
Appeal Decision

Site visit made on 19 November 2019

by M Cryan BA(Hons) DipTP MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 5 December 2019

Appeal Ref: APP/X5210/D/19/3236314

4 Brecon Mews, London N7 0BN

- 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 Alfred Wilson against the decision of the Council of the London Borough of Camden.
 - The application Ref 2019/2232/P, dated 16 April 2019, was refused by notice dated 22 July 2019.
 - The development proposed is a second storey side extension.
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Decision

1. The appeal is dismissed.

Main Issue

2. The main issue is the effect of the proposed development on the character and appearance of the host property and the surrounding area.

Reasons

3. The appeal site is the end house of a short terrace of similar dwellings within a private gated courtyard. There is a corresponding terrace opposite. It is built of yellow brick and has three storeys, the top floor of which is set partly within the roofspace and its large gable-fronted dormer. It has a two-storey side extension which is wedge-shaped in plan, set slightly back from the front wall of the original house, and there is a balcony on its flat roof.
4. The unified style of the houses, the pleasantly landscaped courtyard and the way the height of the buildings steps down towards the edges give the development an orderly and reasonably spacious feel.
5. The proposed second floor extension would replace the existing roof terrace. Its front wall and eaves would be higher than those of the existing house, while the ridge of its pitched roof would be at the same height as the existing house. As a result the extension would not look subordinate to the original building, and it would dominate and its appearance. It would also undermine the uniformity of style and character of the houses within Brecon Mews.
6. There are only seven houses within the courtyard and it is not a public thoroughfare. However, although it would be screened to some extent by the trees at the western boundary of Brecon Mews, the extension would also be visible from flats and paths within the adjacent Torriano Estate. The disruption

to the appearance of the host property and to the composition of Brecon Mews as a whole would therefore be seen by a wider audience than just the small number of people who would actually use the courtyard itself. Although both parties agree that the existing extension has already created an imbalance in the appearance of the host property, this is not a reason for permitting a development which would cause further harm. While the extension would be built of materials to match the existing host dwelling, this would not overcome the harm I have identified.

7. I therefore conclude that the proposed development would be harmful to the character and appearance of the host property and the surrounding area. Consequently it would conflict with Policy D1 of the 2017 Camden Local Plan and Policy D3 of the 2016 Kentish Town Neighbourhood Plan, which together seek to ensure that development respects local context and character, including height, massing and detailing. It would also fail to conform with advice in the 2019 Camden Planning Guidance 'Altering and extending your home', including that extensions should be subordinate to the original building in height and scale.

Other Matter

8. I accept the appellant's point that the extension would not cause harm to neighbours' living conditions. However this does not outweigh the harm I have identified.

Conclusion

9. For the reasons given above the appeal is dismissed.

M Cryan

Inspector