

Appeal Decision

Site visit made on 26 June 2019

by G Powys Jones MSc FRTPI

an Inspector appointed by the Secretary of State

Decision date: 23rd July 2019

Appeal Ref: APP/K5600/D/19/3227544

10 Ladbroke Road, London, W11 3NG

- 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 Ms Tatjana Greil Castro against the decision of the Council of the Royal Borough of Kensington and Chelsea.
 - The application Ref PP/19/00529, dated 22 January 2019, was refused by notice dated 19 March 2019.
 - The development proposed is the erection of portico to dwelling.
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Decision

1. The appeal is allowed and planning permission is granted for the erection of portico to dwelling at 10 Ladbroke Road, London, W11 3NG in accordance with the terms of the application Ref PP/19/00529, dated 22 January 2019, subject to the conditions set out in the attached Schedule.

Main issues

2. The appeal property is situated within the Ladbroke Conservation Area (CA). Accordingly, the main issue is whether the development would preserve or enhance its character or appearance.

Reasons

3. The appeal property stands on a corner, at the junction of Ladbroke Road and Horbury Crescent. Its principal elevation, including its front door, faces Horbury Crescent, whilst its narrow, side elevation is viewed as part of an attractive terrace facing Ladbroke Road. The building is comprised of four floors, including a lower-ground floor, and it displays a relatively modern mansard roof. The ground and lower-ground floors of the principal elevation and the narrow side elevation facing Ladbroke Road are channelled stucco painted white, and the upper storeys are London-stock brick. Stucco quoining adorns the building from first floor level to the cornice. The appellant intends to add a portico to the main entrance in Horbury Crescent.
4. Reference is made to the Ladbroke Conservation Area Appraisal adopted by the Council in 2015, and the appellant has commissioned a Heritage Statement, which accompanied the original application. I found both documents to be well researched, comprehensive and informative.
5. The Ladbroke Association (LA) objects to the proposal and says:

No. 10 is part of a handsome terrace of houses with exceptionally untouched facades, and that all are designed to be without protruding porches and porticoes. The entrance to No. 10 is

around the corner in Horbury Crescent and it could be argued that it should be viewed as part of that road. However, the houses in the adjacent block in Horbury Crescent have only shallow decorative porticoes, not porches with detached pillars. The proposed porch would therefore be out of character from the point of view of both streets.

6. The Council, judging from its officer report, gives strong support to this view, but also adds that:

The buildings audit (page 19) within The Ladbroke Conservation Area Appraisal confirms that the application site makes a positive contribution to the historic and architectural character and appearance of the conservation area. All buildings which have been identified as positive are a key reason for the designation and significance of the conservation area. The Appraisal advises: "The unified features to all elevations such as windows, stucco details, doors and porches, make an essential contribution to the area's character which suffers where these have been lost or replaced unsympathetically". A new feature which departs from that unity must, therefore, be questionable.

7. This corner property's design is not uncommon since as the Appraisal points out:

Another distinctive and important feature of Ladbroke Conservation Area is the well designed terrace ends...In many cases, the entrance of the end house has been moved to the side, so that viewed head-on, it appears as a detached house.

8. That is, indeed, the case here, and the gap between the appeal property's principal elevation and the next house to the north in Horbury Crescent emphasizes the degree of separation. Viewed from Horbury Crescent the property is perceived as a detached dwelling having more of an affinity to the remainder of the dwellings in the Crescent than to the terrace around the corner.
9. The Appraisal acknowledges that porches are characteristic features within the CA, and appear in a variety of forms. Porches are also evident on many of the properties in Horbury Crescent, albeit of a different design to that proposed here. Many of the corner properties illustrated in the Appraisal display porches and other decorative features. In these circumstances I do not consider the proposal to be 'questionable' as suggested by the Council. On the contrary I find the proposed feature to be well-designed, well-proportioned and entirely characteristic of the CA as a whole, and that it could be built without causing harm to the integrity of the terrace facing Ladbroke Road.
10. I therefore conclude that, in the absence of harm, the proposal would preserve the character and appearance of the CA. No conflict accordingly arises with those provisions of Policies CL1, CL2, CL3, CL6 and CL11 of the Council's Consolidated Local Plan directed to ensuring high quality of design and requiring development to preserve or enhance the character or appearance of the CA and to protect the special architectural or historic interest of the area.
11. The Council has not suggested any conditions, but I consider that some are necessary, firstly to ensure, for the avoidance of doubt, that the proposal is built in accordance with the approved drawings; secondly, in the interests of visual amenity, that the external finishes of the proposal match that of the existing dwelling.
12. All other matters raised in the representations have been taken into account, but none is of such strength or significance as to outweigh the considerations that led me to my conclusions. Accordingly, for the reasons set out above, the appeal is allowed.

G Powys Jones

INSPECTOR

Schedule of 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 plans: 10LADB-000 Rev P1, 10LADB-001 Rev P1, 10LADB-100 Rev AP1, 10LADB-300 Rev AP1, 10LADB-301 Rev AP1.
3. 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.