The Planning Inspectorate

Appeal Decision

Site visit made on 11 July 2017

by Katie McDonald MSc MRTPI

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

Decision date: 6 September 2017

Appeal Ref: APP/N5660/D/17/3173012
International House, adjacent to 2 Mackay Road, London SW4 0ND

- 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 A Weller against the decision of the Council of the London Borough of Lambeth.
- The application Ref 16/07086/FUL, dated 21 December 2016, was refused by notice dated 10 March 2017.
- The development proposed is demolition of existing two garages and formation of open courtyard including one off-street parking bay, front extension at first floor, alterations to front, rear and side elevation fenestration.

Decision

1. The appeal is allowed and planning permission is granted for demolition of existing two garages and formation of open courtyard including one off-street parking bay, front extension at first floor, alterations to front, rear and side elevation fenestration at International House, adjacent to 2 Mackay Road, London SW4 0ND in accordance with the terms of the application, Ref 16/07086/FUL, dated 21 December 2016, 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: 0322-100, 0322-101, 0322-102, 0322-103, 0322-104,0322-105, 0322-106, 0322-107, 0322-108, 0322-109, 0322-300,0322-301,0322-302, 0322-303, 0322-304, 0322-305, 0322-306,0322-307 and 0322-308.

    3) No development shall commence until samples of the materials to be used in the construction of the external surfaces of the extension hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved samples.

Procedural Matters

2. The site address given on the application form and decision notice does not include '*International House'*. However, for the purposes of fully identifying the property and as indicated on the appeal form, I have amended my banner heading to include this part of the address.

3. The site partly lies within the Wandsworth Conservation Area. I have therefore assessed the proposal with due regard to the statutory duty in Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and included Policy Q22 of Lambeth's Local Plan (2015) (LP) within my assessment.

Main Issues

4. I consider the main issues to be the effect of the proposal upon;
   i) the character and appearance of the host property, surrounding area and the Wandsworth Conservation Area (WCA); and,
   ii) the living conditions of nearby residents, with particular reference to outlook, daylight and sunlight.

Reasons

Character and appearance

5. The site is a part single, part two storey brick building and attached garages located on the western side of Mackay Road. Formerly used as an office/workshop, the building is an early to mid-20th century addition which is quite distinctive in its setting. The western street scene of Mackay Road features a variety of building lines at varying heights, some being set back from the road and some being located at the pavement edge. The area has an urban residential character, and the garages are located within the WCA.

6. The heritage significance of the WCA derives largely from the architectural and historic quality, character and coherence of the historic buildings that line Wandsworth Road. The garages have a mildly negative effect upon the WCA, given their lack of coherent materials, being metal roller shutters and corrugated sheet roofing. The main building has a neutral effect upon the setting of the WCA.

7. The proposal seeks permission to erect a first floor over the flat roof of the single storey front element, along with the removal of the 2 garages to the side. Fenestration alterations are proposed and a parking bay/courtyard in lieu of the garages.

8. Whilst located adjacent to the two storey buildings set back behind front gardens, due to its age, design and siting; the building does not form part of this pattern of development, and is quite unique in the street scene. Having the ground floor sited on the pavement edge, a feature that contributes to the varying building line, I consider that the introduction of the first floor would not detrimentally affect the established pattern of development. Furthermore, although the proposed first floor extension would be more prominent, it would have a subordinate height in comparison to the adjacent two storey buildings, and is set a fair distance away from the properties on Wandsworth Road. Therefore, given these combined factors, I do not find that the proposal would be a dominant or intrusive addition, nor do I find that it would adversely affect the views into the WCA or up and down Mackay Road.

9. The design of the extension features details that would positively respond to the original character of the building, by the use of matching materials, parapet roof form and architectural detailing including the continuation of brick piers and brick headers.

10. The window design proposes the use of multiple panes with narrow metal glazing bars. I consider that the introduction of larger windows and consistency of glazing design over the two floors would not detract from the existing building and would provide an acceptable appearance, due to the slender frames and proportionate openings. Furthermore, given the building's age and the proposed design, the use of metal frames would be appropriate. As such, I am satisfied that proposal would be a suitable addition to the street scene and improve the quality of the existing building.

11. The removal of the garages within the WCA, and replacement with red brick walling and a metal framed timber screen gate would enhance the setting, forming an improvement to the street scene, coherent with the rest of the proposal.

12. Owing to its high quality design, the unique nature of the appeal building and the varying building line and heights within the street scene, I find that the proposal would respect the established positive characteristics of the area. It would be in keeping with the prevailing architectural character of the host building creating a well-designed addition that would have a positive effect upon the local context and character of the area.

Living conditions

13. The proposed first floor extension would adjoin the northern boundary of 2 Mackay Road, a residential 2 storey end of terrace house. I noted the objection from the occupiers and I took the opportunity to assess the proposal from the property's windows on my site visit.

14. The ground floor window to the lounge of No 2 is opaquely glazed to the lower panel and the upper floor windows both serve a bedroom. There is a side access between the appeal site and No 2 which creates a gap, and the location and height of the side wall already encloses this northern boundary at ground floor level.

15. Given that the development would not be directly in front of the windows, the outlook from these openings would only be affected when looking northwards. Due to the existing wall, the effect upon the outlook from the ground floor window would be similar to that already experienced.

16. Whilst I appreciate that there would be a slight enclosure to the northern most first floor window, due to the oblique nature of the enclosure and the additional unaffected window in this room; the proposal would not create an undue sense of enclosure. I also find there to be no effect upon the guest bedroom/studio due to the location of the proposal.

17. The front garden is open to Mackay Road. Whilst the increase in height of the flank wall to the appeal property may lead to a modest increase in a sense of enclosure on the northern boundary, there would still be an adequate outlook to the east and south.

18. It is acknowledged by both the appellant and the Council that the development would not lead to any undue loss of sunlight, daylight or privacy. Based on my assessment, I agree with this view due to the location of the extension being to the north of No 2, and the location of the windows. Furthermore, the Daylight and Sunlight Report concludes that there would be no harmful effect upon the daylight and sunlight currently enjoyed by No 2. Additionally, due to the

location and existing circumstances, the development would not have an unacceptable impact on the levels of daylight and sunlight experienced at 92 Upper House The Chase. As such, I am satisfied that the effect of the development upon living conditions would be acceptable.

Conclusion

19. Consequently, I find that the proposal would not harm the character and appearance of the host property and surrounding area and would preserve the heritage significance of the WCA. Additionally, I find that it would not have an adverse effect upon the living conditions of nearby residents.

20. There would be no conflict, therefore, with Policies Q2, Q5, Q11 and Q22 of the LP, which seek to secure high quality development that preserve or enhance the character or appearance of conservation areas and protect the amenity of occupants. I also find compliance with the Building Alterations & Extensions Supplementary Planning Document (2015).

21. To ensure certainty I shall attach a condition requiring that development is carried out in accordance with the approved plans. A condition relating to external materials is needed to ensure that the appearance of the development is satisfactory.

22. It would be unnecessary to insert a condition which precludes the use of the roof as a terrace as this is not proposed as part of the scheme. Furthermore, it would be unreasonable to require the rear windows of the building to be obscure glazed as whilst some are being made larger, the new windows would not lead to increased overlooking. Given my findings above, I do not consider that it would be necessary to require the flank walls to be painted to ameliorate the effect of the development upon living conditions.

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

Katie McDonald

INSPECTOR