map is indicative only.

## SELECTED SITE PLANS

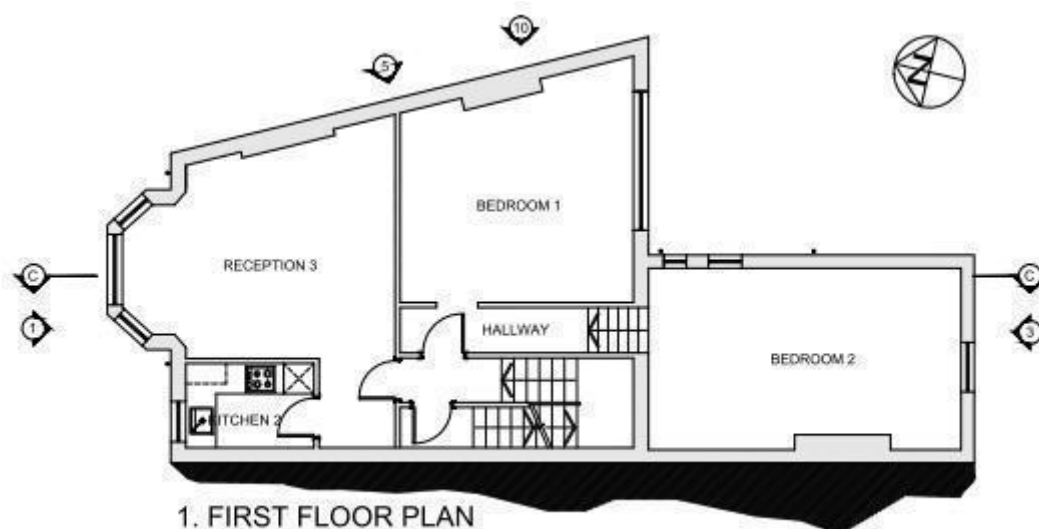
## SELECTED SITE PLANS

### EXISTING GROUND FLOOR PLAN



3. GROUND FLOOR PLAN  
AS EXISTING

## EXISTING FIRST FLOOR PLAN AND SECOND FLOOR PLAN

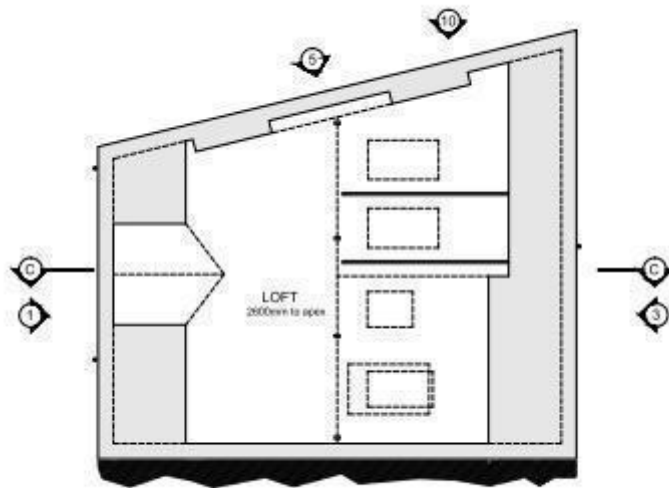


1. FIRST FLOOR PLAN  
AS EXISTING



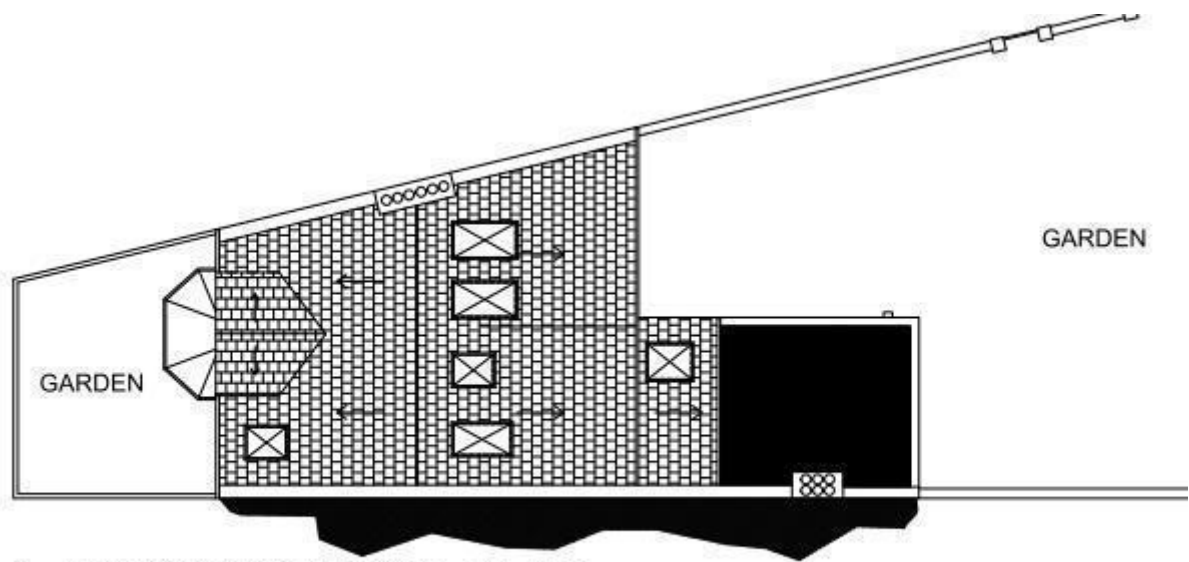
2. SECOND FLOOR PLAN  
AS EXISTING

## EXISTING LOFT PLAN



3. LOFT PLAN  
AS EXISTING

## EXISTING ROOF PLAN



## 1. EXISTING ROOF PLAN

Scale 1:100

EXISTING REAR ELEVATION



3. EXISTING REAR ELEVATION 3

## EXISTING FRONT ELEVATION



1. EXISTING FRONT ELEVATION 1

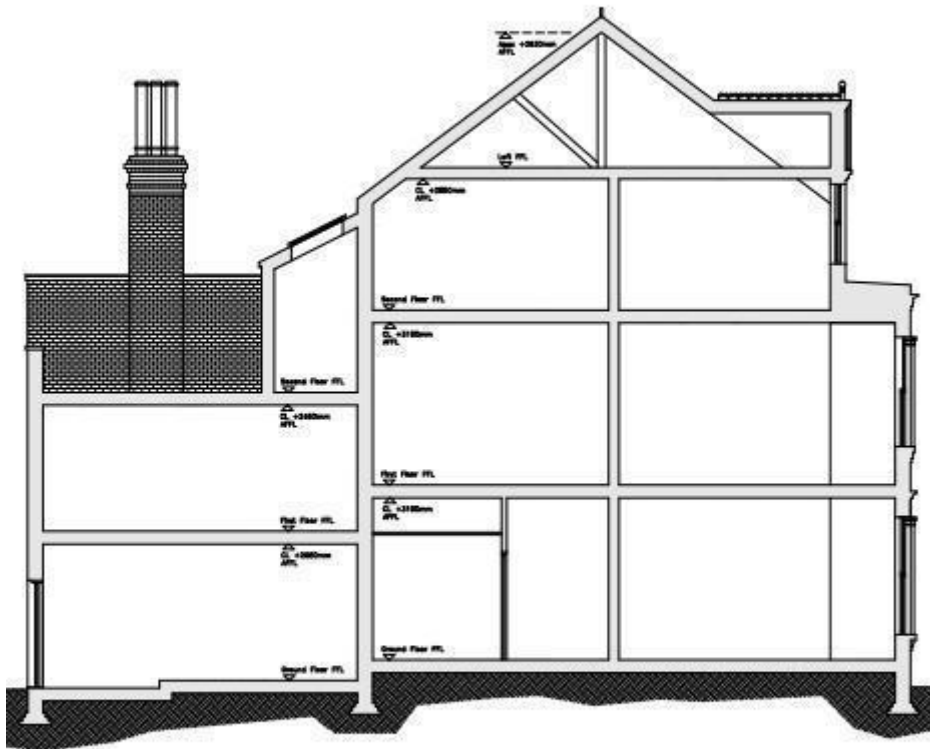
**EXISTING SIDE ELEVATION**





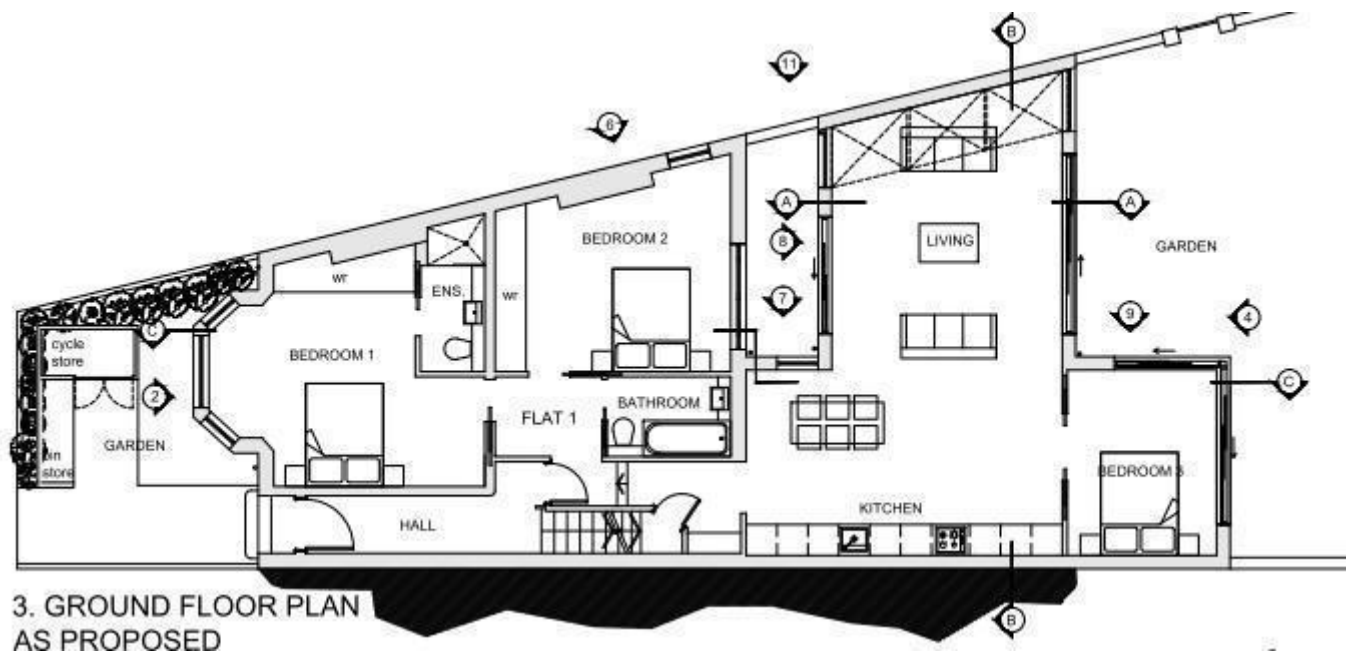
1. EXISTING SIDE ELEVATION 10

## EXISTING SIDE SECTION

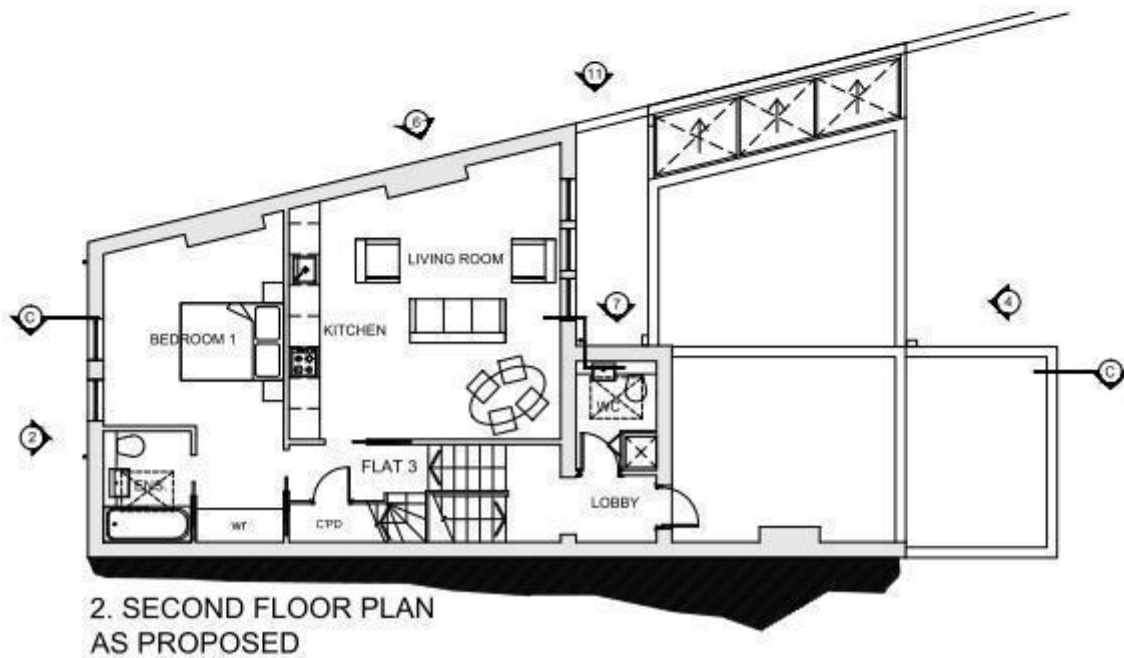
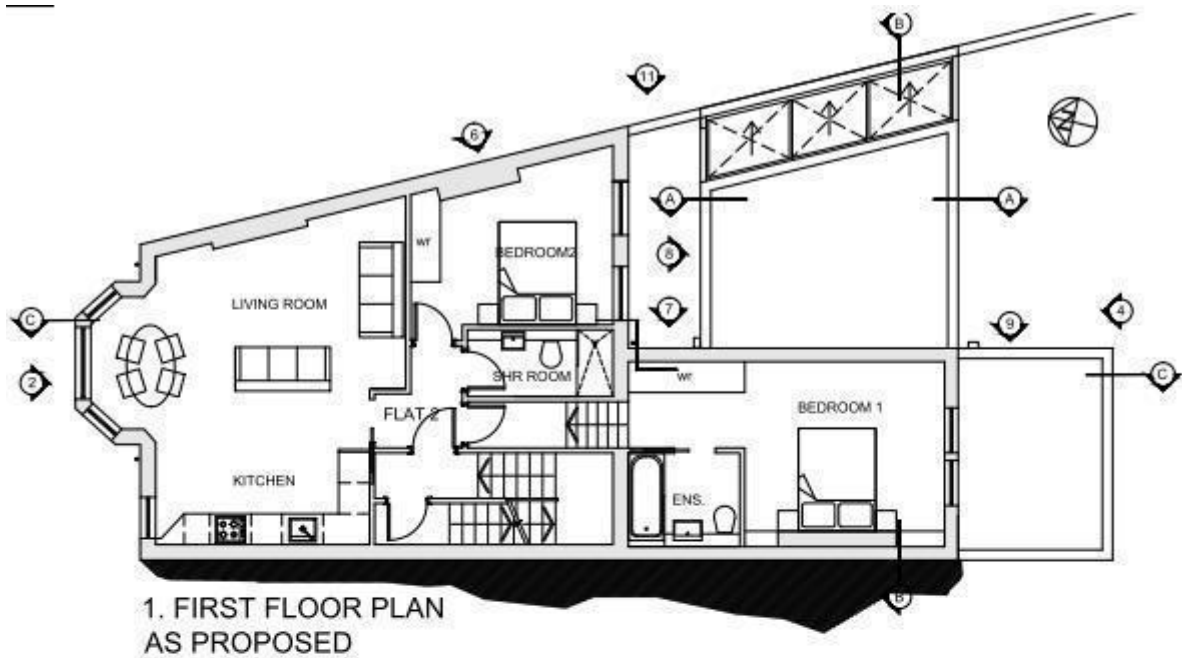


1. SECTION C-C AS EXISTING

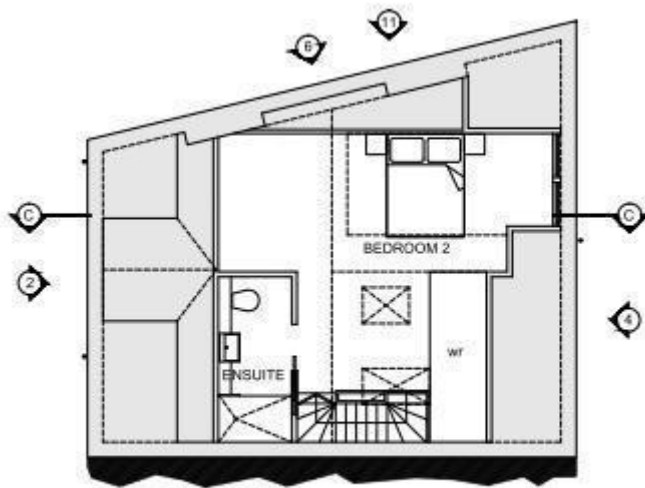
## PROPOSED GROUND FLOOR PLAN



### PROPOSED FIRST FLOOR AND SECOND FLOOR PLAN

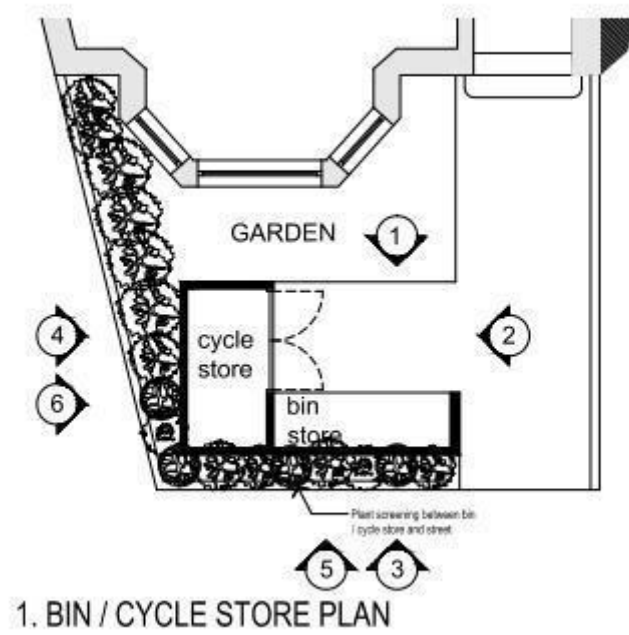


### PROPOSED LOFT PLAN

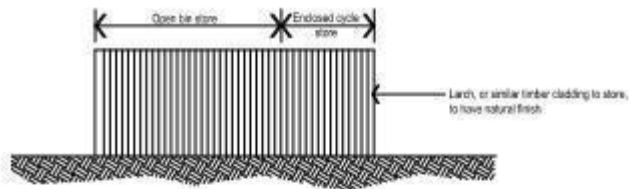


3. LOFT PLAN  
AS PROPOSED

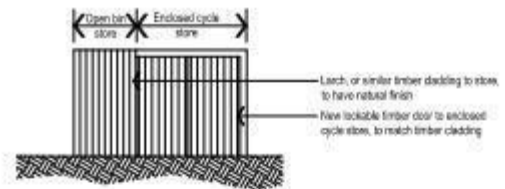
## **PROPOSED FRONT GARDEN LAYOUT**



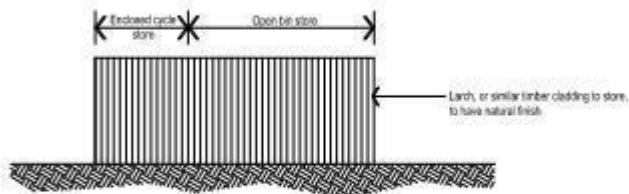
## **PROPOSED BIN AND CYCLE STORE ELEVATIONS**



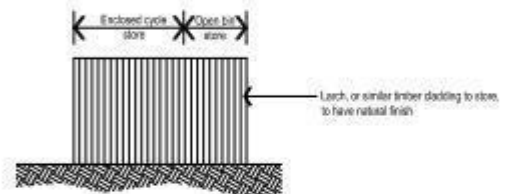
2. BIN / CYCLE STORE ELEVATION 1



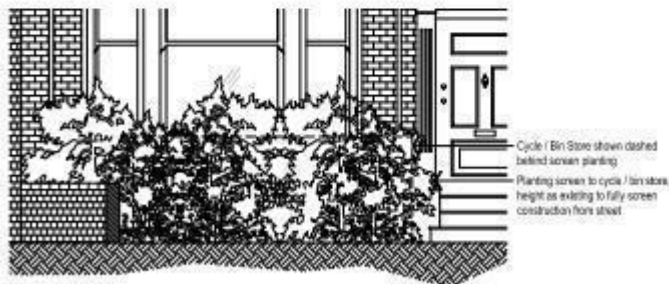
3. BIN / CYCLE STORE ELEVATION 2



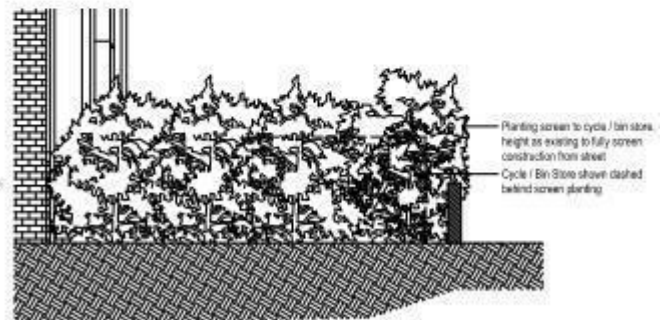
4. BIN / CYCLE STORE ELEVATION 3



5. BIN / CYCLE STORE ELEVATION 4



6. BIN / CYCLE STORE ELEVATION 5  
- INDICATING SCREEN PLANTING TO STORE  
- ELEVATION TAKEN INSIDE BOUNDARY



7. BIN / CYCLE STORE ELEVATION 6  
- INDICATING SCREEN PLANTING TO STORE  
- ELEVATION TAKEN INSIDE BOUNDARY

## PROPOSED REAR ELEVATION



4. PROPOSED REAR ELEVATION 4

## PROPOSED FRONT ELEVATION

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2. PROPOSED FRONT ELEVATION 2

## PROPOSED SIDE ELEVATION



**PROPOSED SECTION**







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## RECOMMENDATIONS

1. That the Committee resolve to GRANT planning permission
2. That the Head of Planning is delegated authority to issue the planning permission and impose conditions [and informatives] to secure the following matters:

### Conditions

1. Development to commence no later than 3 years from the date of decision.
2. Development to take place in accordance with approved drawings
3. Details of all external materials to be submitted to the Local Planning Authority and approved in writing before the commencement of above ground works
4. Detailed front garden layout, to include bin and cycle storage, soft and hard landscaping, to be submitted to the Local Planning Authority and approved in writing before the occupation of the flats.
5. Details of guttering to the proposed extensions shall be submitted for approval by the Council prior to commencement of above ground works. Guttering to be wholly within the curtilage of the site and not overhang onto neighbouring property or street. Once approved the details shall be fully implemented and permanently maintained.
6. The flat roof of the two storey projection and flat roofs of the proposed ground floor rear extensions shall not be used as a roof terrace for the lifetime of the development.
7. The proposed new timber windows at ground floor (flank elevation), first floor and to the dormer window shall be timber sash with horn detailing to match existing.
8. Remove permitted development rights to move from residential to small scale HMO
9. Any other planning condition(s) considered necessary by the Head of Planning

### 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.
  1. Draw the Applicant's attention to the CIL liability
  2. Any [other] informative(s) considered necessary by the Head of Planning
1. That the Head of Planning is delegated authority to make changes to the wording of the committee's decision (such as to delete, vary or add conditions, informatives, planning obligations or reasons for the decision) prior to the decision being actioned, provided that the Head of Planning is satisfied that any such changes could not reasonably be regarded as deviating from the overall principle of the decision reached by the committee nor that such change(s) could reasonably have led to a different decision having been reached by the committee.



2. That the Committee confirms that it has paid special attention to the desirability of preserving or enhancing the character and appearance of the North Kilburn Conservation Area as required by Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

### **A) PROPOSAL**

Conversion into 3 self-contained flats (1 x 3bed and 2 x 2bed) to include the erection of a rear dormer window, side infill extension, single storey rear extension, alteration to window to first floor rear elevation, insertion of window on flank elevation at ground floor and associated cycle store and bin store

### **B) EXISTING**

The subject site comprises an end of terrace dwelling situated on a prominent corner with Plympton Road and Streatley Road. The site does not contain any listed buildings but is located within the North Kilburn Conservation Area. The dwelling has been developed with a second floor extension to the rear which was granted planning permission in 1993 (93/1473) with the roof altered to include four rooflights to the rear and one to the front. Aside from these alterations the dwelling remains largely in its original state.

### **C) AMENDMENTS SINCE SUBMISSION**

- The garage and first floor extension have been removed
- The replacement windows now contain horn detailing which is considered to replicate what would have been original
- The design of the dormer window has been improved to include windows which match existing windows and cornice detailing
- A window has been added to the flank elevation at ground floor to provide additional outlook and daylight to bedroom 2

### **D) SUMMARY OF KEY ISSUES**

1. Conversion of dwelling into self contained flats
2. Extensions would feature flat roofs instead of a slate pitched roof
3. Insertion of window to the flank elevation at ground floor

## **RELEVANT SITE HISTORY**

### **98/0677 – Granted, 01/06/1998**

Conversion of loft with existing velux windows in conjunction with second floor to provide 2-bedroom maisonette on 2nd and 3rd floor

### **97/0252 – Granted, 29/04/1997**

Installation of pitched roof with velux window to bathroom extension

### **93/1473 – Granted, 01/11/1993**

Renewal of planning permission reference 88/2461 dated 24/01/89 for conversion into three self contained flats and erection of a third floor rear extension

### **88/2461 – Granted, 24/01/1989**

Erection of third floor extension and conversion to 3 self contained flats.

### **88/0236 – Refused and decision upheld at appeal, 16/03/1989**

Conversion of existing house into 3 flats and construction of a rear extension to provide a 2 storey dwelling

### **87/0080 – Refused and decision upheld at appeal, 28/07/1987**

Erection of single storey, two and three storey rear extension and conversion to 5 self-contained flats

## **CONSULTATIONS**

Statutory neighbour consultation period (21 days) started on 6<sup>th</sup> July 2016, in total 15 properties were consulted. A Site Notice was displayed on 11<sup>th</sup> July 2016 and a press notice published on 14<sup>th</sup> July 2016 as the site is within a Conservation Area.

Four representations received objecting to the proposal from Ward Councillors Conneely, Duffy and Nerva and Brondesbury Residents and Tenants Association (BRAT).

Summary of concerns raised regarding initial proposal:

Objection raised	Response
The philosophy of the conservation areas is that the existing configuration of properties was preserved. Houses arranged as single family dwellings and houses converted to flats should stay that way. Understand Brent has a policy for seeking greater number of larger family dwellings in Borough.	See paragraphs 2.2 – 2.4
The proposed side extension, rear extension and garage are overdevelopment of the site, reduce the rear garden and result in insufficient amenity space.	See paragraphs 1.4 and 3.3 – 3.7
The proposed side extension robs daylight from the south facing French windows of the existing house. The north side ground floor windows of the proposed side extension face the existing French door with too small a gap	See paragraphs 3.3-3.7 and 3.11 -3.13
The ground floor side extension should not have a height more than 2 metres at the garden boundary wall adjacent to Streatley Road or should be set back from the boundary wall. The gutters and drainage of the roof should be entirely within the site.	See paragraphs
The roof of the proposed side extension should not have a flat section or a 100% glazed pitched section but should be completely pitched and covered in slate with possibly sealed veluxes.	See paragraph 3.7
The proposed rear extension should not have a flat roof but a pitched slate roof.	See paragraph 3.7
Objection to new roof terrace because of overlooking	A roof terrace is not proposed as part of this application. A condition will be added to ensure the roof of the two storey projection is not used as a terrace.
Both extensions are very wide, 1980s style floor to ceiling glazing, sliding patio doors with large panes of glass which are inappropriate for a Victorian building. Bi-fold or French doors would be better	See paragraphs 3.2 – 3.7
The proposed garage is inappropriate use of amenity space. The removal of the existing double gates and proposed replacement with a relocated short high-walled drive is a breach of Article 4 restrictions on boundary walls.	See paragraph 1.4
The proposed dormer window is much taller than the existing windows and takes up a much high proportion of the wall height in the loft rooms than the proportions of the wall height taken up by the existing windows in the lower floors.	See paragraphs 1.4, 3.9 and 3.10
Bin store too small	The bin/recycle storage to the front garden is for the first and second floor flats only. Bins for the ground floor flat will be located in the rear garden as confirmed by the applicant.

The proposal was revised in line with Officer advice which removed a garage, first floor extension and improved the design of a rear dormer window. It also added a ground floor window to the flank elevation which was considered to materially change the proposal and as such it was necessary to re-consult Councillors, neighbours and BRAT to inform them of these changes by way of letter sent on the 23<sup>rd</sup> September 2016.

A further representation was received from Brondesbury Residents and Tenants Association (BRAT) which raised the following concerns regarding the revised proposal:

Objection raised	Response
Creation of flat roofs/embryo roof terraces	See paragraph 3.7. A roof terrace is not proposed as part of this proposal and a condition will added to ensure the flat roof is not used as a terrace
Inadequate separation of new side extension from existing house	See paragraph 3.3 – 3.7
Bedroom 3 just off the kitchen	There is no objection to the internal layout of the ground floor flat. The principal concern is whether an acceptable standard of accommodation is achieved. See paragraphs 5.1 – 5.6
New ground floor window opening onto pavement of Streatley Road	See paragraphs 3.12 -3.3 and 5.3

## POLICY CONSIDERATIONS

### Planning (Listed Buildings and Conservation Areas) Act 1990

The site is located in a Conservation Area and the application is therefore subject to s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) which gives local planning authorities the duty to pay special attention to the desirability of preserving or enhancing the character or appearance of that area.

### 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

### Brents emerging Development Management Plan:

DMP7 – Brents Heritage Assets

DMP12 - Parking

DMP17 – Conversion of Family Sized Dwellings

DMP18 – Dwelling Size and Residential Outbuildings

DMP19 – Residential Amenity Space

The Development Management Policies will be considered for formal adoption at a Full Council meeting on 21<sup>st</sup> November 2016. In the meantime, in accordance with paragraph 216 of the National Planning Policy Framework, the Council will take the Development Management Policies, including modifications, into

account as a material consideration with significant weight in determining planning applications

### **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:**

SPG5 – Altering and Extending Your Home

North Kilburn Conservation Area Design Guide (2013)

## **DETAILED CONSIDERATIONS**

### **1. Introduction**

1.1 The site comprises a large five bedroom dwelling. As noted in the Planning History section, the site has historically been granted approval to be converted to three flats. It is not clear if this was ever implemented. The current use of the dwelling is a single family unit.

1.2 The site is end of terrace and occupies a substantially sized plot which widens towards the rear of the site. There does not appear to be a significant change in ground level.

1.3 The proposed development would involve converting the host dwelling into three self contained flats (1 x 3 bed and 2 x 2 bed). It would also include the erection of a rear dormer window, side infill extension, single storey rear extension, alteration to window to first floor rear elevation, insertion of window on flank elevation at ground floor and associated cycle store and bin store

1.4 Since submitting the proposal the following revisions have been made in line with advice from the Case Officer and Heritage Officer.

- The garage and first floor extension have been removed
- The replacement windows now contain horn detailing which is considered to replicate what would have been original
- The design of the dormer window has been improved to include windows which match existing windows and cornice detailing
- A window has been added to the flank elevation at ground floor to provide additional outlook and daylight to bedroom 2

### **2. Principle**

2.1 The main considerations when assessing the impact of extensions and alterations to a dwelling in a Conservation Area are:

- Whether the proposed development preserves or enhances the character of the Conservation Area.
- Whether the proposed development would have an acceptable impact on the amenity of neighbouring residents.

2.2 Brent takes a positive approach to the conversion of houses to flats however whether a conversion is acceptable in principle rests on the need to comply with the relevant Development Plan policies which include UDP policy H17 and emerging DMP17 requirements as follows:

- For the existing dwellinghouse to have an original, unextended floor area of 110sqm under policy H17 and under DMP17 to have a floor area of at least 130sqm and to be suitable for conversion;
- For the conversion to accommodate a family sized (three bedroom) unit with access to a garden; and
- For the increase in parking to not materially harm highway and pedestrian safety or to result in excessive forecourt parking

2.3 The unextended floor area of the property is around 230.3sqm which means it is suitable for conversion. The proposed scheme would provide a three bedroom family sized unit at ground floor with access to a rear garden with a footprint of around 70sqm (excluding area to park a car). The proposal has

also been reviewed by Transport Officers and is not considered to harm pedestrian and highway safety nor would it lead to excessive increase in demand for parking.

2.4. Your officers consider that the principle of the conversion of the single dwelling house to flats is therefore acceptable as it meets the requirements of both the existing and emerging policy on flat conversions and CP21 of the Core Strategy.

### **3. Impact on Character**

3.1 The proposed development would involve extensions and alterations to the dwelling, each element of which will be discussed below. The site is located in a Conservation Area and the application is therefore subject to s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) which gives local planning authorities the duty to pay special attention to the desirability of preserving or enhancing the character or appearance of that area. Your officers have done so when objectively assessing this proposal.

The proposed development would need to have an acceptable impact on the character of the host dwelling and surrounding area and would need to preserve or enhance the special character of the Conservation Area in order to be considered acceptable.

#### **3.1 Single storey rear extension**

3.2 The proposed development would involve the erection of a single storey rear extension spanning the width of an existing two storey projection. It would feature a flat roof and would have a height and depth of no greater than 3 metres which complies with SPG5 guidance. The extension would be finished in brickwork to match existing. It would feature aluminium sliding doors to the rear and side which is considered to strike a modern contrast with the existing traditional fenestration. More modern glazing at ground floor is acceptable particularly given its location to the rear. It is not considered to materially harm the appearance of the host dwelling.

#### **3.3 Side infill extension and alteration to side boundary wall**

3.4 The proposal would also involve the erection of a side infill extension and would feature a lightwell of around 1.4m in depth. The extension would occupy the remainder of the side return terminating at the rear elevation of the existing two storey projection. It would extend to the boundary and follow the splay of the site. As noted the site is end of terrace and occupies a substantially sized plot which widens towards the rear of the site. It therefore can accommodate a larger extension without being an overly dominate addition. There is no objection to extending to the boundary as this ensures there is no awkward gap that would be difficult to maintain and unusable for occupiers.

3.5 The height of the side boundary wall would be raised slightly to 2.3m in height in this area only. A mono pitched glazed roof would slope upwards from the boundary to a maximum height of 3m where it would adjoin a flat roof for the remainder of the extension. The glazed section of the roof closest to the boundary is considered to reduce the visual impact of the extension on the street scene.

3.6 The extension would be finished in brickwork to match existing with aluminium sliding doors and windows which as discussed in paragraph 3.3 is considered acceptable.

3.7 As noted, both the single storey rear and side infill extension would feature flat roofs which was raised as a concern by BRAT. Policy does not preclude flat roofed extensions and ground floor extensions within the North Kilburn Conservation Area mostly feature flat roofs. Side infill extensions to the other dwellings in the area are generally to a much narrower side return than that of the application site. A wholly mono pitched roof to the side return of the application site would appear incongruous and not subordinate to the host dwelling due the size, pitch and siting of this kind of roof.

#### **3.8 Rear dormer window**

3.9 The proposal would also involve the installation of a rear dormer window. Its scale and massing would conform with the North Kilburn Conservation Design Guide which states 'rear dormers can be acceptable where they occupy no more than two thirds of the width of the roof and be centred within the horizontal and vertical plane of the roof'. While the dormer window would not be centred on the roofplane, there is evidence on Plympton Road of dormers situated to one side of the roof. Furthermore the design of

the building and rear elevation lends itself to a dormer on one side.

3.10 The dormer would be clad in zinc with an eaves cornice and would feature well proportioned timber framed windows with detailing such as horns to match existing.

3.11 Insertion of ground floor window to flank elevation and alteration to first floor window

3.12 The proposal would also involve the insertion of a timber sash window to match existing to the flank elevation at ground floor to serve bedroom 2. The inclusion of a window on the flank elevation is acceptable and a common feature of a number of end of terrace properties in the immediate area. These include, for example, No.21a-c Plympton Road adjacent to the application site, No.81 Calcott Road, No.30a-c Buckley Road and No.32 Buckley Road. The window is considered to preserve the appearance of the host dwelling.

3.13 A single first floor timber sash window to the rear of the existing two storey projection would be altered to install two timber sash windows. The alteration is considered relatively minor and would not materially alter the appearance of the host dwelling.

3.14 Bin and cycle store

3.15 Bin and cycle storage would be installed to the front garden for the new flats. This is a welcome feature particularly as bin storage would ensure the garden is not cluttered. The footprint of the garden is around 21.3 sqm with the area covered by the stores accounting for 16% of this space. To prevent further clutter in this Conservation Area, a condition is recommended to remove permitted development rights to move from C3 (residential) to C4 (small scale HMO) in view of the restricted size of the front garden and the need to preserve or enhance the character of the Conservation Area.

3.16 The stores would be enclosed in timber cladding and would have a minimal impact on the streetscene as they will be screened by an extensive privet hedge. Further details of hard and soft landscaping to the front garden will be sought by condition to ensure compliance with UDP policy BE7 which seeks a minimum of 50% soft landscaping by area to front gardens, which is of particular importance in Conservation Areas.

3.17 Considering the points discussed above, overall the proposed development is considered to have an acceptable impact on the character of the host dwelling and would preserve the special character of the Conservation Area.

#### **4. Impact on Neighbouring Amenity**

4.1 Impact to no.25a-c Plympton Road: This dwelling sits to the west of the application site and shares a party wall. The proposed single storey extension would project along the boundary with this dwelling. As noted above, the siting and massing of the extension complies with SPG5 guidance which is considered to preserve the amenity of neighbouring occupiers and there are no site specific reasons to diverge from this. As such, the proposal is not considered to have a harmful impact on occupiers of the ground floor flat by loss of outlook, daylight or privacy. The proposed infill extension would not be visible to occupiers.

4.2 With regards the new dormer window, it is not considered to materially increase overlooking above the existing level and as such considered to have acceptable impact on neighbouring amenity and potential occupiers of the ground and first floor flats of the application site.

#### **5. Quality of accommodation**

5.1 The proposal would need to achieve an acceptable standard of accommodation and be of an appropriate size. The Housing Standards (as required by the London Plan 2016 policy 3.5 and DMP18) sets out minimum recommended floor space standards for dwellings. The Gross Internal Area of the three flats are below:

Flat	Type	GIA (target)
Ground floor flat	3b 4p	101.7sqm (74sqm)
First Floor flat	2b 4p	75.4sqm (70sqm)
Second floor flat and loft	2b 4p	96sqm (70sqm)

5.2 All flats have internal areas that exceed the Nationally Described Space Standards for flatted properties as detailed above.

5.3 All habitable rooms have acceptable outlooks to the front and rear. Bedroom 2 in the ground floor flat would partly overlook the lightwell of the side infill extension which if this were the only window would be considered harmful to occupier's outlook and daylight. However this has been offset by the inclusion of a window to the flank elevation.

5.4 Your officers acknowledge that the first floor rear facing flat will overlook the ground floor flats garden, however this is a common occurrence in house conversion schemes and not considered to materially harm the living conditions of the occupants of the ground floor flat.

5.6 Your Officers consider that the proposed flats all meet the requirements to ensure a satisfactory standard of accommodation, in accordance with the Development Management Plan.

## **6. Transportation, cycle and bin storage**

6.1 Car parking allowances for residential use are set out in standard PS14 of the adopted UDP 2004. As the site has good access to public transport services and is located within a CPZ, a reduced allowance of 0.7 spaces per 1-/2-bed flat and 1.2 spaces per 3-bed+ property applies.

6.2 The existing 5-bed house is therefore allowed 1.2 spaces and the existing vehicular access to a parking space in the rear garden of the property accords with standards.

6.3 This proposal would increase the parking allowance to 3.1 spaces. With just one off-street parking space proposed to be retained at the rear of the site, standards would continue to be complied with.

6.4 In the instance full residential parking allowance is not met within any site, Policy TRN23 and DMP12 requires consideration to be given to the impact of additional on-street parking. This does allow on-street parking space to be taken into account, but only along the site frontage on local access roads that are not already heavily parked and have sufficient width to safely accommodate parking along both sides. In this case, both Plympton Road and Streatley Road are already noted as being fully parked at night, so could not readily accommodate the increased parking standard arising from this proposal.

6.5 Where full residential standards for flat conversions cannot be met on-site or along already heavily parked streets such as this, Policy H19 limits the number of flats that can be provided to one per 75sqm of the original floor area the property possesses. With an original floor area of about 245sqm, three flats would be permitted under this policy and the proposed provision of three flats is therefore acceptable.

6.6 Standard PS16 requires a secure bicycle parking space for each flat. A small bicycle store has been shown in the front garden of the site to provide parking for two bikes, satisfying the requirements for the upper floor flats. The ground floor flat has access to private rear garden space where it could store bicycles securely.

6.7 Bin storage is also proposed in the front garden, the location of the store allows easy access from Plympton Road for collection purposes.

## **7. Conclusion**

7.1 Your officers consider that the application, subject to conditions, complies with the Development Plan, which takes a positive approach to flat conversions as it serves to increase the housing stock in the borough. Your officers also believe that the proposal preserves the character and appearance of the conservation area and would have an acceptable impact on the amenity of neighbouring occupiers.

7.2 Considering the points discussed above, the proposed works are considered to have an acceptable impact on the character and appearance of the building and the Conservation Area and as such complies with saved UDP (2004) policies BE25, BE26, emerging policy DMP7, the NPPF (2012) and the statutory tests for development in conservation areas. Approval is accordingly recommended.

## CIL DETAILS

This application is liable to pay **£8,477.79\*** under the Community Infrastructure Levy (CIL).

We calculated this figure from the following information:

Total amount of eligible\*\* floorspace which on completion is to be demolished (E): sq. m.

Total amount of floorspace on completion (G): 297.1 sq. m.

Use	Floorspace on completion (Gr)	Eligible* retained floorspace (Kr)	Net area chargeable at rate R (A)	Rate R: Brent multiplier used	Rate R: Mayoral multiplier used	Brent sub-total	Mayoral sub-total
Dwelling houses	297.1	267.3	29.8	£200.00	£35.15	£7,210.54	£1,267.25

BCIS figure for year in which the charging schedule took effect (Ic)	224	224
BCIS figure for year in which the planning permission was granted (Ip)	271	
<b>Total chargeable amount</b>	<b>£7,210.54</b>	<b>£1,267.25</b>

\*All figures are calculated using the formula under Regulation 40(6) and all figures are subject to index linking as per Regulation 40(5). The index linking will be reviewed when a Demand Notice is issued.

\*\***Eligible** means the building contains a part that has been in lawful use for a continuous period of at least six months within the period of three years ending on the day planning permission first permits the chargeable development.

**Please Note : CIL liability is calculated at the time at which planning permission first permits development. As such, the CIL liability specified within this report is based on current levels of indexation and is provided for indicative purposes only. It also does not take account of development that may benefit from relief, such as Affordable Housing.**



## DRAFT DECISION NOTICE



# Brent

## DRAFT NOTICE

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

### DECISION NOTICE – APPROVAL

=====

Application No: 16/2722

To: Mr Thornton  
Simply Planning Limited  
25 Manchester Square  
London  
W1U 3PY

I refer to your application dated 23/06/2016 proposing the following:  
Conversion into 3 self-contained flats (1 x 3bed and 2 x 2bed) to include the erection of a rear dormer window, side infill extension, single storey rear extension, alteration to window to first floor rear elevation, insertion of window on flank elevation at ground floor, alteration to side boundary wall and associated cycle store and bin store

and accompanied by plans or documents listed here:  
See condition 2  
at 23 Plympton Road, London, NW6 7EH

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:

**Mr Aktar Choudhury**  
Operational Director, 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 proposed development is in general accordance with policies contained in the:-

**Planning (Listed Buildings and Conservation Areas) Act 1990**

The site is located in a Conservation Area and the application is therefore subject to s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) which gives local planning authorities the duty to pay special attention to the desirability of preserving or enhancing the character or appearance of that area.

**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

**Brents emerging Development Management Plan:**

DMP7 – Brents Heritage Assets

DMP12 - Parking

DMP17 – Conversion of Family Sized Dwellings

DMP18 – Dwelling Size and Residential Outbuildings

DMP19 – Residential Amenity Space

The Development Management Policies will be considered for formal adoption at a Full Council meeting on 21<sup>st</sup> November 2016. In the meantime, in accordance with paragraph 216 of the National Planning Policy Framework, the Council will take the Development Management Policies, including modifications, into account as a material consideration with significant weight in determining planning applications

**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:**

SPG5 – Altering and Extending Your Home

North Kilburn Conservation Area Design Guide (2013)

- 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):

P03 E Proposed ground floor plan and roof plan

P04 E Proposed upper level floor plans

P05 E Existing and proposed elevations 1,2,3 and 4  
P06 F Side elevations 5,6,7,8 and 9  
P07 F Proposed sections A-A and B-B  
P08 B Existing and proposed section C-C  
P09 E Bin and cycle store elevations  
P10 Side elevation 10 and 11

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

- 3 The flat roof of the ground floor rear extensions hereby approved and the existing flat roof a two storey projection shall not be used as a roof terrace or amenity space by occupiers of the proposed flats and shall only be accessed for maintenance purposes and be retained as such in perpetuity.

Reason: In the interest of neighbouring amenity and to preserve the special character of the conservation area.

- 4 The proposed ground floor window (flank elevation) first floor windows and dormer windows, hereby approved, shall be timber sliding sash which match in all details including horns the existing and shall be retained as such in perpetuity.

Reason: To preserve the special character of the Conservation Area.

- 5 The residential units hereby approved shall at no time be converted from C3 residential to a C4 small HMO, notwithstanding the provisions of Schedule 2 Part 3 Class L of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order) without express planning permission having first been granted by the Local Planning Authority.

Reason: To ensure that an adequate standard of accommodation is maintained in all of the residential units and in view of the restricted space in the front garden to accommodate additional bin or cycle storage

- 6 Details of materials for all external work shall be submitted to and approved in writing by the Local Planning Authority before any above ground works are commenced. The works shall be carried out in accordance with the approved details.

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

- 7 Details of the front garden layout shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development. All detailed works shall be carried out as approved prior to the:-

(a) occupation of the premises. Such details shall include:

- (i) planting of the front garden area with shrubs and/or trees;
- (ii) the retention of existing hedges and shrubs;
- (iii) provision of front garden wall or walls or other form of boundary treatment;
- (iv) car parking space for one car (to rear garden), the defined points of access and the surfacing materials to be used;
- (v) waste and recycling storage facilities;

Reason: To ensure a satisfactory appearance and in the interests of local amenity.

- 8 Details of guttering to the proposed single storey rear and side infill extension shall be submitted for approval by the Council prior to commencement of above ground works. Once approved the details shall be fully implemented and permanently maintained.

Reason: In the interest of visual amenity.

## 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](http://www.communities.gov.uk)

- 2 The applicant is advised that this development is liable to pay the Community Infrastructure Levy; a Liability Notice will be sent to all known contacts including the applicant and the agent. Before you commence any works please read the Liability Notice and comply with its contents as otherwise you may be subjected to penalty charges. Further information including eligibility for relief and links to the relevant forms and to the Government's CIL guidance, can be found on the Brent website at [www.brent.gov.uk/CIL](http://www.brent.gov.uk/CIL).

## 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**

Councillor Conneely

### **Date and Reason for Request**

25th August 2016

Summary of objection:

1. Conversion of dwelling into self contained flats
2. Extensions and garage overdevelopment of site
3. Opposed to flat roof extensions and creation of new roof terraces
4. Modern patio doors not suitable in conservation area
5. Dormer much taller than existing windows
6. Bin storage too small

### **Details of any representations received**

Brondesbury Residents and Tenants Association (BRAT) which outlined the above concerns.

### **Name of Councillor**

Councillor Duffy

### **Date and Reason for Request**

9th August 2016, reasons as above

### **Details of any representations received**

As above

### **Name of Councillor**

Councillor Nerva

### **Date and Reason for Request**

15th August 2016, reasons as above

### **Details of any representations received**

As above

Any person wishing to inspect the above papers should contact Katrina Lamont, Planning and Regeneration, Brent Civic Centre, Engineers Way, Wembley, HA9 0FJ, Tel. No. 020 8937 1905