

**RECEIVED:** 24 August, 2009

**WARD:** Brondesbury Park

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

**LOCATION:** 1-65 & Amenity Rooms & Laundry, Avonhurst House, Coverdale Road, London, NW2

**PROPOSAL:** Installation of replacement double-glazed, powder-coated-aluminium-framed windows to the building

**APPLICANT:** Brent Housing Partnership

**CONTACT:** Baily Garner LLP

**PLAN NO'S:** P 01  
P 09

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## **RECOMMENDATION**

Approval

## **EXISTING**

The subject site, located on the north-eastern corner of the junction between Coverdale Road and Willesden Lane, is occupied by an L-shaped three-storey residential block of flats known as Avonhurst House and a six-storey residential block of flats known as Peascroft House. The application relates to Avonhurst House.

## **PROPOSAL**

The proposals seek planning permission for the installation of replacement double-glazed, powder-coated-aluminium-framed windows to parts of the building.

## **HISTORY**

Planning permission (03/3610) was granted in February 2004 for the refurbishment of Avonhurst House, comprising of internal alterations to the ground and first floors, replacement of doors and windows to ground and first floors and to communal areas on the second floor, and the creation of an enclosed rear garden. .

There is also a concurrent planning application (09/1854) for the replacement of windows to Peascroft House which also appears on this agenda.

## **POLICY CONSIDERATIONS**

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

BE2 Townscape:Local Context & Character  
BE9 Architectural Quality

### **Supplementary Planning Guidance 17:- Design Guide for New Development**

## **SUSTAINABILITY ASSESSMENT**

The application does not reach the threshold that would require the submission of a sustainability assessment.

## **CONSULTATION**

Consultation letters, dated 3rd September 2009, were sent to 96 neighbouring owner/occupiers. At the request of Cllr Shaw letters, dated 25th September 2009 were also sent to Ward Councillors. In response two letters of objection have been received, one from a local resident and one from Cllr Shaw. Objectors are concerned that the proposed replacement windows to Avonhurst House (and those to Peascroft House, the subject of a separate application which appears elsewhere on this Agenda) will not match the existing windows to Avonhurst House that were replaced a few years ago.

## **REMARKS**

The proposal seeks planning permission for the replacement of some of the existing windows to Avonhurst House. The remaining windows which do not form part of this application have already been recently replaced.

The existing windows to be replaced are constructed from metal and have a vertical sliding opening pattern. The replacement windows will be grey powder coated aluminium casement units similar in appearance, in terms of colour, material, and fenestration, to those that have already been replaced within the building. As such, it is considered that the proposed replacement windows would unify the appearance of the building and would serve to enhance the overall appearance of the Avonhurst House.

**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 17 - Design Guide For New Development

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

## **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 appearance of the replacement windows shall match, in terms of material, colour, and design detail; that of the windows of the existing building.

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

## **INFORMATIVES:**

None Specified

**REFERENCE DOCUMENTS:**

London Borough of Brent Unitary Development Plan 2004  
Supplementary Planning Guidance 17:- Design Guide For New Development  
Two 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: 1-65 & Amenity Rooms & Laundry, Avonhurst House, Coverdale Road, London, NW2

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This map is indicative only.