
Appeal Decision

Site visit made on 19 November 2019

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

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

Decision date: 25th November 2019

Appeal Ref: APP/F5540/Y/18/3219340

49 Strand on the Green, London W4 3PD

- 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 Russell Walls against the decision of the Council of the London Borough of Hounslow.
 - The application Ref 01076/49/P8, dated 28 June 2018, was refused by notice dated 31 October 2018.
 - The works proposed are 'remove existing rear second floor dormer window and create new extended dormer to increase living space, creating a new shower room'.
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Decision

1. The appeal is dismissed and listed building consent is refused.

Reasons

2. 49 Strand on the Green is a Grade II listed building. The main issue is the effect of the proposed works on the architectural and historic interest and significance of the listed building.
3. The two storey plus attic building was built in the early 19th century in brown brick under a hipped slate roof, though the rear elevation is painted white. The existing dormer is on the rear roof slope close to a chimney. The 'rear elevation existing' on a scaled application drawing shows the left side of the dormer to be about 0.7 metres from the left hip of the roof. But it was noted at the site visit that the left side of the dormer is, in fact, very close to the left hip. The drawing does not correctly identify the relationship of the existing dormer to the hip.
4. The drawing shows the existing dormer to be about 2.3 metres wide and the right side of the dormer to be about 0.3 metres from the chimney. The proposed dormer would be slightly over 2.6 metres wide. The proposed dormer could not be any closer to the hip than the existing dormer, this would result in difficult and incongruous detailing, and if it were to be 'widened' only to the right the dormer would touch the chimney. But the 'rear elevation proposed' shows the proposed dormer to be about 0.5 metres from the hip and 0.2 metres from the chimney.
5. The application drawings do not correctly show the relationship of the proposed dormer to the hip and the chimney. If it were to be built it would have, at best, a cramped appearance. The application drawings show that the front of the dormer would be about 1.3 metres closer to the eaves and that it would be about 0.35 metres higher than the front of the existing dormer. Consequently, the proposed dormer would be significantly more prominent than the dormer it would replace and would dominate the rear elevation of the listed building.

Other matters

6. The harm to the significance of the listed building would be less than substantial. However, with regard to paragraph 196 of the National Planning Policy Framework, there are no public benefits to outweigh the harm that would be caused. Though the Development Plan is not a statutory consideration in matters relating to listed building consent, it is worth noting that the proposed dormer conflicts with the thrust of policy CC4 of the Hounslow Local Plan.

7. The appeal building is within the Strand on the Green Conservation Area. For the reasons given above the proposed dormer would have an adverse effect on the character and appearance of the Conservation Area.

Conclusion

8. The proposed dormer could not be built as it is shown on the application drawings. The dormer would be out of scale and would be a prominent and dominant feature that would have a serious adverse effect on the architectural and historic interest and significance of the listed building.

John Braithwaite

Inspector