

Appeal Decision

Site visit made on 5 December 2016

by D Boffin BSc (Hons) DipTP MRTPI Dip Bldg Cons (RICS) IHBC

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

Decision date: 29 December 2016

Appeal Ref: APP/H5960/D/16/3160338

15 St Ann's Crescent, London SW18 2ND

- 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 & Mrs R Pook against the decision of the Council of the London Borough of Wandsworth.
 - The application Ref 2016/2458, dated 27 April 2016, was refused by notice dated 12 July 2016.
 - The development proposed is alterations and additions to existing rear ground floor extension to detached house.
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Decision

1. The appeal is allowed and planning permission is granted for alterations and additions to existing rear ground floor extension to detached house at 15 St Ann's Crescent, London SW18 2ND in accordance with the terms of the application, Ref 2016/2458, dated 27 April 2016, 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 plan: drawing no A.474.24A
 - 3) No development shall commence until details/samples of the materials to be used in the construction of all the external surfaces of the development hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details/samples.
 - 4) The development hereby permitted shall be carried out in accordance with the details and recommendations contained within the submitted Arboricultural Report dated August 2016.

Preliminary Matters

2. The Council's Officer Report and Decision Notice refer to the Wandsworth Common Conservation Area Appraisal and Management Strategy – Introduction and Wandsworth Common Conservation Area Draft Appraisal Sub Area (F) St Anne's (2007). However, I have not been provided with a copy of these documents and as such I give them little weight.
 3. The appellants have submitted an Arboricultural Report dated August 2016 with their appeal. The Council have been given the opportunity to comment on this
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report and they have stated that it overcomes the second reason for refusal. As such I have not addressed this issue in my reasoning below.

Main Issue

4. The main issue is whether the proposed development would preserve or enhance the character or appearance of the Wandsworth Common Conservation Area (WCCA) including the setting of St Anne's Church.

Reasons

5. The appeal site is located at the junction of Aspley Road and St Ann's Crescent. The latter bends approximately through 90 degrees adjacent to the site, around St Anne's Church. The Council's Officer Report states that the church is a grade II listed building. It is located within an attractive landscaped area surrounded by housing. I consider that the significance of the listed building is mainly drawn from its use, age, form, fabric and architectural features as well as its important contribution to the character of the area.
6. In addition, the setting of the listed building, formed of the landscaped area and the surrounding mainly 19th Century dwellings, also makes a valuable contribution to its significance. The appeal site is within the north-western portion of WCCA. I consider that the significance of this part of WCCA is mainly drawn from the church and its attractive landscaped setting, the 19th Century housing that it contains together with its use of materials, pattern of development and the relationship of buildings to the spaces around them.
7. The appeal dwelling is a substantial 3-storey dwelling with a single storey extension to the side, when viewed from St Ann's Crescent. There is a tall brick wall with trellis on top and solid timber gates on the St Ann's Crescent boundary of the site. The appeal proposal would involve extending the single storey part towards St Ann's Crescent. The extension would have a flat roof, it would be glazed where it meets the main building and it would be setback from the St Ann's Crescent elevation. The canopy over the door and the glazed bay would protrude beyond the front wall of the extension but they would still be slightly setback from the main elevation of the dwelling.
8. These setbacks would create shadow lines at the junction of the extension and the main house and along the front elevation of the extension and as such would help to ensure that the main part of the dwelling remains a dominant feature. Compared with the host building the proposal would be low in height and would be subservient in terms of its massing. Furthermore, the extension would be simply designed and detailed and it would have a light-weight appearance. As such, the structure would be architecturally subordinate to the host dwelling.
9. Consequently, whilst the appeal development would be partially visible from St Ann's Crescent it would not be any more prominent than the existing extension. Although modern in style, the extension would be a simple and subservient addition that would not harm the character and appearance of the host building. Given the limited impact and absence of harm in views from St Ann's Crescent, the character and appearance of the WCCA would also be preserved. As such the proposal would be in accordance with S.72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the Act) which requires that, in the exercise of planning powers in conservation areas, special

attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

10. Taking into account all of the above I consider that the proposal would have a neutral effect on the setting of the listed church. As such it would comply with Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, (the Act) which requires the decision maker, in considering whether to grant planning permission for development which affects a listed building or its setting, to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest.
11. In conclusion the proposed development would preserve the character and appearance of WCCA and the setting of St Anne's Church. It follows that it complies with Policies DMS1, DMS2 and DMH5 of the Development Management Policies Document (DMPD). These policies, amongst other things, seek high quality, sustainable urban design that conserves and where appropriate enhances the character and appearance of heritage assets and extensions that do not dominate and compete with the original building.

Conditions

12. I have considered the conditions put forward by the Council against the requirements of the Planning Practice Guidance and the Framework. In the interests of conciseness and enforceability the wording of some of the conditions has been amended. In order to provide certainty as to what has been permitted I have imposed a condition specifying the relevant drawings. In the interests of character and appearance, it is necessary to impose a condition requiring details of the external materials and compliance with the Arboricultural Report.
13. In the case of the pre-commencement condition, I consider that resolution of the matters specified to be of sufficient significance to the achievement of an acceptable development and in safeguarding the subsequent form of development such that it would be inappropriate to proceed further without the prior clarification and certainty that would arise from their approval.

Conclusion

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

D. Boffin

INSPECTOR