

Appeal Decision

Site visit made on 5 September 2016

by D M Young BSc (Hons) MA MRTPI MIHE

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 21st September 2016

Appeal Ref: APP/X5210/D/16/3155321

51 Agamemnon Road, London NW6 1EG.

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr Nick Green against the decision of the Council of the London Borough of Camden.
 - The application Ref 2016/1110/P, dated 29 February 2016, was refused by notice dated 15 June 2016.
 - The development proposed is raising front street facing elevation eaves height to match adjacent property eave and gutter line.
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Decision

1. The appeal is dismissed.

Main Issue

2. The main issue is the effect of the proposal upon the character and appearance of the area.

Reasons

3. The appeal property forms one part of a pair of post-war dwellings situated within a wider Victorian terrace. The appeal scheme seeks a number of alterations to the property including; raising the eaves line by approximately 0.8 metres and associated alterations to the parapet wall with No 49, a small infill extension to the existing recessed front door and insertion of rooflights to the front roofslope.
 4. I accept that the design of the more modern appeal property and its neighbour contrasts markedly with that of the attractive Victorian terrace properties that line both sides of Agamemnon Road. However, this incongruence is mitigated by the unity of the two dwellings which when viewed as a pair, make a positive contribution to the street scene.
 5. The scheme would significantly change the appearance of the appeal property in a manner that would be highly unsympathetic particularly to its neighbour No 49. The front archway and eaves lines are intrinsic features of both properties and their loss and/or alteration would create an aesthetically isolated dwelling that would be unlike anything else in the vicinity.
 6. The appeal scheme would, by its pronounced and competing nature, disrupt the rhythm of the dwelling; it would unbalance the general symmetry of this paired house type and it would have an adverse effect on the street scene
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7. For the reasons set out above, I conclude that the appeal proposal would have a significant adverse effect upon both the character and the appearance of the appeal property and the surrounding area. As such, the proposed development would be contrary to the design aims of Policy CS14 of the "*London Borough of Camden Local Development Framework Core Strategy*" and Policy DP24 of the "*London Borough of Camden Local Development Framework Development Policies*". Collectively these seek high quality development that has an appreciation of the character, context and setting of neighbouring buildings.

Other Matters

8. In coming to this view, I have had regard to several developments in the local area that have been drawn to my attention by the Appellant. However by reason of site characteristics, location and development proposals I find none to be directly comparable to the appeal scheme. In any event, I am required to assess the scheme before me on its own merits in the light of the particular circumstances which apply in this case and this is what I have done.
9. I appreciate the development would provide the Appellant's with additional living space but this does not outweigh the harm I have identified.

Conclusion

10. For the reasons given above and taking account of all other matters raised, I conclude that the appeal should be dismissed.

D. M. Young

Inspector