



Appeal Decision

Site visit made on 1 October 2019

by John Braithwaite BSc(Arch) BArch(Hons) RIBA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 4 October 2019

Appeal Ref: APP/N5660/Y/18/3215749

108 Kennington Road, London SE11 6RE

- The appeal is made under section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990 against a refusal to grant listed building consent.
 - The appeal is made by Mr Philippe Savoy against the decision of the Council of the London Borough of Lambeth.
 - The application Ref 18/02789/LB, dated 1 July 2018, was refused by notice dated 24 September 2018.
 - The works proposed are new first floor bathroom, new third floor shower room and remodelling of existing second floor bathroom.
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Decision

1. The appeal is allowed and listed building consent is granted for new first floor bathroom, new third floor shower room and remodelling of existing second floor bathroom at 108 Kennington Road, London in accordance with the terms of the application Ref 18/02789/LB dated 1 July 2018 and the plans submitted with it.

Reasons

2. The main issue is the effect of the proposed works on the architectural and historic interest and significance of the appeal property, a four storey plus basement mid-terraced dwelling that is a Grade II listed building.

3. The Council's reason for refusal of the application refers to two matters; the installation of internal pipework and the creation of bathrooms at first and third floor levels. The internal pipework and the first floor bathroom have been installed whilst the third floor bathroom has not. The drawings and supporting information submitted with the application, taken together with information gained at the site visit, is sufficient to reach a determination of the appeal.

4. The internal pipework and a soil pipe have been installed discretely and without any significant loss of building fabric. This element of the works has not had any adverse effect on the architectural and historic interest and significance of the listed building. The installation of the first floor bathroom has not altered the plan form of the building and has been achieved without any significant loss of, or alteration to, decorative features. The change of use of the room from a sitting room to a bathroom reflects the personal requirements of the current owners of the property. This is not a significant factor. The installation of the first floor bathroom has not had any adverse effect on the architectural and historic interest and significance of the listed building.

5. The third floor bathroom would be created by subdividing a bedroom and would be accessed from both bedrooms at this floor level. The plan form of the

dwelling has previously been altered; two original rooms at raised ground floor level have been combined by the removal of an internal wall. Furthermore, the third floor bedrooms are not principal accommodation in the dwelling and neither the alteration to the plan form or the covering up of a chimney breast would be harmful to the character and layout of the room or to the architectural and historic interest and significance of the building.

6. The Council has not suggested any conditions and none are required, even the standard time limit condition because the works have been commenced.

Conclusion

7. None of the works, either those that have been carried out or those that have yet to be commenced, adversely affect the architectural and historic interest and significance of the appeal property. Paragraphs 195 and 196 of the National Planning Policy Framework are not engaged and, though there is no statutory requirement to have regard to the Development Plan in listed building applications and appeals, the works do not conflict with policy Q20 of the Council's Local Plan.

John Braithwaite

Inspector