
Appeal Decision

Site visit made on 11 September 2017

by G D Jones BSc(Hons) DipTP DMS MRTPI

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

Decision date: 21 September 2017

Appeal Ref: APP/E5330/D/17/3179206
52 The Keep, Blackheath SE3 0AF

- 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 Nima Tabari and Elham Zargari against the decision of Royal Borough of Greenwich Council.
 - The application Ref 17/1247/F, dated 16 April 2017, was refused by notice dated 15 June 2017.
 - The development proposed is a single storey side extension to dwelling house and internal remodelling.
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Decision

1. The appeal is allowed and planning permission is granted for a single storey side extension at 52 The Keep, Blackheath SE3 0AF in accordance with the terms of the application, Ref 17/1247/F, dated 16 April 2017, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than three years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved drawings: No 104-201; No 104-202; No 104-203; No 104-207; No 104-208.
 - 3) The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.

Main Issue

2. The main issue is the effect that the proposed development would have on the character and appearance of the host building and of the surrounding area, including whether it would preserve or enhance the character or appearance of the Blackheath Park Conservation Area.

Reasons

3. The appeal property is an end of terrace, two-storey house located in a predominantly residential area. It is also within Blackheath Park Conservation Area (the CA). The townscape of this part of the CA is typical of the Span development that characterises parts of the CA. The Council has produced an Appraisal document for the CA (the CAA)¹. It states that *the hallmarks of the*

¹ Blackheath Park Conservation Area Appraisal, the Council of the London Borough of Greenwich and English Heritage, 2013

Span developments were short terraces of houses and flats, often grouped round courtyards or set amongst shared gardens and with subtle changes of level. Landscaping was a high priority and an effort was made to subordinate the car to free pedestrian movement. This is consistent with what I observed when I visited The Keep.

4. The CAA also states the special significance of the area comes from the quality and diversity of its housing, ranging from grand Georgian and Victorian villas to compact flats. From my observations when visiting the area and from the wider information before me, I agree.
5. Although the proposed extension would be single storey and set back from the front elevation, it would respect the linear form of the host terrace and that of the nearby rows of houses and garage blocks. While it would be reasonably broad relative to the host house, in the context of the entire terrace it would not appear disproportionate; particularly bearing in mind its modest overall scale.
6. The simple design of the proposed extension draws on some of the distinctive features of the existing/original development, such as the flat roofs of the garage blocks, the fenestration of the houses and facing materials, while allowing the form of the 'hallmark' terrace to remain clearly legible due to its siting and scale relative to its host.
7. For the foregoing reasons, therefore, the proposed development would not have a detrimental effect on the character and appearance of the host building and would preserve the character and appearance of the CA. Consequently, in these respects, it accords with Policies 7.4 (Local Character) and 7.8 (Heritage Assets and Archaeology) of the London Plan 2016, Policies DH1 (Design), DH3 (Heritage Assets), DH(a) (Residential Extensions) and DH(h) (Conservation Areas) of the Royal Greenwich Local Plan: Core Strategy 2014 and with the Residential Extensions, Conversions and Basements Supplementary Planning Document 2016.

Conditions and Conclusion

8. In addition to the standard time limit condition the Council has requested two conditions which I have considered in the light of government guidance. In order to provide certainty, a condition requiring that the development is carried out in accordance with the approved plans would be necessary. A condition to control the facing materials of the extension would also be necessary to protect the character and appearance of the area.
9. I conclude, therefore, that the appeal should be allowed subject to the identified conditions.

G D Jones

INSPECTOR