
Appeal Decisions

Site visit made on 24 October 2016

by Grahame Gould BA MPhil MRTPI

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

Decision date: 8th November 2016

Appeal Ref: APP/B1930/W/16/3152904

Flats 1 to 6 The Hollies, 52 Lavender Crescent, St Albans, Hertfordshire AL3 5QU

- 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 Network Housing Group against the decision of St Albans City and District Council.
 - The application Ref 5/15/3624, dated 18 December 2015, was refused by notice dated 03 March 2016.
 - The development proposed is replacement windows and doors.
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Decision

1. The appeal is allowed and planning permission is granted for replacement windows and doors at Flats 1 to 6 The Hollies, 52 Lavender Crescent, St Albans, Hertfordshire AL3 5QU in accordance with the terms of the application, Ref 5/15/3624, dated 18 December 2015, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans: unnumbered 1:1250 scale site location plan; HOL.001- Window Designs; HOL.002- Window Designs; and HOL.010 - Elevations.

Main Issue

2. The main issue is the effect of the development on the character and appearance of the appeal premises (No 52) and Lavender Crescent.

Reasons

3. The development would involve the installation of new white PVCu doors and windows which would replace the existing brown painted timber fenestration at No 52. No 52 is occupied as six flats within a two storey building, which occupies a mid-terrace location in a terrace of houses (Nos 32 to 58). No 52 and the other properties in Lavender Crescent are of fairly recent construction.
 4. At the time of my site visit No 52 was the only property between Nos 32 to 58 with brown painted doors and windows, with the other properties in the terrace having doors and windows finished in white, with the doors appearing to be painted timber and the window frames appearing to be PVCu units.
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5. There has therefore been a clear change of circumstances since the Council determined the appealed application and prepared its appeal statement, with No 52 now being the exception with its brown coloured doors and window frames. While the material from which the doors would be constructed would be different to the timber doors in the remainder of the terrace at Nos 32 to 58, I find that this difference would not be of a scale so as to make the new door installations appear out of place. The white window frames would be comparable with those now present in the rest of the terrace.
6. For the reasons given above I find that the development would not be harmful to the character and appearance of No 52 or the wider streetscene in Lavender Crescent. There would therefore be no conflict with saved Policy 69 of the City and District of St Albans District Local Plan Review of 1994 or the parts of the National Planning Policy Framework that address design considerations, most particularly paragraphs 17 (the fourth bullet point), 56, 57, 58 and 64, because the appearance of the development would be respectful of its surroundings.

Conditions

7. Apart from the standard time limit condition, I find it necessary that the development should be undertaken to accord with the submitted plans for certainty. The imposition of these conditions being consistent with those suggested by the Council.

Conclusion

8. For the reasons given above the appeal is allowed.

Grahame Gould

INSPECTOR