
Appeal Decisions

Site visit made on 26 November 2019

by Philip Willmer BSc Dip Arch RIBA

an Inspector appointed by the Secretary of State

Decision date: 8 January 2020

Appeal A Ref: APP/D5120/W/19/3232064

184 Rectory Lane, Sidcup, Kent, DA14 5BS.

- 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 A Riccardo against the decision of the Council of the London Borough of Bexley.
 - The application Ref 19/00688/FUL, dated 19 March 2019, was refused by notice dated 4 June 2019.
 - The development proposed is retention of skylights to rear extension.
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Appeal B Ref: APP/D5120/Y/19/3232068

184 Rectory Lane, Sidcup, Kent, DA14 5BS.

- The appeal is made under section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990 against a refusal to grant listed buildings consent.
 - The appeal is made by Mr A Riccardo against the decision of the Council of the London Borough of Bexley.
 - The application Ref 19/00689/LBC, dated 19 March 2019, was refused by notice dated 30 May 2019.
 - The works proposed are retention of skylights to rear extension.
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Decisions

Appeal A Ref: APP/D5120/W/19/3232064

1. The appeal is allowed and planning permission is granted for retention of skylights to rear extension at 184 Rectory Lane, Sidcup, Kent, DA14 5BS in accordance with the terms of the application, Ref 19/00688/FUL, dated 19 March 2019, and the plans submitted with it.

Appeal B Ref: APP/D5120/Y/19/3232068

2. The appeal is allowed and planning permission is granted for retention of skylights to rear extension at 184 Rectory Lane, Sidcup, Kent, DA14 5BS in accordance with the terms of the application, Ref 19/00689/LBC, dated 19 March 2019, and the plans submitted with it.

Main Issue

3. The appeal property, 184 Rectory Lane is a three-storey plus attic mid-terraced house in a terrace of five similar houses, which is a grade II listed building that was built about 1737. The main issue is the effect of the retention of skylights in a rear extension to the property on the architectural and historic interest of the listed building.

Reasons

4. In my judgement the significance of this listed building relates to the history of its development, its aesthetic and evidential value, in particular its three dimensional form, retained historic fabric and setting in the conservation area.
5. Planning permission and listed building consent was granted under 17/00266/FUL and 17/00267/LBC for a single storey rear extension. However, two skylights have been installed in its flat roof. These were not part of the original approved scheme for the extension.
6. The skylights, which are fabricated from uPVC measure 0.77 x 0.77 metres. They are flat-topped, stand slightly proud of the surface of the roof and therefore may well, as suggested by the Council, be open to some limited public view.
7. In respect of the overall scale of the host property the rear extension is relatively small. It has been built as a flat roofed extension off an existing pitched roof outshot. It has a pair of French doors giving access to the rear courtyard. By reason of its flat roofed form and modern French doors, albeit that they are small painted and identified as Georgian in style, the existing addition is clearly a contemporary intervention.
8. The skylights being an integral part of this clearly modern addition would be read as part of that extension. Accordingly, while they contrast in style, design and material with the existing doors and windows of the original building given their function and location they are not, in my opinion, at odds with the design and form of the addition of which they would be part. I therefore consider that the two skylights do not harm the architectural and historic interest and significance of the appeal property and the listed building.
9. There is therefore no conflict with Policy CS19 of the London Borough of Bexley Local Development Framework Development Plan Document – *Bexley Core Strategy* (Adopted February 2012), Policy ENV51 of the Bexley Council Unitary Development Plan (Adopted 28 April 2004) and Policy 7.8 of the London Plan (Adopted March 2016), or with the National Planning Policy Framework. No harm is caused either to the setting of the listed building or to the character and appearance of the Foots Cray Conservation Area within which the listed building is located.

Conditions

10. I have considered the condition suggested by the Council to control deviation from the approved plans. However, as the skylights have already been installed and as any additional works, not part of this proposal, would require listed building consent, I do not consider that any conditions are necessary in this case.

Conclusion

11. For the reasons given above and having regard to all other matters raised, I conclude that the appeals should be allowed.

Philip Willmer

INSPECTOR