
Appeal Decision

Site visit made on 7 January 2020

by Jonathon Parsons MSc BSc DipTP (Cert Urb) MRTPI

an Inspector appointed by the Secretary of State

Decision date: 20 January 2020

Appeal Ref: APP/E5330/D/19/3238318

9 Cairns Mews, London SE18 4JZ

- 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 Ms Laura Jones against the decision of Royal Borough of Greenwich Council.
 - The application Ref 19/2633/HD, dated 19 July 2019, was refused by notice dated 16 September 2019.
 - The development proposed is the conversion of a garage to habitable room.
-

Decision

1. The appeal is allowed and planning permission is granted for the conversion of a garage to habitable room at 9 Cairns Mews, London SE18 4JZ in accordance with the terms of the application, Ref 19/2633/HD, dated 17 July 2019, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans: site location plan (titled 9, Cairns Mews, Woolwich, Greenwich, SE18 4JZ), 751/01 and 751/02.
 - 3) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

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 comprises a three storey end of terrace dwelling with a garage at the ground floor. It is part of a recent development known as Cairns Mews which was constructed within the grounds of the former Brook Hospital. Other dwellings within Cairns Mews are of similar material construction and design, including matching fenestration and entrance porches.
4. The replacement of the garage door with a brick wall and a new window would not adversely affect this simple but attractive character and appearance. Similar designed and sited garage doors are a feature of this dwelling and others in the development. However, they are expansive in extent and plain as

a building feature and are largely functional in appearance. As such, the appeal dwelling's garage door adds little to the design qualities that contribute to the attractiveness of the dwelling and the development as a whole.

Furthermore, the exterior of the converted garage would be constructed with materials to match the existing dwelling and the new window would also be of similar design to others on the dwelling. Its position would be centred to marry up with the first floor window above and it would help to visually breakup up the repetitiveness of the ground floor garage doors within the development, adding architectural interest.

5. For all these reasons, the development would be of a high quality design and architectural quality, and there would be no harm to the character and appearance of the area. Accordingly, the proposal would comply with policies 7.6 and 7.8 of the London Plan 2016 (Consolidated with Alterations since 2011) and policies DH1 and DH(a) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014). By reason of its design and architectural quality, it would comply with the guidance of the Council's Residential Extensions, Basements and Conversions Guidance Supplementary Planning Guidance 2018.
6. Turning to conditions, a condition is necessary specifying the approved drawings in the interests of certainty. In the interests of character and appearance of the area, a condition is necessary setting out the requirements for external materials.
7. For the above reasons and having regard to all other matters raised, I conclude that the appeal should be allowed.

Jonathon Parsons

INSPECTOR