
RECEIVED: 9 March, 2010

WARD: Queen's Park

PLANNING AREA: Kilburn & Kensal Consultative Forum

LOCATION: 113A, 113B & 113C Keslake Road London NW6

PROPOSAL: Conversion of 3 self contained flats into a single family dwellinghouse and erection of 1 rear dormer window, 1 rear rooflight, replacement of lower ground floor side door with window, replacement of lower ground floor side window with new window and a single storey side extension to dwellinghouse

APPLICANT: Mr Adrian Brady

CONTACT: Claridge Architects

PLAN NO'S:
See Condition 2

RECOMMENDATION

Approve

EXISTING

The subject site, located on the north-western side of Chevening road, is occupied by a two storey semi-detached dwellinghouse which has been converted into three self-contained flats. The adjoining property at 187 Chevening Road is also converted into two self-contained flats. The subject site is located within the Queen's Park Conservation Area.

PROPOSAL

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HISTORY

None relevant

POLICY CONSIDERATIONS

The London Borough of Brent Unitary Development Plan 2004

The development plan for the purpose of S54A of the Town and Country Planning Act is the Adopted Brent Unitary Development Plan 2004. Within that plan the following list of policies, which have been saved in accordance with the Planning and Compulsory Purchase Act 2004, are considered to be the most pertinent to the application.

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

BE26	Alterations & Extensions to Buildings in Conservation Areas
H8	Loss of Residential Accommodation
PS14	Parking Standards – Residential Development
TRN23	Parking Standards – Residential Development

Queen's Park Conservation Area Design Guide

London Borough of Brent Core Strategy (Proposed Submission June 2009)

CP21 A Balanced Housing Stock

CONSULTATION

Consultation letters, dated 12th March 2010, were sent to 27 neighbouring owner/occupiers and a site notice was posted to the front of the property on 23rd March 2010. In response two objections and 2 letters of support have been received. The concerns raised include:-

- There is no need for the extensions
- The rear extension will cause the rear of the property to be cramped
- The development will result in a long period of building works that will cause disturbance by way of noise, dust loss of privacy
- The conversion of flats into a single family dwellinghouse should be resisted as the existing flats cater for families who can not afford to purchase their own homes.
- The character of the area will be lost as all neighbouring properties are converted into flats.

Letters of support strongly encouraged the conversion of the property into its original form.

REMARKS

The proposal is for the conversion of 3 self contained flats into a single family dwellinghouse and erection of 1 rear dormer window, 1 rear rooflight, replacement of lower ground floor side door with window, replacement of lower ground floor side window with new window and a single storey side extension to dwellinghouse

Single Infill Extension

A single storey extension is proposed to the side of the proposed living room at the rear of this end of terrace building. A courtyard area of 4m in length will be retained between the rear window of the proposed kitchen, facing the passage along the rear projection, before the side extension begins. This allows light and outlook to both the proposed kitchen and reduces the impact of the proposed extension on the neighbouring property. The extension is 3.7m in length, projecting from the end of the 4m courtyard along the side of the outrigger to match the existing rear building line of the property. The proposed extension will square off the rear of the property.

The extension will be approximately 2m wide resulting in a 1m set off from the boundary. Along the boundary with 115 Keslake Road the extension has been amended to be 2m in height. This is significant as a boundary fence or wall of this height could, hypothetically, be erected along the boundary between the properties without planning permission under permitted development. The extension then steps up to a height of 2.2m at a distance of 1m in from the end of the extension before sloping upwards to a maximum height of 3m where it abuts the side elevation of the existing building. The roof is glazed

Side infill extensions are normally resisted but there have been recent cases where subject to a sympathetic design, including the formation of a 4m courtyard and an appropriate height along the joint boundary, such extensions have been granted planning permission. The design merits of the current proposal include a low height and offset from the joint boundary, construction using visually light materials and the formation of courtyard with a 4m depth. It is considered that, on balance, together these elements would help to minimise any impact of the proposed extension on the

amenity, in terms of light and outlook, of the adjacent neighbouring occupier and indeed the character of the area. The same design considerations also result in a modest proposal which is considered to be reasonably sympathetic to the character of the building and the layout of this row of traditional terraces in the Queens Park Conservation Area

Roof Alterations

To the main rear roofplane a dormer window measuring two thirds width of the existing roofplane is proposed. The dormer is positioned centrally and is set up adequately from the eaves and down from the ridge. Three timber sash windows are proposed to the facade of the dormer with lead proposed to the rest of the face and its side elevations. Its design is considered to comply with the guidance contained in the Queens Park Conservation Area Design Guide. Supplementary Planning Guidance 5:- 'Altering and Extending Your Home' requires dormer windows to be no wider than half the width of the original roofplane, however rear dormers that are two thirds of the roofplane have become a common feature in Queens Park Conservation Area and therefore the considered to be acceptable.

The proposed rooflight of conservation style will be positioned on the roof of the outrigger. The Queen's Park Conservation Area Design Guide does not suggest a maximum size for rooflights installed on the rear roofslope. On balance, it is considered that this rooflight to the rear would not be easily visible due to its siting on the flat roof outrigger and that it would not harm the character of the existing building or surrounding Conservation Area.

Conversion of flats to single house

The proposed development will result in the existing 3 x two-bedroom flats being converted into a 4-bedroom dwellinghouse with study. The proposed development would result in one 4-bedroom dwellinghouse. Policy CP21 of the Council's emerging Core Strategy seeks to redefine the UDP definition of family sized accommodation to units containing 3-bedrooms or more. The UDP definition considered units with two or more bedroom to be suitable for family occupation. This change in definition is intended to assist the Council in addressing the identified shortage of housing for the unusually high number of larger households within the Borough. Therefore, whilst the proposed development would result in the loss of smaller flat units, which is contrary to the provisions of UDP policy H18, this loss is considered to be adequately compensated for through the creation of a type of accommodation for which there is an acute demand in general and in Queens Park in particular. As such, the proposed development is considered to comply with the aspirations of policy CP21 which seeks to achieved a balanced housing stock for the Borough.

Other Alterations

The door and window on the flank of the lower ground floor will be replaced with two windows. These windows will match the proportion of windows on the upper floors. The window in the inner rear wall will be blocked up. No additional overlooking or matters of loss of privacy are considered to occur. Officers do not take issue with these alterations

Response to Objections

i) There is no need for the extensions

The 'question of need' is not based on a planning consideration. As indicated above the extension complies with the Councils Guidance

ii) The rear extension will cause the rear of the property to be cramped

Officers assessment of the extension, including the impact on neighbouring properties and indeed the property has been detailed above. Therefore officers do not take issue with the single storey extension.

iii)The development will result in a long period of building works that will cause disturbance by way of noise, dust loss of privacy

Whilst there will be inevitably be some disruption from any building works, it would not be possible

to refuse any planning application on these grounds

iv)The conversion of flats into a single family dwellinghouse should be resisted as the existing flats cater for families who cannot afford to purchase their own homes.

The overriding need for family housing in the borough has been detailed above

v)The character of the area will be lost as all neighbouring properties are converted into flats.

Officers are mindful that the character of the Conservation Area must be preserved or enhanced. It is not considered that the proposal will have any effect on the character of the Conservation Area

Conclusion

Overall, the proposals are considered to comply with the policies contained in Brent's UDP 2004 as well as the Queens Park Design Guide and approval is recommended.

REASONS FOR CONDITIONS

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 permitted shall be carried out in accordance with the following approved drawing(s) and/or document(s):

GA01 Rev B

GE02 Rev B

GA01 Rev B

GS01

GA03 Rev B

GA04 Rev B

GA05 Rev B

GA01 Rev B

EX.06

EX.01

EX.02

EX.03

EX.04

EX.05

EX.07

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

- (3) 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.

INFORMATIVES:

None Specified

REFERENCE DOCUMENTS:

Any person wishing to inspect the above papers should contact Tanusha Naidoo, The Planning Service, Brent House, 349 High Road, Wembley, Middlesex, HA9 6BZ, Tel. No. 020 8937 5245



Planning Committee Map

Site address: 113A, 113B & 113C Keslake Road London NW6

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