
Appeal Decision

Site visit made on 3 October 2016

by Elizabeth Pleasant DipTP MRTPI

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

Decision date: 20 October 2016

Appeal Ref: APP/H5960/W/16/3155034

12 The Courtyard, Haydon Way, Wandsworth, London SW11 1YF

- 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 Matt Hayes against the decision of the Council of the London Borough of Wandsworth.
 - The application Ref 2015/7364, dated 18 December 2015, was refused by notice dated 14 March 2016.
 - The development proposed is erection of mezzanine, external roof terrace and new roof lights.
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Decision

1. The appeal is dismissed.

Main Issue

2. The main issue in this case is the effect of the proposal on the character and appearance of the host property and area generally.

Reasons

Character and appearance

3. The appeal property forms part of the former St John's Hospital which is now converted to apartments. The Courtyard has retained its original simple robust form and displays a shallow hipped roof. Although views of the building are mainly restricted to its more immediate surroundings, it is clearly visible when approaching the site from St John's Road along Haydon Way.
 4. Wandsworth Local Plan Supplementary Planning Document, Housing, 2015 (SPD) advises that roof terraces when badly designed, roof terraces can appear like alien features and look incongruous and visually intrusive. The proposed roof terrace would remove part of the property's original roof form. Although the terrace itself would have limited visibility from ground level, the loss of part of the roof slope, introduction of the glass sliding doors and exposed brickwork would destroy the original shape and form of the buildings roof. Because of its simplicity, the existing shallow roof form is not a dominant feature of the building; however, the appeal proposal would introduce a scale and form of development which would be conspicuous by reason of its incongruity.
 5. I understand that The Courtyard is not a listed building and nor does it lie within a Conservation Area. It is however one of a collection of buildings which
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through their historic evolution now form an attractive group characterised by reason of their scale, form and relationship to each. Although the individual buildings may display different roof shapes, they each retain their original design, form and integrity which contribute significantly to the character and appearance of the area. In contrast for the reasons given above, the appeal proposal would detract from the appearance of the host property and diminish the contribution it makes to the character and appearance of the area generally.

6. I have had regard to other roof alterations in the area which have been brought to my attention by the appellant; however in each of these cases the host property has a different character and they are not therefore directly comparable. In any event these other examples do not justify the harm I have identified and I have considered the proposed development on its own merits.
7. I conclude that proposed development would cause significant harm to the character and appearance of the host property and area generally. I therefore find conflict with Policies DMS1 and DMS5 of the Wandsworth Local Plan, Development Management Policies Document, 2016 and SPD which seek to ensure, amongst other things, that new development is well designed and alterations to a roof are confined to the rear of the building, but where it is visible from the street, it is sympathetic to the style of the building, not visually intrusive and does not harm either the street scene or the building's appearance.

Conclusion

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

Elizabeth Pleasant

INSPECTOR