The Planning Inspectorate

Appeal Decision

Site visit made on 6 April 2017

by Julie Dale Clark BA (Hons) MCD DMS MRTPI

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

Decision date: 9 May 2017

Appeal Ref: E5330/D/17/3168966
1 Dale Close, Blackheath SE3 9BB

- 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 Belsey against the decision of the Council of the Royal Borough of Greenwich.
- The application Ref 16/3710/F, dated 8 November 2016, was refused by notice dated 4 January 2017.
- The development proposed is proposed part double storey side extension.

Decision

1. The appeal is dismissed.

Main Issue

2. I consider that the main issue is whether the proposed extension would preserve or enhance the character or appearance of the Blackheath Park Conservation Area.

Reasons

3. The appeal site is an end house in a terrace of three within the Blackheath Park Conservation Area. I have therefore had regard to the fact that Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that special attention be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area. This is reflected in Core Strategy Policies DH(h) and DH3[1], the Blackheath Park Conservation Area Appraisal[2] and the National Planning Policy Framework[3] and the importance of London's heritage assets is recognised in London Plan Policy 7.8[4]. Protecting the character of an area and achieving a high standard of design is a common

[1] Royal Greenwich Local Plan Core Strategy with Detailed Policies, Adopted 30 July 2014.
[2] Blackheath Park Conservation Area Appraisal 2013.
[3] Department for Communities and Local Government National Planning Policy Framework, March 2012 (the Framework).
[4] Mayor of London The London Plan The Spatial Strategy for London Consolidated with Alterations Since 2011, March 2016.

thread through London Plan Policy 7.4; Core Strategy Policies DH1 and DH(a); and the Council's SPD[5].

4. The house is part of a 'Span' development; Span Developments Ltd was considered as a pioneering post war development company. The Conservation Area Appraisal states that although the Span developments were originally opposed due to the demolition of Regency mansions, over time they have become integrated with their surroundings and earned respect and now form a key part of the significance of the Conservation Area.

5. No 1 Dale Close is one of a small group of eight houses but forms part of the larger Cator estate. Span principles incorporated here include a uniform building line formed by the end gable of No 1 Dale Close and the dwellings to the south in Foxes Dale.

6. The house has previously been extended by a single storey extension that wraps around the side and rear of the house but is set back from the front of the house. The proposal would be part two-storey and part first storey, it would run from the front to the rear of the house and follow the same ridge height as the existing house. It would repeat the fenestration style of the original house but introduce a first floor window in the side elevation. The original gable of the house had no windows but windows have been added in the single storey extension.

7. There is a general uniformity of scale and character to the houses in Dale Close but the proposed extension would significantly increase the proportions of No 1 in relation to the others in the Close. No 1 is in a prominent position on the corner of Dale Close and Foxes Dale. Extending toward Foxes Dale would erode the consistent building line comprising No 1's gable and the properties to the south in Foxes Dale. I am mindful that the single storey extension protrudes closer to Foxes Dale but as it is single storey and set behind a boundary wall it is less visually intrusive than the proposed extension would be. Due to the scale and siting of the proposed extension it would fail to reflect the design and appearance of No 1 Dale Close or its setting in this Conservation area.

8. I have considered all matters raised but none alter my conclusion. I conclude that the proposed extension would neither preserve nor enhance the character or appearance of the Blackheath Park Conservation Area. It would conflict with the London Plan and Core Strategy policies referred to, the Conservation Area Appraisal, the SPD and the Framework and therefore the appeal fails.

J D Clark

INSPECTOR

[5] Residential Extensions, Basements and Conversions Guidance Supplementary Planning Document, July 2016 (SPD).