

Mapesbury Conservation Area Design Guide

Introduction

The role of these guidelines

Many external works to buildings in the Mapesbury Conservation Area now need Planning Permission. The purpose of this leaflet is to provide guidance to anyone wishing to make alterations to buildings within the Conservation Area. While the leaflet will give general guidance, more detailed advice can be provided by contacting the Conservation Officer whose address and telephone number can be found in the list of contacts at the end of this document.

The need for Planning Permission and Conservation Area Consent

DEMOLITION

Most demolition requires Conservation Area Consent. Details of any exceptions are available from the Planning Service.

TREES

All trees within the Conservation Area, with the exception of some fruit trees and those not exceeding 75mm in diameter, are protected. It is necessary to give six weeks notice to the Local Planning Authority, in writing, before removing or lopping a tree. See contact list for details.

THE ARTICLE 4 DIRECTION

In order to allow control to be exerted over alterations that would normally be carried out as Permitted Development, a Direction under Article 4 of the General Development Order was made by the London Borough of Brent, and approved by the Department of the Environment on 20th November 1987.

This Direction means that planning permission is required for the following:

- All first floor building extensions and extensions to the side and front of properties, including dormer windows and porches and street frontage alterations and additions, including alterations to chimneys and the application of stone cladding. Alterations to window designs on the street frontages and change of roofing materials.
- The construction within the cartilage of a dwelling house of a hardstanding for vehicles.
- The erection or construction of street frontage gates, fences, walls or other means of enclosure.
- The formation, laying out and construction of a means access to a highway.
- The painting of the exterior of any building, including walls and piers, brickwork and rendered surfaces, but excluding:
 - a) entrance doors
 - b) window frames and sills

It should be noted that flats and maisonettes have no permitted development rights and as a result planning permission will always be necessary for any form of development.

Good Practice Guidelines

Window and Front Door Replacement

If replacement is necessary on the street frontage then the replacement windows must match the original windows, notably the size and arrangement of the frame, mullion and transom, external glazing bars, patterned or stained glass, leaded lights and opening mechanisms. There will normally be a requirement for replacement windows to be formed in timber. Other materials will only be considered if the above stipulations can be met in full. Retention of original doors is always preferred. If the door to be replaced is not original a replacement of the original design, or similar, is required.



Painting / Rendering of Houses

Rendering of previously unrendered brickwork, cladding and the painting of unpainted original brickwork will not be permitted under any circumstances. Painting keystones and other elevational features white is acceptable.

Brickwork, Stucco and Elevational Features

Any decorative features on the street elevation, such as pilasters, keystones or cornice mouldings must be retained. If replacement is unavoidable then new features must match exactly those removed.

Rear Gardens

Garden structures that may affect the amenity of adjoining occupiers or lead to a loss of existing trees will not be permitted.

Roof-Lights

'Velux' type roof-lights are not acceptable on street facing roof slopes of any property.

On rear facing roof slopes, roof-lights must be of a number and extent which is not dominant and should be detailed to be flush with the plane of the roof covering. Roof-lights will be permitted on side facing roof slopes, where not visible from the street.



Chimneys and Parapets

Chimneys form an important element in the roofscape and as such must be retained and if necessary repaired in matching materials and profiles. Parapets must be retained and if necessary repaired in matching materials and profiles.

Porches

The infill of original recessed porches will not be permitted under any circumstances, nor will new porch structures forward of the existing building line. The infill of original covered porches and verandahs is also forbidden. Where porches or verandahs have been infilled

previously, renewal of the infill will not be permitted and a return to the original configuration will be sought in order to secure enhancement.



Re-roofing

Where the original material was slate then re-roofing should be carried out in natural slate to match. However, the use of textured artificial slate such as Eternit Rivendale, to roof planes visible from the street may be permissible in some circumstances. Any patterns in the original roof slates should be recreated.

Where the original material was clay tile, Rosemary Red tiling to match is preferred. Again, other similar, clay tiles may be permissible. Interlocking tiles will not be permitted under any circumstances. Decorative ridge tiles and finials should be retained and re-used, and if previously removed re-introduced.

Front gardens and Boundary Walls

Original pathways and patterned steps are to be retained wherever possible. If replacement is unavoidable then the new path should be designed in a sympathetic style, including an element of detailing reflecting that removed. Front garden trees and flowerbeds should be retained wherever possible. Any new hardstanding should be for one car only and should not cover more than 50% of the front garden. Original boundary walls were generally red brick with gateposts and copings to match the original will be required.

Roof extensions

New front dormers, in accordance with normal Council policy, are not acceptable. Side dormers are not normally acceptable because of the potentially detrimental visual impact on the streetscene. Alterations to existing front dormers, in the form of extension, will not be acceptable. Rear dormers can be acceptable where they occupy no more than half the width of the roof. They should relate to features below and sit within the roof plane by a minimum of 500mm from the ridge and eaves. The design and proportion of the dormer should respect the existing building, using a pitched roof to match existing materials or a flat roof to match existing materials or a flat lead roof with corniced eaves. Smaller dormers are invariably required on corner properties because they are likely to

be visible from the street. Roof terraces will not be permitted due to the potential overlooking of adjoining gardens.



Single Storey Rear Extensions

These must be designed to harmonise with the original building in terms of the use of materials, fenestration etc. and are limited to a depth of 2.5 metres on a terraced property or 3 metres on a detached or semi-detached property. Flank wall windows are not generally permitted and the roof area will not be allowed to be used as a roof terrace.

Two Storey Rear Extensions

These are sometimes possible on detached or semi-detached properties but must appear subservient to the whole. First floor extensions should be no deeper than half of the distance between the flank wall of the extension and the middle of the nearest habitable room window in the adjacent property.

Satellite Dishes

In the case of houses satellite dishes are not permitted on the street elevation or anywhere visible from the street.

In the case of flats, planning permission is always required and will be granted only where the dish is unobtrusive, not visible from the street and located in such a way that it does not affect the amenity of adjoining occupiers

Fuller details of the history of the area and a copy of the Article 4 Direction can be obtained from the Conservation pages of the Planning Service's web site:
<http://www3.brent.gov.uk/planning.nsf>

Inquiries should be addressed in the first place to the East Area Planning Team, The Planning Service, Brent House, 349 High Road, Wembley. HA9 6BZ. They can be emailed at tps@brent.gov.uk. Specialist design advice can be obtained from the borough's Conservation Officer, Mark Smith at the same address or by email at mark.smith@brent.gov.uk.

Inquiries regarding tree work should be made to The Landscapes Team at the same address as above or by email to chris.barrons@brent.gov.uk.

General enquiries regarding the planning process should be made to George McGowan, again at Brent House, or to george.mcgowan@brent.gov.uk

Application forms etc. are also available from the Planning Service web site.