

RECEIVED: 3 September, 2009

WARD: Queen's Park

PLANNING AREA: Kilburn & Kensal Consultative Forum

LOCATION: Church Of The Transfiguration, Chamberlayne Road, London, NW10 3NT

PROPOSAL: Erection of a front porch to the church

APPLICANT: Church Of The Transfiguration

CONTACT: Anthony Delarue Associates

PLAN NO'S: 139/1.6A
139/1.7A
139/1.15B
139/2.5
2606108

RECOMMENDATION

Approve

EXISTING

The application site is situated on the north eastern side of Chamberlayne Road at the junction of Chamberlayne Road and Wrentham Avenue. The site is occupied by a Gothic Styled Church.

PROPOSAL

Erection of a front porch to the church.

HISTORY

Full planning permission (Ref No: 08/2020) for the conversion of 2 flats in church main building into community centre on ground floor and hall on second floor, removal of porch to main entrance and new entrance to rear elevation of church adjacent to car park and replacement of boundary fence and railings fronting Wrentham Avenue, NW10 was granted planning permission in September 2008.

POLICY CONSIDERATIONS

Brent UDP 2004

BE2 - Design should have regard to the local context, making a positive contribution to the character of the area. Account should be taken of existing landform and natural features, the need to improve the quality of existing urban spaces, materials and townscape features that contribute favourably to the area's character and the opportunity for improvement or variety in an area of poor uniform character. Proposals should not cause harm to the character and/or appearance of an area. Application of these criteria should not preclude the sensitive introduction of innovative contemporary designs.

BE5 - Development should be understandable, free from physical hazards and to reduce opportunities for crime, with a clear relationship between existing and proposed urban features

outside and within the site. Public, semi-private and private spaces are clearly defined in terms of use and control, informal surveillance of public and semi-private spaces through the positioning of fenestration, entrances etc., front elevations should address the street with, where possible, habitable rooms and entrances, with private areas to the rear and significant areas of blank wall and parking should be avoided on back edge of pavement locations, entrances should be overlooked by development with good lighting and visible from the street, rear gardens should not adjoin public space, parking spaces are provided within view and if not made safe in other ways and are not normally accessible via rear gardens of residential properties and accessways are through or adjoining a site are overlooked by development, provided with good lighting, set away from cover, provide clear sightlines and not run next to rear gardens.

BE7 - High quality of design and materials required for the street environment. In existing residential areas, the excessive infilling of space between buildings and between buildings and the road, the loss of paving, front walls, railings or hedges of character to the street which should be restored or reproduced where practical, the hardsurfacing of more than half of the front garden area and forecourt parking detracting from the streetscene or setting of the property or creates a road/pedestrian safety problem, will be resisted.

BE9 - New buildings should have an appropriate design solution specific to the site's shape, size, location and development opportunities. Scale/massing and height should be appropriate to their setting and/or townscape location, respect, whilst not necessarily replicating, the positive local design and landscape characteristics of adjoining development and satisfactorily relate to them, exhibit a consistent and well considered application of principles of a chosen style, have attractive front elevations which have a direct relationship with the street at ground floor level with well proportioned windows and habitable rooms and entrances on the frontage, wherever possible, be laid out to ensure the buildings and spaces are of a scale, design and relationship to promote the amenity of users providing satisfactory sunlight, daylight, privacy and outlook for existing and proposed residents and use high quality and durable materials of compatible or complementary colour/texture to the surrounding area.

SPG

SPG 17 – Design Guide for New Development

SUSTAINABILITY ASSESSMENT

Not Applicable

CONSULTATION

48 Neighbouring properties and ward Councillors were consulted on the 8th of September 2009. To date the Local Authority has not received any representations.

REMARKS

Context & Principle

In the past the church has undergone numerous changes, specific to this application was the erection of a porch to the east elevation some 30 years ago. This porch is currently in a state of despair. The Council granted planning permission (Ref 08/2020) for a number of alterations including the removal of the dilapidated porch and a modified level access.

The applicant now seeks to enhance the existing main entrance by way of erecting a porch for purposes that appear to be two fold.

1. Practically, the porch aims to provide a covered area for church attendees and a suitable disabled entrance.
2. Aesthetically, the porch seeks to improve the appearance of the church and clearly define the main entrance

Both of which are supported and no objection to the principle of development is raised

Design

Policy BE2 and BE9 require extensions to embody creative design solutions that are of an appropriate scale, mass and height in relation to its setting. These policies highlight the need to respect and improve the quality of historical features and further place emphasis on proposals protecting/preserving the character and appearance of an area. BE9 specifically places value on materials such works are to be undertaken with, stating that employed materials must be of a high quality and durable that are compatible and complementary in colour and texture

In light of the above the Council view the scale, form and composition of the proposal to be acceptable, however officers see the submitted information to be insufficient to ensure compatibility and quality of the proposed works for one of the Borough's more important Victorian Gothic revival churches

In order to ensure the preservation/protection of the churches character the Council will require further detailed drawings and information to ensure a coherent stylistic approach is executed. The additional information will be secured by detail and must include:

- Construction detail drawings (elevations and or sections) at a scale of 1:5 indicating
 - Eave details including junctions of roofing materials
 - Capital details with eaves
 - Plinth details
- A material palette board should be supplied in conjunction with the above details

Summary

The Council supports the principle of development, but require further detail so to ensure the host building is protected. The proposal is considered to comply with policies BE2, BE5, BE7 and BE9 of Brent's UDP 2004, as such approval is therefore 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

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) Details of materials for all external work, including:
- Construction detail drawings (elevations and or sections) at a scale of 1:5

indicating

- Eave details including junctions of roofing materials
- Capital details with eaves
- Plinth details
- A material palette board should be supplied in conjunction with the above detail

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

REFERENCE DOCUMENTS:

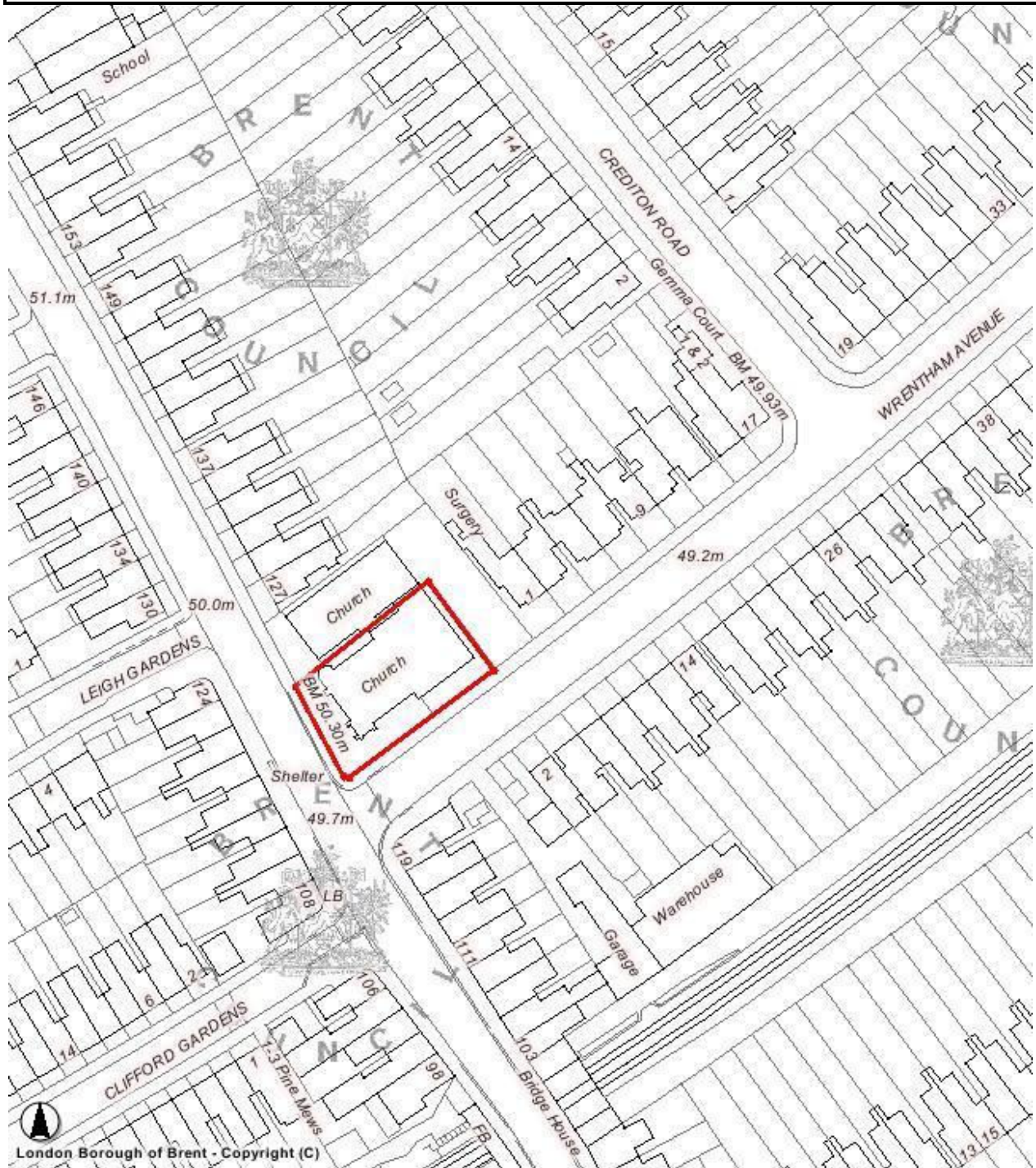
Any person wishing to inspect the above papers should contact Tanusha Naidoo, The Planning Service, Brent House, 349 High Road, Wembley, Middlesex, HA9 6BZ, Tel. No. 020 8937 5245



Planning Committee Map

Site address: Church Of The Transfiguration, Chamberlayne Road, London, NW10 3NT

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