
Appeal Decision

Site visit made on 20 December 2016

by Chris Forrett BSc(Hons) DipTP MRTPI

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

Decision date: 26 January 2017

Appeal Ref: APP/A5840/W/16/3158015

Flat 3, 116 Bermondsey Street, Southwark, London SE1 3TX

- 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 David Larkin against the decision of the Council of the London Borough of Southwark.
 - The application Ref 16/AP/1290, dated 31 March 2016, was refused by notice dated 31 May 2016.
 - The development is a proposed roof extension over the existing outrigger and all associated works to create additional residential accommodation.
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Decision

1. The appeal is dismissed.

Main Issue

2. The main issue is the effect of the development on the character and appearance of the area, with particular regard to the Bermondsey Street Conservation Area (BSCA) and the setting of nearby listed buildings.

Reasons

3. The appeal site is located on the west side of Bermondsey Street opposite the Tanner Street park and forms part of a 19th Century brick terrace. These buildings are generally three storeys in scale, with several buildings also having further accommodation in the roof space, including mansard type structures such as the appeal site building. Flat 3, is located on the third floor above numbers 112, 114, 116 and 118 Bermondsey Street which are in commercial use, with other residential properties on the first and second floors. The appeal property also benefits from access to the rooftop where there is an amenity area.
 4. The BSCA, as a whole, is characterised by a range of historic buildings of a variety of differing designs and heights. However, there are also some more modern buildings adding to the mix of buildings styles in the area. The Bermondsey Street Conservation Area Appraisal highlights, amongst other things, that the appeal building makes a positive contribution to the streetscene and the BSCA. To the south of the site is a group of Grade II Listed buildings (124-132 Bermondsey Street).
 5. Sections 66(1) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires me to have special regard to the desirability of
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- preserving the setting of these buildings and the character or appearance of the BSCA.
6. The rear of the appeal building has an unusual shape and design with arched windows at third floor level. However, this also has a slate roof which respects the materials of the host property and the surrounding buildings. It also adds to the character of the building.
 7. In contrast, the proposed roof extension would be of a contemporary design utilising aluminium metal frames, a stone clad wall, glazing and a zinc standing seam roof with some roof glazing. This addition would not follow the design features of the host building and would stand out as an incongruous form of development which would be detrimental to the host building and the appearance of the BSCA.
 8. Whilst I acknowledge the eclectic mix of building styles and designs on other buildings in the area, including their roof forms, not all of these are located within the BSCA, including several of the buildings to the rear on Morocco Street and Lamb Walk. However, the existence of a variety of differing architectural styles in the vicinity does not outweigh the harm I have identified to the host building.
 9. Given the location of the proposed development, and the height of the surrounding buildings, it would not be highly visible in the streetscene. Nevertheless, views of the extension would be visible from Tanner Street and the adjoining park, although this would be restricted further when the trees in the park are in leaf. Moreover, the extension would be highly visible from several properties on Morocco Street and Lamb Walk to the rear of the building, together with more limited views from the rear areas of other properties on Bermondsey Street.
 10. The Council consider that the extension would harm the setting of 124-132 Bermondsey Street which are a short distance away to the south of the appeal site. Whilst I have found harm to the appearance of the BSCA, as a result of the design of the proposal, given the location of the development I consider that it would not have any harm to the setting of these listed buildings.
 11. Paragraph 134 of the National Planning Policy Framework (the Framework) states that where a development would lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal. Whilst the harm to the significance of the heritage asset would be less than substantial, there have not been any public benefits identified to outweigh this harm.
 12. For the above reasons, I conclude that the extension would harm the appearance of the host building and the BSCA and would conflict with Policies 3.12, 3.13 and 3.16 of the Southwark Plan (2007) and Strategic Policy 12 of the Southwark Core Strategy. These policies, amongst other matters, seek to ensure that developments create a high quality appropriate design solution which would make a positive contribution to the character of the area, including the preservation or enhancement to the character or appearance of Conservation Areas. The development would also be at odds with the conservation aims of the Framework.

Conclusion

13. Taking all matters into consideration, including some local support, I conclude that the appeal should be dismissed.

Chris Forrett

INSPECTOR