
RECEIVED: 7 January, 2011

WARD: Mapesbury

PLANNING AREA: Kilburn & Kensal Consultative Forum

LOCATION: 20 Keyes Road, London, NW2 3XA

PROPOSAL: Single storey side and rear extension, rear dormer window, new front and side boundary walls and railings, alterations to soft landscaping within front garden, two flank wall groundfloor windows and two side rooflights to dwellinghouse.

APPLICANT: Mrs Bailache

CONTACT: WEBB ARCHITECTS LIMITED

PLAN NO'S:
See condition 2.

RECOMMENDATION

Approval

EXISTING

Two-storey semi-detached dwellinghouse on the north side of Keyes Road. The site is within an established suburban Victorian residential area which is within the Mapesbury Conservation Area. It is not a listed building.

PROPOSAL

Full planning permission is sought for a single storey side and rear extension, rear dormer window, erection of a front boundary wall with railings and alterations to the front garden.

HISTORY

No relevant planning history.

POLICY CONSIDERATIONS

Brent UDP 2004

BE2: Local Context & Character - Proposals should be designed with regard to their local context, making a positive contribution to the character of the area. Proposals should not cause harm to the character and/or appearance of an area, or have an unacceptable visual impact on Conservation Areas.

BE9: Architectural Quality - Requires new buildings to embody a creative and high quality design solution, specific to the sites shape, size, location and development opportunities and be of a design, scale and massing appropriate to the setting.

BE25: Development in Conservation Areas - Development proposals in conservation areas shall pay special attention to the preservation or enhancement of the character or appearance of the

area; and regard shall be had for design guidance to ensure the scale and form is consistency.

BE26: Alterations and Extensions to Buildings in Conservation Areas - Alterations to elevations of buildings in conservation areas should retain the original design and materials; be sympathetic to the original design in terms of dimensions, texture and appearance; characteristic features should be retained; extensions should not alter the scale or roofline of the building detrimental to the unity or character of the conservation area; should be complementary to the original building and elevation features.

Supplementary Planning Guidance

SPG5 – Altering and Extending your Home

Design Guide

Mapesbury Conservation Area Design Guide

CONSULTATION

13 neighbouring properties and the Mapesbury Residents Association consulted. A site notice was also installed outside the site.

Objections have been received from neighbouring residents at Nos. 18 and 22 Keyes Road and the Mapesbury Residents Association. The objections are on the following grounds:

- 1) The proposed single storey rear extension has a depth in excess of Council guidelines
- 2) There will be a loss of privacy for residents at No. 22
- 3) The proposed extension will have a detrimental impact on the character and appearance of the property and out of keeping with the character of the Conservation Area.
- 4) A proposed screen between Nos. 20 and 22 Keyes Road will decrease security by reducing informal surveillance of the side passage and will block access to No. 22.
- 5) The proposed single storey rear extension does not comply with permitted development criteria.

Response to objections:

- 1) The proposed single storey rear extension has been reduced in size and is now considered to be in accordance with the Council's policies and design guides. This is discussed in the *Remarks* section below.
- 2) The proposed extension projects 1.8m from the rear elevation of the property it is set in 2m from the boundary there are existing mature shrubs and small trees that are to be retained and will restrict overlooking. As such there is not considered to be a loss of privacy for neighbouring residents as a result of the proposed development.
- 3) The proposal is considered to be in keeping with the character and appearance of the property and Conservation Area for the reasons set out in the *Remarks* section of this report.
- 4) There is no screen shown on the proposed plans. The provision of such a screen would require planning permission and the applicants have been informed of this.
- 5) This application is for planning permission and as such it is not necessary for the extension to comply with permitted development criteria. However it should be noted that in this case the proposed single storey rear extension to the existing rear projection is within the permitted development criteria

REMARKS

Amendments during planning process

The applicants submitted amended plans following the objections raised by local residents and further discussions with the Planning Service. The amended plans show the following:

- The depth of the single storey rear extension to the existing rear projection reduced from a

depth of 3m to 1.8m

- A reduced depth of the single storey rear extension to the main building so that it matched the depth of the extension at No. 22 Keyes Road.
- The replacement of the flat roof rear dormer with a pitched roof rear dormer similar to those at Nos. 22 and 24 Keyes Road.

Proposed single storey rear extension

The proposed single storey rear extension has two elements. The first involves a single storey rear extension that will infill the area between the rear wall of the existing two-storey rear projection and the flank wall of the main house. This results in a single storey rear extension with a depth of 4m from the main rear wall of the dwellinghouse. This will match the depth of the existing rear wall of the neighbouring dwellinghouse at 22 Keyes Road.

The second element involves the erection of a single storey rear extension to the existing two-storey rear projection, with a depth of 1.8m. This will have a height of 3m at the eaves level and a height of 4m where it joins the house. This extension will be set in 2m from the boundary with No. 22 and 2.6m from the boundary with No. 18. As such it will not have a significantly detrimental impact on the amenity of neighbouring residents.

Whilst there are no similar extensions to the existing rear projections on this side of Keyes Road, the proposed extension would be of a scale and design considered appropriate to the area. Dwellinghouses within the Mapesbury Conservation Area still have permitted development rights in relation to single storey rear extensions; a single storey rear extension to a depth of 3m could be erected without planning permission.

The proposed single storey rear extensions are of a size and scale that are in keeping with the character and appearance of the dwelling and will not have a detrimental impact on the amenity of neighbouring residents.

Proposed Rear Dormer and Side Rooflights

The proposed rear dormer will have a hipped roof to match that of neighbouring properties. It is adequately set up from the roof eaves and set down from the ridgeline. It will have a timber framed sash window with minimal tile-hang. Two side rooflights are proposed. These are considered acceptable within the Mapesbury Conservation Area provided they are conservation style rooflights which do not project out of the roof plane. A condition will be attached to the permission to ensure that this is the case. There are no alterations proposed for the front roof plane.

The proposed roof alterations are considered to be in keeping with the character and appearance of the property.

Proposed alterations to the front boundary.

The existing front boundary treatment has been removed and is proposed to be replaced with a new dwarf wall with railings and a new metal gate in the same style as the proposed railings. The dwarf wall will have a height of 0.6m while the railings will have a height of 0.9m on top of the wall; the overall height of the front boundary treatment will be 1.5m. This type of boundary treatment is in keeping with the original character of the properties although not many properties have railings as historically these were removed to support the war effort in World War II. The proposed railings are similar in size and style to those approved on the opposite side of Keyes Road at No. 19 (our ref: 07/0636). The existing original front piers are to be retained.

The proposed front boundary treatment is of a size and design that preserves the character and appearance of the dwellinghouse within the Conservation Area. Further details of the proposed bricks and railings along with details of the front landscaping will be sought by condition.

Conclusion.

The proposed extensions and alterations are of a size, style and design that preserves the character and appearance of the property within the Conservation and Area without having a detrimental impact on the amenity of neighbouring residents. As such they are in accordance with the relevant policies and design guidance and approval is recommended subject to the conditions set out below.

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
Mapesbury 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 development hereby permitted shall be carried out in accordance with the following approved drawings:

1049.01.00
1049.01.01(A)
1049.01.02(A)
1049.01.03(A)
1049.01.04(A)
1049.01.05(A)
1049.02.01(A)
1049.03.02(A)
1049.03.03(A)
1049.03.04(A)
1049.01.11(D)
1049.01.12(D)
1049.01.13(D)
1049.01.14(D)
1049.02.10(D)
1049.03.10(A)
1049.03.11(C)
1049.03.12(D)
1049.03.13

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

- (3) The proposed rooflights shall be "conservation rooflights" only and shall not project forward of the roof plane.

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

- (4) Details of materials for all external work, including samples where appropriate, shall be submitted to and approved in writing by the Local Planning Authority before any work is commenced. The work shall be carried out in accordance with the approved details. This includes details of the front boundary treatment.

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

- (5) 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 within 18 months of works commencing.

Any planting that is part of the approved scheme that within a period of *five* years after planting is removed, dies or becomes seriously damaged or diseased, shall be replaced in the next planting season and all planting shall be replaced in the same positions with others of a similar size and species, unless the Local Planning Authority first gives written consent to any variation.

Reason: To ensure a satisfactory standard of appearance and setting for the development and to ensure that the proposed development enhances the visual amenity of the locality, in the interests of the amenities of the occupants of the development and to provide tree planting in pursuance of section 197 of the Town and Country Planning Act 1990.

INFORMATIVES:

None Specified

REFERENCE DOCUMENTS:

UDP 2004
Mapesbury Conservation Area Design Guide.
SPG 5

Any person wishing to inspect the above papers should contact Robin Sedgwick, The Planning Service, Brent House, 349 High Road, Wembley, Middlesex, HA9 6BZ, Tel. No. 020 8937 5229



Planning Committee Map

Site address: 20 Keys Road, London, NW2 3XA

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