

**Committee Report**  
**Planning Committee on 4 November, 2009**

Case No. 09/2099

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**RECEIVED:** 3 September, 2009

**WARD:** Brondesbury Park

**PLANNING AREA:** Kilburn & Kensal Consultative Forum

**LOCATION:** 50A & 50C, Cavendish Road, London, NW6 7XP

**PROPOSAL:** Conversion of garage into habitable room and erection of single storey rear extension to lower ground floor flat, removal of windows to existing rear dormer window, to create an internal balcony, installation of two side rooflights and enlargement of existing front rooflight to first and second floor maisonette

**APPLICANT:** Mr David Jones

**CONTACT:** Claridge Architects

**PLAN NO'S:**

GA.01 RevA	GA.02
GA.03	GA.04
GA.05 RevA	GA.06
GA.07 RevA	GE.01
GE.02	GE.03
GE.04	GE.05
GE.06 Rev A	GE.07
GS.01	GS.02

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**RECOMMENDATION**

Approval.

**EXISTING**

The subject site, located on the south-eastern side of Cavendish Road, is occupied by a three-storey semi-detached dwellinghouse that has been converted into four self-contained flats. The property is not located in a Conservation Area, nor is it a Listed Building.

**PROPOSAL**

The proposal is for the conversion of the existing garage into habitable space and the erection of a single storey rear extension to the lower ground floor flat, the formation of an internal balcony to the existing rear dormer window, the installation of two side rooflights and the enlargement of the existing front rooflight to the first and second floor maisonette.

**HISTORY**

Planning permission for the conversion of the property into four flats and the erection of a single-storey extension was approved in 1961.

**POLICY CONSIDERATIONS**

**London Borough of Brent Unitary Development Plan 2004**

BE2	Townscape: Local Context & Character
BE6	Public Realm: Landscape Design
BE7	Public Realm: Streetscape
BE9	Architectural Quality
H12	Residential Quality - Layout Considerations
H18	The Quality of Flat Conversions

### **Supplementary Planning Guidance**

Supplementary Planning Guidance 5:- Altering & Extending Your Home  
Supplementary Planning Guidance 17:- Design Guide for New Development

### **SUSTAINABILITY ASSESSMENT**

Not applicable.

### **CONSULTATION**

#### **External**

Consultation letters, dated 14th September 2009, were sent to 41 neighbouring owner/occupiers. Two letters of objection have been received in response.

The concerns of the objectors relate to the formation of additional off-street parking within the front garden of the property and the impact that this would have on both the appearance and character of the existing streetscene and on-street parking provision within the locality.

It should be noted that the proposals have been revised since the original application was received. On the advice of Officers, revised plans were received on 20th October 2009, which removed proposals to provide additional off-street parking within the front garden of the premises. These amendments are considered to address the concerns of objectors. Both objectors have been informed of the amendments.

#### **Internal**

##### Transportation

No objection on condition that any cycle parking provided is covered in accordance with policy TRN11 of the UDP 2004.

##### Landscape

Landscape Officers had initially objected to the proposal due to the increase in the proportion of hardstanding for parking to the front garden. As stated above, the application has been revised to retain the existing area of soft landscaping addressing this concern.

### **REMARKS**

The proposal envisages a number of alterations to the existing building. The impact of each of these alterations is considered below.

#### Single-Storey Rear Extension

The property has an existing single storey rear extension located between the original attached side garage, which projects rearwards from the main building, and the site boundary with 52 Cavendish Road which also has an existing single-storey rear extension. The existing extension has a stepped building line, projecting from the main rear wall by 2.7m on the side closest to 52 Cavendish Road and 4.3m against the side garage. On the respective flanks, the existing extension does not project beyond the side garage or the extension to 52 Cavendish Road.

The proposed single-storey extension would have a single rear building line that projects 4.4m from the main rear wall of the building. The proposed extension would not project beyond the side garage and therefore there would be no additional impact on the daylight or outlook of 48 Cavendish Road. The proposed extension would project beyond the rear of 52 Cavendish Road by 1.3m. Whilst it is acknowledged that a single-storey rear extension with a depth of 4.4m to a semi-detached property would be contrary to the Council's guidance contained in SPG5, it is considered that given the limited impact on the adjoining property at 52 Cavendish Road, due to its existing extension, that the proposal would not cause unreasonable harm to the daylight and outlook of neighbouring occupiers. In design terms, whilst extensions to extensions are normally resisted, in this case it is considered that the scale of the extension would complement the scale of the main building and that the introduction of a single rear building line would be more in keeping with the surrounding area.

### Balcony & Roof Alterations

The existing building has three dormer windows, one front, one side and one rear, and two rooflights, one front and one rear. The proposal will involve the formation of an external balcony within the envelope of the existing rear dormer window, the installation of two side rooflights and the enlargement of the existing front rooflight.

A balcony will be formed within the envelope of the existing rear dormer window by removing the existing dormer fascia and replacing it with a recessed fascia consisting of sliding doors. As the balcony would be recessed within the dormer it is not considered that existing levels of overlooking to the neighbouring properties would be significantly increased as a result of the proposal. It is also considered that as the envelope of the dormer would remain unchanged that the proposal would only have a minimal impact on the existing roofscape.

The proposed side rooflights would both serve non-habitable rooms and, as such, would have little impact on the privacy of neighbouring occupiers. The siting of the proposed side roof lights would not be particularly prominent and would have a reasonable impact on the streetscene. The increased size of the existing front roof-light is also considered acceptable.

### Internal Alterations

The external alterations to the property, discussed above, form part of a wider refurbishment of the property which will include internal alterations to both the lower ground floor flat and the first and second floor maisonette. The existing attached side garage will be converted to habitable space which will, in part, facilitate an increase of the lower ground floor flat from two to three bedrooms. The layout of the existing first and second floor maisonette will be altered to reduce the number of bedrooms from four to three.

Whilst internal alterations are usually beyond the remit of planning, it is noted that both of the resultant units will exceed the Council minimum internal floorspace standards and will provide adequate daylight and outlook to all habitable room. As there is no net increase in the number of bedroom within the property as a whole it is therefore considered that the proposals would be unlikely to place any significant additional demand on local infrastructure and services and consequently no s106 agreement is sought here.

Whilst, secured cycle storage would not normally be a policy requirement for this type of development, the applicant has indicated the provision of cycle storage on the proposed plan, four space within the front garden of the property and two space to the side. Whilst, cycle storage is generally welcomed as part of development proposals this should be covered and located sensitively so as not to cause harm to the appearance of the property and/or streetscene. As such, a condition should be placed on any permission prevent the prominent siting of cycle storage within the front garden until suitable details have been agreed in writing.

**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

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) All new external work shall be carried out in materials that match, in colour, texture and design detail those of the existing building.

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

- (3) Notwithstanding the approved plans no cycle storage shall be provided within the front garden of the property unless further details are submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the proposed development would not harm the character and appearance of the property and streetscene.

**INFORMATIVES:**

None Specified

**REFERENCE DOCUMENTS:**

Brent Unitary Development Plan 2004  
Supplementary Planning Guidance 5:- Altering & Extending Your Home  
Supplementary Planning Guidance 17:- Design Guide For New Development.  
2 letters 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: 50A & 50C, Cavendish Road, London, NW6 7XP

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