

Appeal Decision

Site visit made on 20 February 2017

by P Eggleton BSc(Hons) MRTPI

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

Decision date: 28th February 2017

Appeal Ref: APP/U5930/D/16/3164167

25 Thorpe Road, Walthamstow, London E7 9EA

- 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 Family Mosaic Housing Association against the decision of Waltham Forest Council.
 - The application Ref 163219, dated 30 September 2016, was refused by notice dated 24 November 2016.
 - The development proposed is external wall insulation to front and back elevation: 90mm EPS system to be applied to all external areas and finished in a silicon render finish - off white in colour.
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Decision

1. The appeal is allowed and planning permission is granted for external wall insulation to front and back elevation: 90mm EPS system to be applied to all external areas and finished in a silicon render finish - off white in colour at 25 Thorpe Road, Walthamstow, London E7 9EA in accordance with the terms of the application, Ref 163219, dated 30 September 2016, subject to the following conditions:
 - 1) The development hereby permitted shall be begun before the expiration of three years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the elevation drawing and photomontage details submitted with the application on 30 September 2016 and the render shall have an off white finish.
 - 3) No development shall commence until details of the finish of the window and door surrounds to the front elevation of the property have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Main Issue

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

Reasons

3. The Council is concerned that the silicon render finish would be at odds with the original brick finish of these terraced properties and would result in harm to the character and visual amenity of the street scene. The brickwork, together
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- with the bay windows and the detailing of the front door and the first floor windows, are unifying features of this and the terrace opposite. This uniformity has however been eroded by the introduction of a number of different external wall treatments that have covered the original brickwork. Some works have also covered the original door and window detailing.
4. This proposal would result in the addition of external wall insulation 9cm deep over the brickwork. The window and door detailing would not be covered by the render but because of the depth of the insulation, the original detailing would be replicated so that it would not be recessed. The Council have not raised a concern with regard to this element of the proposal.
 5. I am mindful that as the property does not lie within a conservation area, the rendering of the external walls would not normally require permission. The frontage could be altered, to match the other rendered properties in the street, without the need for formal consent. The external wall insulation would be of a significant depth but except in very close views, this would not be perceptibly different from the appearance of a normal render finish. In close views, the new finish would be viewed alongside the random stone cladding of the attached property to one side and would reduce the impact of the raised stonework. The greater depth of the insulation would be noticeable with regard to the other neighbouring property but this would have a limited wider impact.
 6. Overall, given the number of rendered properties within the street and as the proposal would retain the detailing of the frontage, albeit in a replicated fashion, I find that the proposal would sit satisfactorily within this row of terraced properties. It would further erode the uniform character of the terraces which would be to the detriment of the area but I find the harm to be relatively limited in these particular circumstances, given the changes that have taken place and could take place without consent. I must consider this harm against the proposed improvements to the energy efficiency of the property.
 7. Policies CS2D and CS15 of the Waltham Forest Local Plan Core Strategy 2012 require high quality design that makes a positive contribution to improving the urban environment and distinctiveness of the Borough. Policy CS2 also refers to the need for residents to live comfortably and Policy CS4 provides support for achieving high environmental standards and efficiency to support sustainability. Policy CS13 promotes health and well-being and requires that environmental standards are met and satisfactory amenity is provided for future occupiers. Policies DM4 and DM29 of the Waltham Forest Local Plan Development Management Policies 2013 require that developments relate to the host building, respects the street scene and the character of the area. Policy DM29 encourages the maximisation of energy efficiency.
 8. The development plan policies are generally consistent with the requirements of the *National Planning Policy Framework* which require high quality design whilst promoting sustainability. Overall, I find the resultant harm to the character and appearance of the area to be limited. I find the improved insulation of the building and the long-term benefits with regard to energy efficiency to be significant. They outweigh the limited harm I have identified. On balance, given these particular circumstances, I find the policy support for

improved efficiency to outweigh the limited conflict with the design objectives of the development plan.

9. I have considered all the matters put forward but find that the benefits of the proposal are sufficient to outweigh the limited design concerns. I therefore allow the appeal.
10. I have imposed conditions relating to the commencement of development and the details of the approved plans in the interests of certainty. I have required that the detail of the window and door surrounds be approved by the local planning authority to ensure that the development would have a satisfactory appearance.

Peter Eggleton

INSPECTOR