



Appeal Decision

Site visit made on 4 November 2019

by Andrew Bremford BSc (Hons) MRICS

an Inspector appointed by the Secretary of State

Decision date: 15 November 2019

Appeal Ref: APP/H5960/Z/19/3236393

131 Balham High Road, London SW12 9AU

- 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 L Nassiry against the decision of the Council of the London Borough of Wandsworth.
 - The application Ref 2019/0483, dated 3 February 2019, was refused by notice dated 29 August 2019.
 - The development proposed is to remove existing external shuttering and replace with new shuttering.
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Decision

1. The appeal is dismissed.

Main Issue

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

Reasons

3. The appeal site is a ground floor retail unit that occupies a prominent corner location at the junction of Balham High Road and Hildreth Street in a mainly commercial area.
4. The proposed external shuttering when rolled down would extend across the full width of the front and flank elevations of the premises. During shop opening hours the shuttering would be rolled up into external shutter boxes positioned below the fascias on the outside of the building.
5. I acknowledge the design of the proposed shuttering incorporates punched holes lessening the solid appearance compared to those of which it would replace. Furthermore, when rolled down, the punched holes in the shuttering would allow some light to pass through if the occupier decides to leave lighting on inside the premises. However, in this position the proposed shuttering would still present a largely solid and blank façade along a significant length of shop frontage to Hildreth Street and Balham High Road. Thus, the development would create a visually uninspiring frontage at a conspicuous corner location, reducing the interest it displays to those passing and so diminishing their enjoyment of the street-scene.
6. By virtue of their position, the proposed shutter boxes would protrude forward of the front and flank elevations. When the shuttering is rolled up during the

hours when the premises is open the shutter boxes, which would be overly bulky features, would appear discordant in the elevations of the building.

7. Overall, for the reasons outlined above, I consider the design of the proposed shuttering would not sit comfortably on the building and would therefore be an unduly dominant and incongruous addition to the street-scene. Thus, I conclude the proposal would detract unacceptably from the character and appearance of the area. As such it would conflict with Policies DMS 1 and DMTS 9 of the Wandsworth Development Management Policies Document 2016 which, amongst other things, seek to ensure that the appearance of development is of high quality and shopfront shuttering which presents a blank frontage is avoided.

Other Matters

8. I recognise that the appellant has attempted to overcome the concerns raised with the design of the previous proposal dismissed at appeal¹. Moreover, I note that the appellant contends that the reason for the proposal is to act as a crime deterrent following several break-ins at the premises. I have no reason to question that security is an important issue, however, I have no compelling evidence before me about the incidents of crime referred to by the appellant. Nevertheless, I have taken this point into account as far as I am able to based on the information before me; however, it does not outweigh the harm I have found in respect of character and appearance.
9. I have considered this appeal proposal on its individual planning merits and none of the other matters raised alter or outweigh my conclusion on the main issue.

Conclusion

10. For the reasons set out above, I conclude that the appeal should be dismissed.

Andrew Bremford

INSPECTOR

¹ Reference APP/H5960/W/18/3207167