

# Heritage Statement

## Address:

**49 Barn Hill, Wembley, HA9 9LL**

## **Proposal: Proposed change of use from a single-family dwellinghouse into two self-contained flats**

### **Introduction**

49 Barn Hill lies in the Barn Hill Conservation Area, which is a distinctive residential area that occupies a hillside location overlooking Wembley Stadium and the town centre. Its special character is derived from this hillside location and the architectural quality of the largely mock-tudor houses built in the interwar period. In general the houses are detached or semi-detached, and are set back from the road behind grass verges and front gardens. Rear garden sizes are generous and there is an abundance of landscaping in the gardens and on street, giving the entire Conservation Area a pleasant suburban character. The property is a 2-storey detached house. The property has a tiled hipped roof and a projecting 2-storey bay.

There was a large gap between Nos 49 and 51, which previously accommodated a detached garage. Following the approval of a planning application, a two storey side extension, rear extension and rear dormer was built. Overall, therefore, its contribution to the character and appearance of the Conservation Area is neutral.

Barn Hill and the surrounding area consists of a mixture of detached and semi-detached properties. DMP17 is the key policy for the consideration of the conversion of a dwellinghouse into flats. It supports the conversion of a dwellinghouse into flats where the floor area of the property is at least 130sqm and provides a replacement three-bedroom unit within the conversion, with direct access to at least 50sqm of external amenity space. This is to ensure that there is no net loss of family sized units. This is supported by policy CP21 of Brent's Core Strategy, which highlights that Brent has a severe shortage of family sized units and thus their loss is normally resisted unless a replacement three-bedroom family sized unit is provided within any conversion. From the plans submitted, the existing dwellinghouse is approximately 290.1sqm, which includes the single-storey rear extension and loft conversion. As explained below, the existing extensions and alterations are considered unacceptable. Nevertheless, the original property had an approx. floorspace of 194sqm and would have met the 130sqm policy requirement. The plans submitted shows Unit 1 would be a 3-bedroom unit for six people on the ground-floor and Unit 2 would be a 4-bedroom unit for eight people. The proposed would not result in the loss of family sized unit (3-bedroom or more), which is acceptable in principle.

Therefore, the proposals accord with Policy CP17 of the Council's Core Strategy (2010), which seeks to protect the suburban character of the area, and Policies DMP1 and DMP7 of the Council's Development Management Policies DPD (2016) which seek, amongst other things, to conserve or enhance the significance of heritage assets. The materials used in the construction of the external surfaces of the dwellinghouse hereby permitted match those used in the existing house in colour, texture and design detail.

The proposal is in compliance with the Barnhill Conservation Area design guide, and as such is considered to preserve and enhance the appearance of the Barnhill Conservation Area.