

Committee Report
Planning Committee on 3 February, 2010

Case No.

09/3377

RECEIVED: 10 December, 2009

WARD: Queen's Park

PLANNING AREA: Kilburn & Kensal Consultative Forum

LOCATION: 8 Brondesbury Park Mansions, 132 Salusbury Road, London, NW6 6PD

PROPOSAL: Installation of 1 replacement UPVC-framed bathroom window to side elevation of building

APPLICANT: Mrs Jean Rye

CONTACT: Private Housing Services

PLAN NO'S: Site plan
D/1486/08

RECOMMENDATION

Approval

EXISTING

The subject site contains a first-floor flat within a 2-storey, mid-terraced Edwardian building located on the western side of Salusbury Road, NW6. The surrounding uses are a mix of residential, commercial and education. The site is not located within a Conservation Area but is immediately bordered by the boundary of Queens Park Conservation Area located on Carlisle Road, to the south of the site. The site does not contain a Listed Building.

PROPOSAL

Full planning permission sought for installation of 1 replacement UPVC-framed bathroom window to side elevation of building. A letter submitted with the application from the Council's Director of Housing and Community Care indicates that the replacement of the bathroom window is in relation to providing disabled showering facilities.

HISTORY

No relevant planning history.

POLICY CONSIDERATIONS

Adopted Brent Unitary Development Plan 2004

BE2: Townscape

Proposals should be designed with regard to their local context, making a positive contribution to the character of the area. This entails the need to respect or improve the quality of existing urban spaces, materials, townscape or historical features which contribute positively to the character of an area

BE9: Architectural Quality

Alterations to existing buildings should embody a creative and appropriate design solution which employs materials of high quality and durability, that are of compatible or complimentary colour and texture to the surrounding area.

BE25: Development in Conservation Areas

Relates to proposals in Conservation Areas or outside them but affecting their setting or views into or out of the area.

CONSULTATION

Public consultation by letter was undertaken between 16/12/2009 and 06/01/2010. 11 neighbouring properties were issued with a consultation letter; 4 letters of representation to the proposal were received outlining the following concerns:

- The use of UPVC frames is not in character with the era of the building.
- The replacement window should be timber-framed with the correct pattern of fenestration applied.

The above concerns are addressed within the Remarks section of this report.

REMARKS

The Edwardian building subject to this planning application has a large 2-storey rear projection which is an original feature of Brondesbury Mansions. The existing windows within the building are timber, single-framed, sash, double-hung with a central mullion. It appears that the original windows in the building are in situ.

The rear-projection window that is proposed to be replaced serves the first-floor rear bathroom of flat 8 and is located on the northern elevation of the building, facing the side elevation of the linked building containing flats 9-12 Brondesbury Mansions.

The window cannot be viewed from Salusbury Road and due to the presence of rear landscaping and trees within the rear garden of Brondesbury Mansions and its positioning, is of very low visibility from the rear gardens of properties within Carlisle Road, which is in the Queens Park Conservation Area.

It is therefore considered that the proposal would have no impact on the character of the adjacent Conservation Area.

In terms of its impact on the character of the building, officers always seek timber-framed replacement windows where appropriate, with the same sash opening mechanism as the original, to help to retain the original character of the building. The concern is that poor UPVC proposals to replace timber frames rarely manage to successfully fully match the detail and character of timber windows.

Nonetheless, the Council acknowledges that UPVC windows can be a cheaper and more affordable alternative to timber, and a number of well-designed UPVC window-replacement applications in areas which are not within Conservation Areas, and do not have an adverse impact upon the character of the building or streetscene, have been approved by the Council.

The proposed replacement window would carry UPVC frames and 2 casements, with the upper casement being top-hung. A central mullion is proposed to match the existing. As shown within the submitted plans, the window matches the design and proportions, if not the opening mechanism and materials, of the existing window.

Consequently, as it is not within and would not be visible from the adjacent Queens Park Conservation Area or the street and is of a satisfactory design, on balance, the proposal is considered to be acceptable in design terms and complies with policies BE2 and BE9 of the Adopted Brent Unitary Development Plan 2004. For the avoidance of doubt, this conclusion may not be the same were the window on a front elevation, even outside a Conservation Area.

The proposal is therefore recommended for approval.

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) The development hereby submitted shall be carried out in accordance with the following approved drawings:

Site plan
D/1486/08

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

INFORMATIVES:

None Specified

REFERENCE DOCUMENTS:

Any person wishing to inspect the above papers should contact Roland Sheldon, The Planning Service, Brent House, 349 High Road, Wembley, Middlesex, HA9 6BZ, Tel. No. 020 8937 5232



Planning Committee Map

Site address: 8 Brondesbury Park Mansions, 132 Salusbury Road, London, NW6 6PD

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