
Appeal Decision

Site visit made on 16 May 2017

by D Guiver LLB(Hons) Solicitor

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

Decision date: 5th June 2017

Appeal Ref: APP/H5390/W/17/3168364
6D Vera Road, London SW6 6RN

- 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 Bstudios Limited against the decision of the Council of the London Borough of Hammersmith & Fulham.
 - The application Ref 2016/04436/FUL, dated 28 October 2016, was refused by notice dated 30 November 2016.
 - The development proposed is Change of Timber Sash Windows (single glazed) to Same Profile UPVC Windows (double glazed). Internal alterations.
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Decision

1. The appeal is dismissed.

Main Issue

2. The effect of the proposed development on the character and appearance of the host building and the surrounding area.

Reasons

3. The appeal site comprises the first-floor dwelling in an attractive Victorian mansion block. Mansion blocks of similar scale and design line both sides of Vera Road for some distance and are of typical red-brick construction on three floors, with the ground floor being plastered and painted white. The overall street scene is characteristic of Victorian suburban development, typically with timber-framed sash windows and timber doors.
 4. Design Policy 37 of the Council's Supplementary Planning Document emphasises the importance of maintaining original architectural features such as timber sash windows. The windows at the appeal site are an important element in the architecture of the building and I consider that to replace them with double-glazed uPVC units would be incongruous to the prevailing pattern of fenestration in the locality.
 5. The proposed development would cause significant harm to the character and appearance of the host building and the street scene. Therefore the proposed development would not be in accordance with Policy BE1 of the Hammersmith and Fulham Core Strategy 2011, which seeks to ensure that all development respects and enhances its townscape context. It would also not be in accordance with Policy G3 of the Hammersmith and Fulham Development Management Local Plan 2013 (the Local Plan), which seeks to ensure that alterations should be successfully integrated into the design of the existing
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building and policy G5 of the Local Plan, which states that replacement windows should reflect the architectural character of the building and match the original in terms of materials.

Other Matters

6. The appellant points to three other dwellings on Vera Road where pre-existing timber-framed windows have been replaced with uPVC double glazing. I have no evidence before me of the circumstances in which those uPVC windows were installed and therefore give little weight to them. In any event, I must consider this appeal on its individual merits. The fact that a few harmful changes have already been made does not provide a sound reason for allowing development which itself would be harmful.
7. The appellant also states that the replacement of single-glazed wooden sash windows with uPVC double-glazed windows would bring a moderate benefit in reducing energy consumption and living costs for the occupiers of the dwelling. This is a matter to which I give significant weight for its potential contribution to sustainability. However, I consider that the benefits to be gained from reduced energy consumption would not be sufficient to outweigh the harm to the character and appearance of the area and the host building.

Conclusion

8. For the reasons stated above, and taking into account all other matters, I conclude that the appeal should be dismissed.

D Guiver

INSPECTOR