

**Committee Report
Planning Committee on 16 March, 2011**

**Item No. 10
Case No. 11/0093**

RECEIVED: 14 January, 2011

WARD: Queen's Park

PLANNING AREA: Kilburn & Kensal Consultative Forum

LOCATION: 41 Kingswood Avenue, London, NW6 6LS

PROPOSAL: Demolition of existing boundary treatment and erection of replacement walls and gates

APPLICANT: Mr O'Keefe

CONTACT: Barnett Ratcliffe Partnership

PLAN NO'S:
See condition 2

RECOMMENDATION

Approval

EXISTING

The site is an end of terrace 2-storey dwellinghouse situated on Kingswood Avenue fronting Queens Park and is on the corner of Radnor Road. The property is within Queens Park Conservation Area but is not a listed building.

PROPOSAL

See description above.

HISTORY

08/2927 Refused 30th January 2009

Erection of single-storey rear extension to dwellinghouse and new boundary wall and gates adjacent to Radnor Road, NW6 (Article 4 Direction)

This application was refused for 3 reasons, 2 of which related to the proposed extension with the final reason relating to the wall:

The combination of the height and materials of the proposed boundary wall at this prominent corner site is considered to be over-dominant, forming a feature which is visually unacceptable, detracting from the character of the street-scene and Conservation Area and is thus contrary to policies BE2, BE7, BE9 BE25 and BE26 of the Unitary Development Plan 2004 and Queens Park Design Guide.

POLICY CONSIDERATIONS

London Borough of Brent Unitary Development Plan 2004

BE2 Townscape: Local Context & Character
BE9 Architectural Quality
BE25 Development in Conservation Areas

Supplementary Planning Guidance 5:- Altering and Extending Your Home Queen's Park Conservation Area Design Guide

CONSULTATION

Neighbours were consulted on 28th January 2011, a site notice was posted up at the site on 8th February and a press notice was published on 10th February. 2 objections have been received making the following comments:

- The wall is over elaborate and does not match other neighbouring walls.
- The scale and material do not follow the height, colour or type of material and construction used in other similarly placed properties.
- Other garden walls on corners are typically of stock brickwork, with no piers and a brick on edge coping.
- There is no crossover serving the proposed vehicle gates.
- The substantial existing brick pier at the eastern end of the wall encloses the rear gates to 39 and 40 Kingswood Avenue and should not be demolished.

Objectors were informed about the submission of revised plans on 1st March 2011, although at this point the plans still showed a double width gate in the side wall fronting Radnor Road. Subsequent to the consultation, Officers secured the removal of this double gate. Nevertheless, comments were received stating that although the revisions went some way to addressing concerns, objections remained with the proposal considered to be overdevelopment.

REMARKS

The existing front boundary treatment onto Kingswood Avenue facing the park is in yellow stock brick and measures between 0.8m and 1.1m on the existing plan according to the gradient of the road. The elevation has a low central gate with a small pier feature to either side. The proposed wall is very similar though new piers are proposed, while these are proposed to have some more definition than the existing and a slightly grander cap they are not higher and it is not considered that the character of the site, or the area, will be notably affected.

The boundary treatment to the side boundary onto Radnor Road is currently a fence beginning at about 1.1m where it meets the front wall, stepping up to 1.35m adjacent to the main part of the house and reaching 1.8m at about half way along the depth of the building. At its rearmost part there are 2 brick piers with a gate providing pedestrian access to the rear of the garden to the rear of no's 39 and 40 Kingswood Avenue, these brick piers and the gate are not within the application site.

The proposed replacement boundary treatment is brick and would be built using reclaimed stock brick to match the dwelling with a strip of red brick. Its height is proposed as about 1.1m stepping up to and continuing at 1.8m from the mid-point of the main point of the house onwards. A gate is proposed in the middle of the higher part of the wall and another gate is proposed at the end, adjacent to the gate leading to the neighbouring gardens. As indicated above, the application originally proposed a double gate but this has been removed from the scheme following comments from Officers and objectors. The gate now shown is for pedestrian access only in its width. At each point where there is a change in height or a gate, there is a pier and cap.

In contrast to the refused scheme the height of the walls increases further away from the front of the site and the numerous piers have been significantly reduced in frequency as described above. The proposal is considered to comply with policies contained in Brent's UDP 2004 as well as the Queen's Park Design Guide and SPG5 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 development hereby permitted shall be carried out in accordance with the following approved drawing(s) and/or document(s):

1001/46/PL/01
1001/46/PL/02 B

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

- (3) Details of materials for all external work, including samples, 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.

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

INFORMATIVES:

None Specified

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: 41 Kingswood Avenue, London, NW6 6LS

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