
Appeal Decision

Site visit made on 19 June 2017

by C L Humphrey BA (Hons) DipTP MRTPI

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

Decision date: 3rd July 2017

Appeal Ref: APP/N5660/D/17/3173473

1 Lowndes Mews, London SW16 1NP

- 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 Jon Thogersen against the decision of the Council of the London Borough of Lambeth.
 - The application Ref 17/00249/FUL, dated 19 January 2017, was refused by notice dated 20 March 2017.
 - The development proposed was originally described as 'Extension of existing dwelling house through the erection of an additional storey.'
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Decision

1. The appeal is allowed and planning permission is granted for a roof extension with dormers to create a second floor level, together with alteration to elevation including replacement of existing dormers with 3 white PVC sash windows to the front elevation at 1 Lowndes Mews, London SW16 1NP in accordance with the terms of the application, Ref 17/00249/FUL, dated 19 January 2017, 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 plans:
1217/010 Site Location Plan; 1217/011 Existing Roof Plan;
1217/020 Existing Ground Floor Plan; 1217/021 Existing First Floor Plan;
1217/030 Existing Elevations; 1217/031 Existing Rear Elevations;
1217/040 Existing Section AA; 1217/041 Existing Section BB;
1217/101 Proposed Roof Plan; 1217/200 Proposed Ground Floor Plan;
1217/201 Proposed First Floor Plan; 1217/202 Proposed Second Floor Plan;
1217/300 Proposed Elevations; 1217/301 Proposed Rear Elevations;
1217/400 Proposed Section AA; 1217/401 Proposed Section BB.
 - 3) Notwithstanding Condition 2, the materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Procedural Matters

2. Notwithstanding the description of development set out in the banner heading above, which is taken from the application form, it is evident from the submitted plans that the proposed development relates to a roof extension with dormer windows. The Council's decision notice describes the development as

'Erection of a roof extension with dormers to create a second floor level, together with alteration to elevation including replacement of existing dormers with 3 white PVC sash windows to the front elevation', and the appellant uses this description on the appeal form. This revised description more appropriately describes the proposed development, and I have therefore considered the appeal on that basis as neither of the parties would be prejudiced or caused any injustice by me taking this course of action.

3. The appeal site is located within the Streatham High Road and Streatham Hill Conservation Area (the Conservation Area). The Council's officer report considers the effect of the proposed development upon the character and appearance of the Conservation Area. Whilst it does not form part of the reason for the refusal of planning permission, I must nevertheless pay special attention to the desirability of preserving or enhancing the character or appearance of the Conservation Area. I have therefore considered this matter after my assessment of the main issue.

Main Issue

4. The main issue is the effect of the proposed development upon the living conditions of the occupants of the neighbouring residential properties at 52 - 54 Streatham High Road with particular regard to outlook and sense of enclosure.

Reasons

5. The appeal property is situated around 9m from the main rear elevation and 7m from the rear closet wing of the upper floor flats at Nos 52 - 54. The proposed development would add another floor to the appeal property, resulting in a modest increase in the vertical element on the east elevation, with a hipped roof above rising away from the neighbouring flats.
6. There are windows which face towards the appeal site on both the main building and the closet wing of Nos 52 - 54. However, the majority of these rear facing windows at first and second floor level are fitted with obscure glazing and many also have external or internal bars. Moreover, those windows on the main rear elevation to the south of the closet wing are set behind the substantial adjacent rear projection, plant and fire escape staircase which together give rise to a significant sense of enclosure. The existing outlook from the first and second floor rear facing windows is therefore extremely limited. Due to its height relative to the proposed development, the outlook from the window on the top floor of Nos 52 - 54 would not be affected.
7. Overall, due to the recessive form of the proposed development and the existing highly restricted outlook from and enclosed nature of adjacent rear facing windows, I conclude that the proposed development would not have a harmful upon the living conditions of the occupants of the neighbouring residential properties at Nos 52 - 54 with particular regard to outlook and sense of enclosure. As such, the appeal proposal accords with the amenity protection aims of Policy Q2 of the Lambeth Local Plan (the Local Plan) and the Lambeth Building Alterations and Extensions Supplementary Planning Document.

Other matters

8. The Conservation Area has a linear form, encompassing buildings on Streatham Hill and those lining the length of Streatham High Road. It is characterised by impressive Victorian, Edwardian and inter-war residential, commercial and public buildings which form a centre for shopping, recreation and commerce.
9. The appeal property forms part of a mews development consisting of 3 blocks arranged in a U-shape located to the rear of Streatham High Road. The appeal proposal would reflect the height, form, design, materials and window detailing of the existing southern block within the mews. It would therefore preserve the character and appearance of the Conservation Area and accord with the heritage conservation and enhancement aims of Local Plan Policy Q22.

Conditions

10. I have imposed a condition specifying the relevant drawings as this provides certainty. In order to ensure the suitable appearance of the development, I have imposed a condition relating to materials.

Conclusion

11. For the reasons set out above, and having regard to all other matters raised, I conclude that the appeal should be allowed.

CL Humphrey

INSPECTOR