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## Appeal Decision

Site visit made on 28 November 2017

**by C Cresswell BSc (Hons) MA MBA MRTPI**

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

**Decision date: 12 December 2017**

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**Appeal Ref: APP/U5360/W/17/3181353**

**77 and 79 Chatsworth Road, Hackney, London E5 0LH**

- 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 Bucknor against the decision of the Council of the London Borough of Hackney.
  - The application Ref 2016/4616, dated 15 December 2016, was refused by notice dated 9 February 2017.
  - The development proposed is erection of mansard roof extensions to existing houses to provide 1 no. new 2 bed, 4 person unit.
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### Decision

1. The appeal is dismissed.

### Main Issue

2. The main issue is the effect of the proposed development on the character and appearance of the area.

### Reasons

3. This part of Chatsworth Road is dominated by older style terraced properties which have commercial uses on the ground floors and residential uses above. Although some properties have been subject to modern alterations, the street scene in this location maintains a relatively consistent appearance, with traditionally proportioned terraces on both sides of the street.
4. The appeal concerns No's 77 and 79 Chatsworth Road which are Victorian terraced properties typical of the surrounding area. While the ground floors feature a shopfront (an estate agent) and modern glazing, the upper storeys maintain a more traditional appearance in keeping with adjoining properties. This includes a parapet wall which runs uniformly along the length the terrace and is a distinctive feature of many other terraces in the vicinity. The rear elevations can also be seen from Blurton Road. From here, the profile of the butterfly roofs is a distinguishing characteristic. The terrace therefore makes a positive contribution to the local townscape.
5. Although the property at the far end of the appeal terrace (No 83) has a flat roof behind the parapet wall, the terrace otherwise has a consistent and unbroken roofline which appears to retain its original form. There are no mansard roof extensions visible from either the Chatsworth Road frontage or the rear elevation which is seen from Blurton Road.

6. According to Policy DM1 of the Hackney Development Management Local Plan (the Local Plan) development proposals should retain or enhance characteristic rooflines and other townscape features which make a positive contribution to the character of the area. Further policy guidance is contained within the Hackney Residential Extensions and Alterations Supplementary Planning Document 2009 (the SPD) which states that roof extensions are not normally acceptable in those terraces where an unbroken roof line remains.
7. It is proposed to construct a mansard roof extension which would run across No's 77 and 79 in order to form a new self-contained residential unit. Due to its height and proximity to the parapet wall, the extension would be clearly visible from within Chatsworth Road. It would also be seen from the rear of the terrace within Blurton Road. Even though the proposal reflects the design recommendations set out within the SPD, the effect of the extension would nonetheless be to disrupt the unbroken roofline of the terrace. As such, it is a development which the SPD says is not normally acceptable.
8. I am mindful that the Council has granted planning permission for mansard roof extensions elsewhere within Chatsworth Road since the SPD was adopted. This includes the permission<sup>1</sup> for a new mansard roof extension at No 100 which, I understand, had an unbroken roofline. However, the officer report makes it clear that there would be no visual impact on the Chatsworth Road street scene as a result of the extension. Indeed, the plans show that the mansard would be set back from the parapet wall. Hence, the circumstances are somewhat different from that of the appeal proposal. My attention has also been drawn to an extension at No 57 but I understand that scheme is also designed in a manner that hides it from Chatsworth Road.
9. I note that the street scene within Chatsworth Road includes a number of mansard extensions in addition to those referenced above. However, in this particular case, I have found that the proposed development would noticeably interrupt a section of terrace that does not contain any similar roof extensions. While I appreciate that the extension would be a relatively small feature in the context of the wider surroundings, it would nonetheless cause incremental harm to the traditional appearance of the terrace. It would therefore erode the character and appearance of the area.
10. I recognise that the proposed extension would create an additional unit of accommodation. This benefit should not be overlooked given the aim of the National Planning Policy Framework (the Framework) to significantly boost the supply of housing. However, the Framework also aims to promote and reinforce local distinctiveness. In this case, I have found that the extension would not achieve this objective.
11. I therefore conclude that the proposed development would incrementally harm the character and appearance of the area. For the reasons given above, there would be conflict with Policy DM1 of the Local Plan and the aims of the DPD. The appeal should therefore be dismissed.

*C Cresswell*

INSPECTOR

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<sup>1</sup> Council Ref: 2015/2495