
Appeal Decision

Site visit made on 11 July 2017

by Beverley Wilders BA (Hons) PgDurp MRTPI

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

Decision date: 27 July 2017

Appeal Ref: APP/L5240/W/17/3173677

27C Mowbray Road, Upper Norwood, London SE19 2RJ

- 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 M Patel against the decision of the Council of the London Borough of Croydon.
 - The application Ref 17/00168/FUL, dated 12 September 2016, was refused by notice dated 14 March 2017.
 - The development proposed is described as loft conversion.
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Decision

1. The appeal is dismissed.

Procedural Matter

2. I note that concerns have been raised by interested parties regarding inaccuracies on the submitted plans. At my site visit I noted that the submitted plans do not appear to accurately reflect the position of the existing gables in the rear roof slope or the ridge height of the building. However notwithstanding this I am satisfied that I have sufficient information to adequately assess the proposal.

Main Issue

3. The main issue is the effect of the proposal on the character and appearance of the host building.

Reasons

4. The appeal site comprises one half of a pair of semi-detached properties located in a prominent corner position at the junction of Mowbray Road and Maberley Road. The host building and its adjoining neighbour are traditional and imposing brick built properties with large gable features to the front and rear roof slopes, a feature also seen on a number of other nearby buildings. The rear roof slope of the host building also contains two large chimneys. Though not located in a conservation area the host building is on the Council's Local List of Buildings.
5. The proposed dormer would be positioned towards the top of the rear roof slope, above and between the two existing rear gable features and between the chimneys. It would have a shallow pitched roof and horizontal proportions, this would be at odds with the steep roof pitch and the vertical proportions of the

host building and the existing rear gable features and the addition of the rear dormer would clutter the rear roof slope. The proposal would therefore fail to preserve and would be harmful to the character and appearance of the locally listed building.

6. Though the proposal has been designed to exceed the standards for sustainability and energy efficiency and whilst it would provide additional residential accommodation within the building, this would not overcome the harm identified.
7. Taking the above matters into consideration, I conclude that the proposal would have a significant adverse effect on the character and appearance of the host building which is locally listed. It is therefore contrary to policies SP4.1, SP4.12 and SP4.13 of the Croydon Local Plan, Policy UC9 of the Croydon Replacement Unitary Development Plan and policies 7.4, 7.6 and 7.8 of the London Plan. These policies seek, amongst other things, development of a high quality which protects heritage assets including locally listed buildings.

Conclusion

8. For the above reasons and having regard to all matters raised, I conclude that the appeal should be dismissed.

Beverley Wilders

INSPECTOR