



Appeal Decision

Site visit made on 17 September 2019

by Thomas Hatfield BA (Hons) MA MRTPI

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

Decision date: 1st October 2019

Appeal Ref: APP/W5780/D/19/3232948

30 Grove Park, Wanstead, London, E11 2DL

- 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 Amr Mahir against the decision of the Council of the London Borough of Redbridge.
 - The application Ref 1039/19, dated 1 March 2019, was refused by notice dated 24 June 2019.
 - The development proposed is described as *"replace rear conservatory with orangery-style extension; loft conversion with 2 No. dormers & front rooflight; double height bay extension to front elevation; hip-to-gable extension to front elevation; alterations to fenestration on rear elevation"*.
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Decision

1. The appeal is dismissed.

Main Issue

2. The main issue is whether the development would preserve or enhance the character or appearance of the Wanstead Grove Conservation Area.

Reasons

3. The appeal site is set within the Wanstead Grove Conservation Area which encompasses a historic residential area, fringed by open space, that dates mostly to the 19th century. Its significance stems from its large number of well-preserved buildings and spaces that reflect the historic development of the area as a suburb of London.
4. The appeal site consists of a detached house on the south eastern side of Grove Park. It is set within a row of large detached properties, many of which are of individual character and design. The appeal property itself has a traditional appearance that is in keeping with the surrounding properties. Whilst it is not specifically identified as being a 'positive building' in the Wanstead Village Conservation Area Character Appraisal (2006), it is pleasantly proportioned and complements the grander properties to the west.
5. The proposal includes a number of elements that were previously subject to approval under permission Ref 0887/16. However, it would also introduce a 2 storey front projection that did not form part of that permission. This feature would protrude out to the same extent as the existing front projection, although it would be significantly narrower in width. This would create an

awkward, cramped appearance that would unbalance the frontage of the property. The proposed 2 storey bay window would also be noticeably different in shape and size to the existing fenestration, which would be a discordant feature. Overall, the proposed front projection would appear contrived and unsympathetic to both the host property and its surroundings. In this regard, it would introduce an incongruous feature that would draw the eye and be detrimental to this part of the conservation area.

6. My attention has been drawn to Nos 16, 18, 20, 24, and 26 Grove Park, which have double front projections with bay windows fronting the street. However, those properties are of a very different design to No 30 Grove Park, and their double front projections are attractive original features. That is not the case here.
7. For the above reasons, I conclude that the development would fail to preserve the character and appearance of the Wanstead Grove Conservation Area. This harm would be 'less than substantial' in the context of Paragraphs 195-196 of the National Planning Policy Framework ('the Framework'). However, in this case there are no public benefits that would outweigh this harm.
8. The development would therefore be contrary to London Plan Policies 7.4 and 7.6, Policies LP26, LP30, and LP33 of the Redbridge Local Plan (2018), and guidance in the Framework relating to designated heritage assets.
9. My attention has also been drawn to the Redbridge Borough-wide Conservation Area Management Proposals (part 1) (2014). This states that management proposals for each conservation area will be set out in forthcoming 'part 2' documents. As of yet, no 'part 2' document has been published for the Wanstead Grove Conservation Area. In this regard, it is asserted that there are therefore no policy instruments in place relating to the conservation area. However, all conservation areas in Redbridge are afforded protection under section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, guidance in the Framework, and by policies in the Local Plan.

Other Matter

10. The development would not result in any harmful overlooking and would use materials that would match the host building. However, these are ordinary requirements for new development and they do not represent a positive benefit that weighs in favour of the scheme.

Conclusion

11. For the reasons given above I conclude that the appeal should be dismissed.

Thomas Hatfield

INSPECTOR