

North Kilburn Conservation Area

Character Appraisal

Brent Council



Character Appraisal

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1.0 Introduction

1.1 The Appraisal

This appraisal will identify, analyse and describe the historic and architectural character of the North Kilburn Conservation Area. It will identify the factors that led to the declaration of the Conservation Area. It will highlight the prevailing quality, level of preservation of the details that define the character of the conservation area.

The analysis will consider the merits of the layout, streetscape, buildings and the natural environment. It will identify the principal elements of these factors that define the character and establish how the ongoing alteration of these essential elements and gradual development has either preserved or detracted from the overall quality. Following on from the appraisal a series of recommendations will be produced.

The appraisal will outline a strategy for the future of the area suggesting further protection and controls that will prevent future decline.

The North Kilburn Conservation Area was built as part of the Waterloo Estate between 1886 and 1896 and was originally designated in March 1994. An Article IV Direction was applied to the Conservation Area on 19th July 1996 as part of a wider application of special control to all of the Borough's historic areas.



Dunster gardens

List of properties within the Conservation Area:

Buckley Road	1-59, 2-48
Burton Road	1-31, 2-32
Callcott Road	1-81 and 2-54
Clarence Road	1-19, 2-10
Dunster Gardens	1-23 and 2-44
Dyne Road	1-93 and 10-82
Plympton Avenue	1-25 and 2-26
Plympton Road	1-45 and 2-64
Streatley Road	19-51 and 2-48
Torbay Road	1a-91 and 2-78
Willesden Lane	144-160

1.2 Planning Policy Context

Definition of a Conservation Area

Conservation Areas are areas of special architectural and historic character with an overall quality worthy of preservation and enhancement. The strength of their character is dependent on the way the individual buildings and gardens compliment each other. The Local Planning Authority is responsible for designating

Conservation Areas from the law set down in the Planning (Listed Buildings and Conservation Areas) Act 1990. This enables the Council, with the aid of localised design criteria and additional controls over Permitted Development, to influence the type of physical changes that would otherwise be detrimental to the area.

Statutory Framework

Local Authorities are obliged by the Planning (Listed Buildings and Conservation Areas) Act 1990, to undertake periodic reviews and re surveys of their Conservation Areas. The Act requires this to ensure that Conservation Areas retain the character that brought about their designation. If Conservation areas retain their designation but do not retain their essential character, they undermine the credibility of a Conservation Area status. They also dilute the available resources for Conservation Work.

Designations The standards by which historic areas are judged worthy of Conservation Area status have changed significantly, (In particular since the publication of PPG15 in 1994). Conservation Area assessment has become more stringent to prevent the designation of areas that either, have very low levels of building and landscape preservation or, are designated for strategic reasons. The Borough like many other Local Authorities has a number of Conservation Areas that were designated some time ago and which are no longer of a sufficient standard to retain their designation as Conservation Areas.



Torbay Road

Policy Context

Conservation Areas are protected by hierarchy of policies at national regional and local levels. The Planning (listed Buildings and Conservation Areas) Act 1990 sets out the legal framework for the development and protection of the historic environment. Planning Policy Guidance Note 15 expands upon and develops the policies from the Act which together with London Plan establishes a regional frame work for the development of London's historic environment. The historic areas of the Borough are also subject to local control through the core policies of the Local Development Framework and Supplementary Planning guidance.

Change and Development

The potential for insensitive development is a risk at all Conservation Areas. There is evidence of the removal or alteration of original architectural features at several of the buildings in the area. This is particularly the case with regard to decorative terracotta features which have been painted over or quarry tiled paths and decorative glazed tiled panels on the inside porch that would have been a feature at front doors that have since been removed. A significant proportion of the front boundary walls are no

longer original and some houses have painted brick or facades that are pebble dashed or covered in stone paving which does not complement the original character of the houses. The demand for parking and to extend and improve homes has also led to alterations to residential buildings. However, residents are now becoming more aware of the value of historic houses located in Conservation Areas and more owners are keen to retain the “original features” that prompted them to buy their home. The Conservation Areas in Brent are where necessary protected by Article 4 Directions which should help to stop the decline in character by restricting permitted development.

2.0 Location and Setting

2.1 Location and Context

Kilburn is located to the south east of the Borough of Brent and borders the London Boroughs of Camden to the west, Westminster to the south and borders the relatively affluent neighbourhoods of Maida Vale, Queens Park and West Hampstead. The conservation area is approximately 13 hectares in size.

The Conservation Area is bounded to the north by the Silverlink main line railway and Brondesbury Station, to the east by Kilburn High Road and to the west and south by Willesden Lane.



Calcott Road

2.2 General Character and Plan Form

The special character of the area is based on the classical design of the buildings and decorative features, the tree-lined streets, the small front gardens coupled with low boundary walls, small trees and shrubs and hedges that together form an attractive streetscene. The houses in the Conservation Area are classically proportioned and styled, and in addition a number of properties also have Arts and Crafts influences amongst others in their composition and detailing.

2.3 Landscape Setting

The streets in the area are predominantly tree-lined. Buckley Road in particular is wide and well populated with street trees. Most of the properties have small front gardens with low front boundary walls, hedges, shrubs and other small trees. Dunster Gardens is characterised by properties with taller hedges behind low front garden walls which significantly adds to the attractiveness of the streetscape.

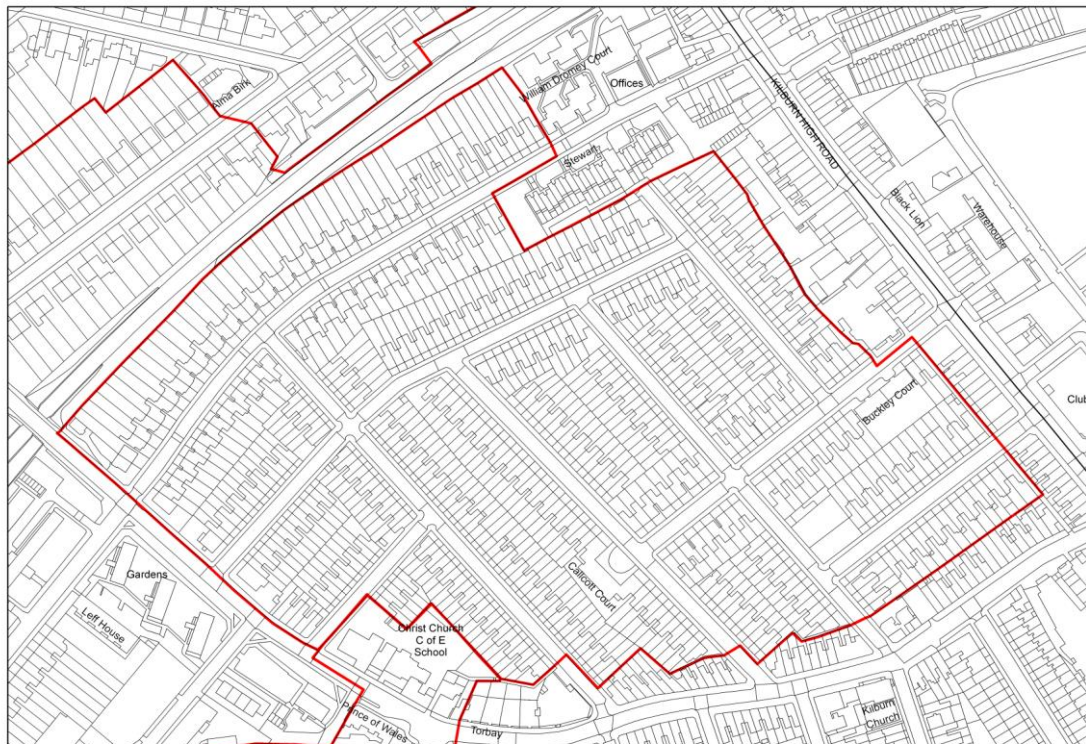
3.0 Historic Development and Archaeology

3.1 Origins and Historic Development

The improvements in public transport in Kilburn leading up to the opening of the Metropolitan Railway to Kilburn Station in 1879 brought pressure to bear on the adjoining fields. Some redevelopment commenced in Dyne Road by Scott and Jolley in the early 1880s but the principal redevelopment of the Waterloo Estate (named after ten semi-detached houses called "Waterloo") can be dated between 1886 and 1896. The architect William J Watts was working for several landowners/builders - George German in Buckley and Streatley Roads, for Frank King Cochran in Streatley and Callcott Roads and for H Ball in Streatley Road, all in 1888. Later, George German employed the architect Thomas S Stephens of Stoke Newington for houses in Plympton and Callcott Roads between 1890 and 1892. Later still in 1895 to 1896 completing the development of Dyne Road.



26 Burton Road



North Kilburn Conservation Area c.2006



North Kilburn Conservation Area c. 1940



North Kilburn Conservation Area c. 1890

3.2 Archaeological Significance and Potential

There is no evidence of significant archaeological remains in the area although North Kilburn Conservation Area is adjacent to the Kilburn High road which is an integral part of the roman Watling street route northwest out of London. This proximity would argue desk top analysis and watching brief for proposed development within the Conservation Area.



Dyne Road

4.0 Spatial analysis

4.1 Character and inter-relationship of spaces

The houses in the conservation area have been developed in a similar pattern. All houses in the streets are terraced and the majority are 2-3 storeys.

Dyne Road is characterised by terraced stock brick town houses with set backs from the facades to give an impression that the houses are semi-detached. The set backs host a secondary door that would have been used for servants leading to the rear of the house. The houses are three storey with the top floor constructed from a heavy and steep mansard roof. The road has a slight curve to it leading to Kilburn High Road and the three storey height of the houses creates a sense of enclosure in the street.



Plympton Avenue

This sense of enclosure is also felt at Plympton Avenue where the uniform terraced houses on a narrow road create a pleasing streetscene. The houses on Torbay Road are two storey and terraced. The houses on all other streets in the Conservation Area are three storey. Most of the streets are narrow with small front gardens, with the exception of the wider Buckley Road.



View from Torbay Road

There is a children's playground located at the corner of Streatley and Burton Roads. This appears to be a gap site possibly made by bomb damage in the 2nd World War and creates a break in the rhythm of the houses and streets.

4.2 Views and Vistas

There is a direct view of a Church from Torbay Road which creates an attractive vista. There is also a view of Calcott Court a large block of flats, from Buckley Road which provides a visual termination for the road. Calcott Court is a large, plain Edwardian Building with a highly decorative entrance piece over the front door. This building would have been constructed later than the initial houses along Calcott Road and Buckley Road.



Calcott Court

5.0 Character Analysis

5.1 Definition of Character Zones

The North Kilburn Conservation Area does not have different character zones. All of the original architecture is of the Victorian period and of the Classical architectural type. The buildings are highly decorative which is where the differentiation between the characters of the streets is derived. All streets show a prominent mix of grand classical architecture and Arts and Crafts decorative style. The developers have mixed the two styles in the estate and even on individual houses. The differing decorative styles along the streets are described in more detail in section 5.3.



Houses along Dyne Road



Houses along Torbay Road

5.2 Activity, Prevailing and Former Uses

Most of the buildings within the Conservation Area are residential dwellings houses. However over time, the majority of them have been subdivided into flats, as the properties are quite large.

5.3 Architectural and Historic Qualities of the Buildings

All of the houses were built during the Victorian era.

The houses along Dyne Road are plain brick houses with steep mansard roofs over the principle bay above square bays with Arts and Crafts style dormers. They are town houses, which appear semi-detached as there are set backs from the front wall in between properties but they are actually terraced.



Boundaries along Torbay Road

The houses have been built to a large scale and are constructed of yellow and red stock brick. Some of the houses have timber porches and others have conche shell canopies. There are terracotta finials and some cast iron finials on the tops of the front gables.

Torbay Road has formal Italianate classical houses which are early style Victorian and are faced in yellow stock brick. The houses are heavy in style with decorative features, such as the capital bands with leaves and console brackets across the tops of the front doors and examples of cast iron finials.



Plympton Road

The majority of houses on Torbay Road have well-kept small front gardens with attractive hedges fronting onto the street.

Along Plympton Avenue the developer has played with decorative features on the houses, by taking features from previous developments and altering them slightly. The



Houses on Plympton Avenue

houses typically have very decorative broken pediment and arch details and very large keystones.

Calcott Road contains houses with a fusion of styles and influences in the decorative features. The detailing on the windows is Asian influenced with Elizabethan arches above. The simple classical door arches also have gothic style arches on the cornice above. Decorative terracotta flowers along the top of windows are common, however many of these have since been painted over.



Calcott Road - Fine detailing over windows and doors

The houses on Buckley Road are constructed of a dark purplish coloured brick, the bricks used at the rear of the properties are yellow stock. There are distinctive arches over the front doors, with classical proportions and detailing.



Quarry tile path, Buckley Road

Some of the properties on this road have examples of quarrie tile paths that would have originally lead all the way up to the front door and along the passage-way of the houses.

Streatley Road has houses with original front balconies and fanlights over the doors leading onto the balcony, the fanlights are also above the front doors.



Streatley Road

There are various terracotta decorative features on the facades of these houses, many of which have since been painted over.

The opposite side of Streatley Road (odd numbers) has examples of continental gothic archways.

Some of the houses on Burton Road demonstrate a transition between the styles of the periods. The lower portions of the houses have the heavy Italianate detailing and pillars with decorative leaves and fruits as on Torbay Road. The roofs of these houses are half timbered in the later Arts and Crafts style.



Burton Road

The materials used on the houses in Burton Road were designed to enable them to be cleaned more easily from the soot of the industrial revolution which also therefore gives these homes a distinctive appearance. The smooth bricks would not absorb as much dirt, and the quarry tile paths were easily washed.

The houses are mainly constructed of yellow stock brick with some red brick used for decoration mainly around the doors and windows. Many of the houses have stone mullions with fanlights above the bay windows. To the side of the houses there are small doors leading directly down to the cellars of the houses.

6.0 Audit of Heritage Assets

There are no statutory listed buildings or locally listed buildings in the North Kilburn Conservation Area.

6.1 Contribution of Significant Buildings

There are no statutory listed buildings in Kilburn Conservation Area, but the examples of the different types of Victorian architecture combine to make this an attractive residential area worthy of protection.



Cellar entrances
Burton Road

6.2 Prevalent and Traditional Materials and Finishes

All of the houses are brick, some red and some stock brick. The finish used also varies between the roads, some with stucco and others with plain brick work and stone. Brick construction with yellow stock or red facing brick stone and stucco dressing were all employed in the construction of the buildings. Other materials used include:

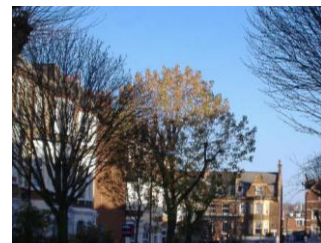
- Stone and stucco dressing
- Brick and terracotta dressing
- Slate roofs
- Cast iron
- Timber sashes
- Quarrie tiling

6.3 Local Details

The Waterloo Estate was constructed using methods and techniques that were common throughout the country during the rise of the suburban estate. Most materials were regionally sourced and can be found in suburban housing schemes of this period throughout London.

6.4 Public Realm Audit

Typically, the North Kilburn Conservation Area has a very straightforward public realm of flagged footpaths flanking tarmac roads. The street consists of granite kerbs and drainage with standard proprietary metallic lighting and services equipment. The footways are quite run down.



6.5 Contribution of the Natural Environment

The streetscape of the Conservation Area is enhanced by a variety of species of trees lining the streets. The trees are a valuable element of the streetscape as they help to frame views into and out of the area and between spaces in the area. There is a large variety of trees in the area, with some streets dominated by cherry and London Plane trees and others filled with more of a mix of trees

including Swedish Whitebeam, hornbeam, lime, ash and pear trees.

6.6 Extent of loss Intrusion or Damage

A significant proportion of the dwellings have lost their original features due to alterations made to their exteriors.

Alterations to front elevations

The character of most houses within the Conservation Area has been reasonably well preserved apart from the changes discussed below.

Decoration and Painting

A significant proportion of the houses have been painted a variety of colours, straight over the original brickwork or over a rendered surface.

Changes to Fenestration

A few of houses in the conservation area have had their original windows and fanlights removed and replaced with PVCu windows. This significantly detracts from the appearance of the homes and cumulatively detracts from the overall character of the conservation area.



Streatley Road

Formation of Driveways and Hardstandings

The formation of vehicular accesses (in some instances more than one) for the purpose of providing off-street parking in front garden areas has detracted from the rhythm of the street through the removal of boundary walls. Some of the houses have had the finials removed, many of the quarrie tile and terrazzo pathways have been removed which may have been necessary due to subsidence.

Front gardens and Boundaries

Many front gardens in the area have been hard surfaced to provide car parking on the frontage. In some instances this has involved the removal of front boundary walls/hedges, and where boundary walls are replaced they are often inappropriate design and materials. In some instances, whole front gardens have been hard surfaced to provide off-street parking. The parking of cars on front hardstandings can be considered detrimental to the appearance of the property and the character of the Conservation Area. In many cases, front plot enclosures do not reflect the original scale and designs of front boundaries. Many of the front boundary walls are not original.

6.7 Capacity for Change

The Conservation area is under pressure from insidious small scale change through erosion of building detail. The residential nature of the area means that the restrictions of

the planning act and the General Permitted Development Order and the Article 4 Direction since was applied in 1994 have prevented radical change in terms of land use and intensification.

7.0 Community Involvement

The Council will maintain continuous consultation with the residents of the Conservation Area. The appraisal will be published electronically to enable the document to be responsive to the changing circumstances and priorities of the residents and the need to preserve the character of the area.

8.0 Boundary Changes

In 2003 The Council undertook a comprehensive review of its conservation areas, at this time all areas were analysed for the rigour of their boundary definition and at this time North Kilburn Conservation Area is sensibly defined and will not be adjusted until the next major review.

9.0 General Condition

North Kilburn Conservation Area has suffered like all the Boroughs Conservation Areas with decline in character through works carried out as permitted development. The Council has in response to this, has applied where necessary Article 4 Directions to all its areas to prevent insensitive development. The Condition of the North Kilburn Conservation Area has declined most significantly in the following areas:

Windows and Doors

Replacement of windows and doors has been and continues to be the primary cause of character decline. The article 4 Direction and a designated conservation enforcement officer will help to reduce this type of insensitive development.

Front Garden plots

Front boundary walls are being removed and garden plots are being paved over to provide large parking spaces that significantly reduce the residential character of the area.

Painting

Ad hoc painting of elevations and boundary treatments has detracted from the character of the area

10.0 Recommendations

The future of the North Kilburn Conservation Area is now more secure with the application of the Article 4 Direction and the publication of the Character appraisal. However in order to develop and enhance the character of the area the following recommendations need to be addressed:

- i) The review and publication of a Conservation Area Design Guide.
- ii) Improved liaison between the community and the Council.
- iii) Regular monitoring of completed developments their accordance with permitted plans and overall design and material.
- iv) Continued review of Conservation Area policy to respond to cultural and ecological change.
- v) Greater input into design development by Conservation trained Council officers.

11.0 Explanation of Technical Terms

Brick bond -	Arrangement of bricks in a wall, combining bricks laid lengthways (stretchers) and bricks laid widthways
Casements -	the opening sections of window frame.
Console bracket -	A decorative wall bracket which supports a bay window, part of a roof or other feature that projects out from the house.
Drip Rails -	A sill like section mounted above the opening casements of windows to shed water away from the opening.
Dentils -	Bricks set at interval to produce a decorative band
Eaves -	The junction of the wall and the lower edge of the roof
Glazing bars -	The bars of wood or metal which separate individual glass panes in a window.
Half-timber -	Often called 'timber framing', this means timbers applied vertically or horizontally to the walls of houses as a decorative feature.
Hopper head -	A cast box for collecting rainwater, which feeds into a drainpipe.
Imperial bricks -	The bricks used to build the Barn Hill houses, which are larger than today's bricks.
Jambs -	The side sections of a door or a window frame.
Leaded light -	A window made of small pieces of glass joined by strips of lead.
Parapet -	A section of a wall that projects above the eaves of a flat roof.
Pargetting -	Decorative moulded or incised external plaster work
Roughcast -	Rendered wall finish with small stones added to the mixture.
Reveal -	The part of a wall that turns back towards the window frame in its opening
Sill -	The bottom section of a window frame that projects out from the wall to allow rain to run away.
Spalled bricks -	Bricks that have lost their front faces through frost damage.
String course -	A projecting band of brickwork,
Terracotta details -	Specially shaped and moulded bricks used as decorative features.

12.0 Contact Details

The Planning Service

Brent House
349 High Road,
Wembley,
Middlesex, HA9 6BZ

Email: tps@brent.gov.uk

Website: www.brent.gov.uk/planning

Conservation advice:

Regeneration Design team
Tel: 0208 937 5018
Fax: 0208 937 5207

Planning Advice:

South Area Planning Team
Tel: 0208 937 5265
Fax: 0208 937 5207

Landscape Design Advice

Landscape design Team
Tel: 0208 937 5248
Fax: 0208 937 5207

Building Regulations Advice

Building control
Tel: 0208 937 5499
Fax: 0208 937 5207

Appendix 1: Management Plan

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1.0 The Management Plan

1.1 The Management Strategy

This plan is intended to provide a focused and structured approach for the future and management of North Kilburn Conservation Area. The plan will build upon and develop the strengths, weaknesses and opportunities identified by the appraisal process and create a coordinated framework for future development. The Plan will rationalise the statutory and policy requirements with the aspirations of local residents. A thoroughly debated plan will provide a point of reference with agreed and consistent aims for all those concerned with the future of North Kilburn Conservation Area.

2.0 Policy

2.1 The Local Development Framework

The Planning Service at Brent Council will produce as part of its Local Development Framework a set of core policies for the control of development within Conservation Areas. In particular the core document will address the fundamental principle of “Preserve or Enhance” from the Planning (Listed Building and Conservation Areas) Act 1990 and Planning Policy Guidance Note 15. The core policies will deal with alterations to existing buildings, new development, the built landscape and the natural environment. Policies will also be adopted to respond to the pressures of large scale development in residential historic areas.

From the core policies a series of guidance documents which will be supplementary to the LDF will be produced. These supplementary documents will expand upon the basic policy principles giving specific guidance regarding materials, construction details and techniques for development in the Conservation Area.

In addition to the supplementary development guidance documents the LDF will identify and possibly initiate a number of “Area Action Plans” which may include the Conservation Area within its remit. The special requirements of designated Conservation Areas will be a principal consideration in the development of “Area Action Plans”

2.2 The Community Involvement

As part of the Development of the LDF the Council has produced a “Statement of Community Involvement” which outlines its strategy for consulting people who live, work and play in the London Borough of Brent. All documents produced as part of the LDF will be consulted upon using

the principles and processes described in the document. Hard copies are available from the addresses shown in contact details at the back of this document, or can be viewed on the Council website. The strategies outlined in this document will guide the Councils involvement with the residents of North Kilburn.

2.3 Conservation Area Designation: Council

The management of the Conservation Area will be at all times legally regulated by the Planning (Listed Building and Conservation Areas) Act 1990. The Council will discharge its responsibilities under the act to “Preserve and Enhance” the character of its Conservation Areas. Also the Council will undertake regular reviews of the area to monitor the quality of development and the effectiveness of its policies and guidance. A review has just been completed and as a result the character appraisal and management plan has been produced.

2.4 Conservation Area Designation: Residents

The Designation of the Conservation Area and the subsequent application of an Article 4 Direction have placed a responsibility on all residents to carry out development of their properties and gardens in a way that preserves or enhances the character of the Conservation Area. The Article 4 Direction has also removed the permitted development rights of all residents in regard to the public face of their building. The Council is sympathetic to the extra burden that an Article 4 Direction places upon residents so has waived fees for applications for development that was previously permitted. The involvement of the residents of the conservation area is central to the successful preservation of the character of North Kilburn and the Council is committed to a long term partnership.

2.5 Character Appraisals

The Council has produced a character appraisal for the North Kilburn Conservation Area of which this plan is a part. The appraisal has been produced to provide a basis from which to develop not only development control decision making, but the informed development of design guidance. The appraisal will be the basis for the direction of this management plan, identifying the elements of the conservation area that require special attention or effort. The appraisals will also provide a valuable resource from which to defend appeals against refusal of planning permission.

2.6 Archives and Information

The heritage archive at Brent Council is available for public inspection at any time and provides a valuable resource for the management of the area. Copies of designation reports, schedules for the Article 4 Direction and background histories are available. The archives hold records of the development of the historic environment in Brent.

3.0 Conservation Strategy and Practice

Brent Council has recently carried out a review of its historic areas and now has 22 designated Conservation areas, with Article 4 Directions designated where necessary. This means that the Council has significant level of control of development within North Kilburn Conservation Area. The preservation of the character of the area will require careful management through the application of Best Practice within a number of the Councils activities. The Council will need to retain technical advisors specialising in the preservation and conservation of the historic buildings and landscapes. The principal elements that make up the historic landscape of the area will require review, reassessment and monitoring to enable a high quality conservation service for the residents of North Kilburn. This management plan requires the careful and competent application of its core policies to ensure the long term preservation of the area. Overall, North Kilburn must be protected and preserved for the residents that live within it and indeed its numerous visitors. However, for the area to maintain a sustainable community, the policies that guide its development must be responsive to contemporary as well as historic pressures.

3.1 Development Control

Arguably the most damage to the character of the Conservation Area is caused by unsympathetic development through poorly designed and executed new buildings, extensions and alterations. Therefore, the role of development control is pivotal to the management of sensitive but responsive change in the Area. To help with management the following principles will be adopted to guide Development Control decision making.

- i) The Council will apply the principles, guidance and regulation outlined in the Planning (Listed Buildings and Conservation Areas) Act 1990 and the broader guidance of Planning Policy Guidance Note 15 and any subsequent revision or additions.

- ii) The Council will apply the adopted policies outlined in both the UDP 2004 and the emerging LDF.
- iii) The Council will require that all planning applications will be supported by a brief but thorough design guide that describes the ideas and reasoning behind the submitted design.
- iv) The fundamental requirement of any proposal for development in a Conservation Area is quality. All proposals must be of the highest quality design, proposing high quality materials and be executed to the highest standards of workmanship.
- v) The Council will not dictate the architectural style of any intervention but proposals must be either:

A high quality, contemporary design, that is at the same time sympathetic to the character of its context and neighbours.

Or,

A well researched replication of the high quality historic design, scale massing and detailing with strict replication of local materials.

Unfortunately scheme proposals often fall between these two standards and so compromise the character of the area.

- vi) The Conservation Area design guide will be a primary material consideration in the Councils' assessment of applications for development in the North Kilburn Conservation Area.
- vii) The Council will use technically experienced and qualified officers in guiding the assessment and determination of all applications received.
- viii) The Council will expect that proposals for development in Conservation areas will be clearly and competently demonstrated through the submission of clear accurate drawings, photographs and specifications.

- ix) All applications for work in conservation areas must be accompanied with clear indications of proposed materials. Physical examples of materials must be submitted prior to commencement of work.
- x) Where possible the Council recommend pre application consultation with the planning Service to help with the requirements for a high quality application.

3.2 Review of Conservation Systems

The Planning Listed buildings and Conservation Area Act 1990 requires that the Council review its historic environment to maintain an understanding of the pressures and changes within the Borough. However, the Council is committed to continuous review and has recently completed a re-survey of its Conservation Areas after which 10 Areas were de-designated. North Kilburn retained its designation and will require continuous monitoring to ensure that its development is sensitive and responsive. The Council would consider a 5 year cycle a reasonable long term review period.

3.3 Planning Guidance

The Supplementary Planning Documents are critical in guiding development within North Kilburn Conservation Area. It is essential that the guide is easy to use by residents, builders and designers alike. It needs to be clear about its role and give simple straightforward advice to residents. Therefore, the Council in conjunction with residents will periodically review the guide to maintain its continued validity. As previously stated the guide will be a material consideration in the consideration of applications submitted to the Planning Service.

3.4 Planning Policy Guidance Note15

Central Government has a policy role in the management of the country's historic areas and its PPG 15 Planning and the Historic Environment. However the Council's own Supplementary Planning Documents are critical in guiding development within North Kilburn Conservation Area. It is essential that the guide is as easy to use by residents as builders and designers. It needs to be clear about its role and give simple straightforward advice to residents. Therefore, the Council in conjunction with residents will periodically review the guide to maintain its continued validity. As previously stated the guide will be a material consideration in the assessment of applications submitted to the planning Service.

3.5 Technical Advice

Following the recent Conservation Area review, the Executive recommended the appointment of a Conservation Assistant to increase the specialist advisory service available to the residents of all its Conservation Areas. Strategically the Council will, in conjunction with the residents association, encourage pre application consultation to reduce time wasted in both scheme development and application assessment. The increased technical staff resource will also enable more frequent and comprehensive review.

In order to maintain up to date technical advice the Council will ensure continued professional development for its conservation staff. This will enable the Council to manage the inevitable compromises required between the needs of the historic and natural environments as requirements for energy conservation become more demanding and complex.

In day to day management of the historic environment the Council will liaise and coordinate with English Heritage who can offer further specialist technical advice in support of the planning services work. The Council will endeavour to maintain this close working relationship to secure the long term preservation of North Kilburn Conservation Area.

3.6 An Equitable Historic Environment

The Conservation of the historic environment at North Kilburn will be managed in an equitable and fair manner in line with the Councils regulations on officer conduct and equal opportunities. The Council will undertake its management of the North Kilburn Conservation Area in compliance with the Equality Standard for Local Authorities, The Brent Action Equity Plan and all other equalities legislation. Conservation work within the area will also require the application of the principles and guidance with the Disabilities Discrimination Act 2005, the codes of practice in BS8300 and the general guidance published by English Heritage.

4.0 Preservation and Enhancement

4.1 Understanding the Asset

The Character Appraisal of which this plan forms a part is central to understanding the North Kilburn Conservation Area and its needs for the future. The results of this assessment will influence the review and development of the Design Guide, concentrating efforts on the elements

of the Conservation Area that are under the most threat; including rear extensions, window replacements, roof re-covering and front garden plots. The appraisal has also highlighted the better preserved areas of the Conservation Area and how the lessons of preservation of this element of the historic structure can be learned.

To fully understand the pressures on the character of North Kilburn it is important to understand the pressures and needs of the community. The approach and viewpoint of the residents is important in making the management of the area responsive and sensitive. Management strategy and development guidance must take into account role of the community and the pressures that individuals experience in their home life.

To enable the integration of the needs of the fabric with the human considerations, the Council will endeavour to maintain continued liaison with the community through consultation. In addition to this Character Appraisal, attendance at Area Consultative Forums, and conservation forum meetings is proposed.

4.2 Maintaining Quality

One of the defining elements of North Kilburn Conservation Area is the quality of design composition, construction detailing and the execution of the work. It is this attention to detail that will protect quality at all scales of interventions into the historic environment. To ensure the preservation of character, quality has to be maintained throughout the whole process of any proposed change. The Council will ensure that quality is maintained through its contribution to the following elements of development and alteration.

Quality of applications

- i) In line with PPG15 the Council will not accept outline applications for proposals in Conservation Areas. Full applications will be required to be supported by well drafted accurate scale drawings with plans, sections and elevations. In many cases for large schemes the Council will also expect analytical drawings, showing proposals in context, either through streetscape sections or three dimensional images.

Quality of materials

- ii) The Council will, where possible, require that materials proposed are submitted as part of the application and not as a condition.

Detail

- iii) Where appropriate to aid in the assessment of an application the Council may require the submission of large scale construction detail drawings. This enables officers to check the quality of what is proposed and ensure that on site design is not left to the builder.

Experienced persons

- iv) The Council will always advise that applicants appoint both consultants and builders who have experience of historic buildings work.

Specialist Advice

- v) Whenever possible the Council will provide a specialist advisory service to compliment the skills of consultants and builders.

Article 4 Directions

- vi) In order to reduce the decline in quality through alterations carried out as permitted development the Council has applied Article 4 Directions where appropriate to all its residential Conservation Areas including North Kilburn.

PVCu Window frames

- vii) After many years of investigation and experimentation the Council has finally accepted that PVCu will not allow manufacturers to replicate the quality of original timber windows in Conservation areas - PVCu is also a significant pollutant. Therefore, the Council will not approve PVCu window frames in the Conservation Area.

Generally, the Council is convinced that it is the attention to detail and specific concern about quality at all levels that will help preserve and enhance the character of North Kilburn Conservation Area.

4.3 Preserve or Enhance

As outlined in "Planning Policy Guidance Note 15" (Planning and the Historic Environment). Any proposals for work with the historic environment and in particular in Conservation Areas must as a minimum preserve the character of the Conservation Area. The Council supports this standard as a basic requirement but will always encourage applicants and their agents to develop schemes that will actively enhance the character of the Conservation Area. In meeting these fundamental requirements the Council will require that proposals are demonstrably a faithful replication of the local historic

precedent or a high quality contemporary building as described in Section 3.1 (v) above.

4.4 Enhancement Initiatives

As with the most Local Authorities, the London Borough of Brent has a restricted general budget so has no specific allocation for Conservation Areas. However, the Council has been successful in securing external funding for enhancement initiatives for its Conservation Areas, Therefore:

- i) The Council will, where appropriate, continue to seek external funding to support its work in North Kilburn Conservation Area.
- ii) The Council will maintain an up to date understanding of current funding sources and where possible apply for funds for North Kilburn Conservation Area through Townscape Heritage Initiatives and other special schemes.
- iii) Not all enhancement requires financial input. The Council will ensure that there is a regularly updated Design Guide for the Conservation Area to help residents with alterations and extensions to their homes.

4.5 Elements at Risk

As previously described the quality of the Conservation Area can be significantly damaged by the loss of historic detail and the loss of this type of detail has led to the de-designation of a number of the Borough's Conservation Areas. Therefore, the Council is convinced that it is the preservation of detail that will subsequently make the biggest contribution to the preservation of character. The protection of the following elements of the historic environment will be a high priority:

Roof Covering

- i) The plan requires that the special care will be taken in the management of roof recovering and replacement.

Chimneys

- ii) Chimneys are a particularly important element of Conservation areas and the plan requires that they should be one of the most significant management issues.

Window Frames and Doors

- iii) The Plan requires that Design guidance will be specifically concerned with replacement windows, the prevention of pollutants and sustainability.

Roof Covering

- iv) The plan requires that the special care will be taken in the management of roof recovering and replacement.

Brickwork

- v) Management of brickwork treatment is a critical issue in preserving character.

Front Plots

- vi) The preservation of front gardens and their boundary walls, fences and hedges is critical in preserving the character of streetscape. The careful management of these elements will be a significant issue in responsive design guidance and development control.

Extensions

- vii) Extension and alteration will be managed through broader specific design guidance for rear extensions.

Satellite Dishes

- viii) The proliferation of satellite dishes has had significant impact on all Conservation areas and will need to be addressed in Design guidance.

4.6 Training and Communication

Where appropriate the Council will ensure that its Conservation Service is up to date and fully conversant with current practice. To achieve this, the Council will ensure that its officers follow a structured training plan. From this the Council will endeavour to attend Forums and resident group meetings to disseminate good practice to residents and their agents.

5.0 Monitoring and Review

The Planning Service is obliged by the Planning (Listed Buildings and Conservation Areas) Act 1990 to review its Conservation Areas from "time to time". Brent Council has regularly carried out reviews of its historic areas and in 2003 completed a thorough re-evaluation; culminating in the de-designation of some conservation areas that had lost the character that led to their special status. The

review enabled the Council to then concentrate its limited resources on the remaining Conservation Areas enabling the production of this Character Appraisal for North Kilburn Conservation Area. To maintain a rigorous monitoring system the Council will:

- i) Encourage greater involvement in the guardianship of North Kilburn by the residents group.
- ii) Establish a regular visual survey of the area by conservation or enforcement officers.
- iii) Depending upon resources re-evaluate the character of North Kilburn Conservation Area every 5 – 8 years.

5.1 Development Control

The Development control process is controlled by the Unitary Development Plan and the supplementary guidance that is developed from it. In order to maintain a high standard of decision-making the Council will ensure regular training and review of policies that control the decision making process.

5.2 Design Guidance

The Council will produce a responsive design guide for North Kilburn that can be reviewed as part of the broader re-evaluation process outlined in section 5.0 iii).

5.3 Community Involvement

The Council will encourage residents to carry out their own review of the management of North Kilburn Conservation Area and submit their findings for inclusion in wider assessments.

6.0 The Future

6.1 A Responsive Plan

The management plan for North Kilburn Conservation Area is intended to be a development framework for anyone involved or concerned about the future of the area. It outlines the issues that need consideration and action if we are to preserve and enhance the character of the North Kilburn Conservation Area.

Most importantly, this plan will be responsive and reactive to the changing needs of its residents. It is purposely strategic, not specific, to enable it to accommodate

changes in society and changes in society's expectations. At the same time it will maintain the balance with the need to preserve character.

This plan is also flexible enough to be adjusted to respond to the frequent changes in legislation and regulation that influence the built environment - In particularly the Council's eventual change from a Unitary Development Plan to a Local Development Framework.

Overall, it is in everyone's interest to preserve and enhance the character of North Kilburn Conservation Area. This plan is intended to build upon the Character Appraisal, coordinate and focus the various needs and requirements of everyone involved in the protection and enhancement of the landscape of North Kilburn.

London Borough of Brent
Planning Service



March 2006