

H. GROUNDS OF APPEAL

If you have requested the written procedure, please provide your **FULL** grounds of appeal.

If you have requested a hearing or an inquiry, you do not have to provide your full grounds of appeal. You can provide only a brief outline of your grounds, but it must be sufficiently detailed and comprehensive to enable the LPA to prepare their case.

Refer to our booklet 'Making your planning appeal' for help.

Please continue on a separate sheet if necessary.

The majority of the proposals, including the new extension and much of the retrofit to improve energy saving, have been previously approved by Brent Council. The sole reason for Planning Refusal relates to the external insulation cladding of the side and rear walls of the house, including two rear dormer windows, and the consequent loss of the existing red face brickwork.

The summary Grounds of Appeal are as follows:

1) The proposed refurbishment works to the house, particularly to the front elevation, would result in a significant enhancement of the character and appearance of the house within the North Kilburn Conservation Area.

2) Government Guidance strongly encourages improved energy and water conservation and the proposed cladding is not excessive, nor would it harm the overall character and appearance of the house or the Conservation Area.

3) The side and rear walls of the house are faced in an inferior quality red brick to the traditional London yellow brick front elevation. The front is to be restored and improved. The side and rear would have a 100 mm. thick plain light-coloured cladding which would be hardly visible at the side and not detrimental to the appearance of the rear facade.

4) The rear elevations of houses on the north-west side of Dyne Road have been much altered and extended. What is proposed is not out of character or sympathy with the original, and will only be visible to a limited extent in oblique views from Willesden Lane.

5) The existing left-hand rear dormer window is of poor proportions and will be improved by the small increase in width provided by the application of 50 mm. thick cladding to each dormer cheek.

6) There is nothing in Policies BK 9, BE25 and BK 26 of Brent's UDP or within the North Kilburn Conservation Area Design Guide that specifically rejects the use of Phenolic insulation to improve energy performance, and it is contended that it is fully in line with good Conservation Area practice in relation to design and sustainability.