



Appeal Decision

Site visit made on 23 September 2019

by Rachael Pipkin, BA (Hons), MPhil, MRTPI

an Inspector appointed by the Secretary of State

Decision date: 21st October 2019

Appeal Ref: APP/X5990/W/19/3233131

4 Clifton Hill, London, NW8 0QG

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant consent, agreement or approval to details required by a condition of a planning permission.
 - The appeal is made by Mr Zachary & Mrs Lisa Gozali against the decision of City of Westminster Council.
 - The application Ref: 19/03633/ADFULL dated 13 May 2019, sought approval of details pursuant to condition No. 4 of a planning permission Ref: 19/01133/FULL granted on 9 April 2019.
 - The application was refused by notice dated 21 May 2019.
 - The development proposed is rendering of front façade and replacement of a garage door with a sash window.
 - The details for which approval is sought are: render colour – Farrow and Ball Middleton Pink 245.
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Decision

1. The appeal is allowed, and the details approved, namely render colour – Farrow and Ball Middleton Pink 245, in pursuance of condition No. 4 of planning permission Ref: 19/01133/FULL dated 9 April 2019.

Procedural Matter

2. Planning permission was granted for rendering of the front façade of 4 Clifton Hill (No. 4) with a condition requiring the approval of the colour of the render. The rendering and painting of the front façade of the house in a light pastel pink has already been carried out. I have determined the appeal on that basis.

Main Issue

3. The main issue is whether or not the colour of the render preserves or enhances the character and appearance of the host property and the St John's Wood Conservation Area.

Reasons

4. No. 4 is located in the St John's Wood Conservation Area (CA) which the *St John's Wood Conservation Area Audit 2008* (the Audit) describes as having a 'leafy, residential character' and a 'low density, suburban townscape'. The area around Clifton Hill, towards the northern end of the CA, is characterised by a mix of imposing detached and semi-detached villas, mostly dating back to the 1800s, in a variety of styles and finishes including stucco/render and brickwork. Many of the properties along Clifton Hill are Grade II listed

buildings as well as two properties opposite 2 Clifton Hill (No 2) on Loudoun Road and are identified as particularly good examples of Italianate style villa buildings. In my view, these listed buildings have limited individual settings but together they contribute to the significance of the CA as a whole. The Audit identifies that stucco within the CA has generally been painted in a limited range of shades avoiding disrupting the unity of terraces and groups as contrasting colours generally do. These colours give a pleasing variation to the appearance of the buildings that positively contributes to the significance of the CA.

5. Government policy in respect of the historic environment is set out in the National Planning Policy Framework (the Framework). Paragraph 184 advises that historic assets are an irreplaceable resource that local authorities should conserve in a manner appropriate to their significance. Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of conservation areas and Section 66(1) advises that special regard must be given to the desirability of preserving a listed building or its setting.
6. No. 4 is a detached house and occupies a prominent position close to the junction of Clifton Hill and Loudoun Road. Despite being a relatively modern property dating back to the 1960s, the house is of a traditional design incorporating sash windows, a low pitched roof and architectural features typically found in 19th century buildings. It incorporates yellow stock brickwork with a rendered façade, typical of other more historic buildings within the area. It is identified as an unlisted building of merit in the Audit and makes a positive contribution to the character and quality of the local area.
7. The Council's guidance for painting of stucco is set out in *A Guide to Care and Maintenance – Stucco*. This sets out that buildings that form part of a unified group should always be painted in the established colour. The guidance identifies recommended colours and advises against the use of brilliant white, but states that the choice is dependent on the predominant shade of a particular group or terrace.
8. No. 4 as a detached house with a lower roof height and wider frontage does not relate directly to the character and design of other properties along Clifton Hill. It is more similar to No. 2, which is a house of a similar scale and design. However, unlike the appeal property which now has a rendered façade, No. 2 is finished in brickwork. Consequently, No. 4 does not form part of a particular group or terrace of properties. However, its rendered finish and brickwork provide a visual link with surrounding rendered properties and its relationship with those properties is therefore important in terms of the overall character and appearance of the area.
9. The Council sets out that buildings in St John's Wood were historically painted white or off-white in colour. Whilst this may be the case, there is no prevailing colour of properties along Clifton Hill nor within the surrounding streets. Whilst some properties are painted in white and off-white, there are several examples of properties including a number of Grade II listed buildings, painted in other colours including creams, yellows, greys, greens and pinks, some of which are quite bold and more prominent than the colour of the appeal property. The pink colour of the render on the appeal property is neither bright nor gaudy but

a delicate shade of pink which, in my view, is both harmonious and in keeping with the palette of colours used on surrounding properties, including nearby Grade II listed buildings along Clifton Hill and on the opposite side of Loudoun Road. Consequently, it does not harm the setting of these listed buildings and their contribution to the CA.

10. My attention has been drawn to a previous appeal¹ decision for extensions to the property and the condition imposed by the Inspector regarding materials to match those used in the existing building. I note this was to protect the character and appearance of both the host property and the conservation area and therefore to ensure that the new work integrated successfully into the conservation area. As I have found that the colour of the render is in keeping with the surrounding properties, it therefore follows that it does integrate successfully with the conservation area.
11. I conclude that the proposed colour preserves the character and appearance of the host property and the St John's Wood Conservation Area. It would therefore accord with Policies S25 and S28 of the Westminster City Plan² 2016 and saved Policies DES 1, DES 5, DES 9, DES 10 and paragraphs 10.108 to 10.128 of the Unitary Development Plan 2007. These policies together and amongst other things, seek development that sensitively upgrades buildings; respects Westminster's heritage and local distinctiveness and the character of existing buildings; has regard to the relevant conservation area audit and other adopted supplementary guidance in relation to alterations to unlisted buildings within conservation areas; and does not adversely affect the setting of a listed building.
12. I have found no conflict with Policy DES 7 as this relates to townscape management and the provision of features not relevant to the appeal proposal.

Conditions

13. The Council has suggested a condition requiring the development to be carried out in accordance with plans in the event that the appeal is allowed. I have considered this against the tests set out in Paragraph 55 of the Framework. However, as I have specified the details within my formal decision, a separate condition is not necessary.

Conclusion

14. For the reasons set out above, I conclude the appeal should be allowed.

Rachael Pipkin

Inspector

¹ APP/X5990/D/17/3171530

² Westminster City Plan 2016 Consolidated with all changes since November 2013