
Appeal Decision

Site visit made on 14 January 2020

by Nick Fagan BSc (Hons) DipTP MRTPI

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

Decision date: 21 January 2020

Appeal Ref: APP/N5660/Y/19/3231793

63 Clapham Road, London SW9 0HY

- 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 Vincent McCleary against the decision of the Council of the London Borough of Lambeth.
 - The application Ref 18/04492/LB, dated 18 October 2018, was refused by notice dated 21 February 2019.
 - The works proposed are the conversion of a 4-bed flat into a studio flat and a 2-bed flat involving the erection of a side infill first floor extension and associated internal alterations.
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Decision

1. The appeal is allowed and listed building consent is granted for the conversion of a 4-bed flat into a studio flat and a 2-bed flat involving the erection of a side infill first floor extension and associated internal alterations at 63 Clapham Road, London SW9 0HY in accordance with the terms of the application Ref 18/04492/LB dated 18 October 2018 subject to the conditions below.

Main Issue

2. The main issue is the effect of the proposed works on the significance of the Grade II listed building.

Reasons

3. No 63-73 Clapham Road is an early nineteenth century 3-storey (plus basement) terrace of houses, now predominantly converted into flats. No 63 is a mid-terrace stuccoed building, whereas the other listed buildings in the terrace are all faced in yellow stock brick.
4. The mid terrace buildings, Nos 67-69, are three windows wide, higher and have parapet fronts whereas the buildings to the side of them are only two windows wide. There are first floor side projections or extensions to all these listed buildings, apart from No 63 and its neighbour at No 61, which forms the corner building on the south side of Crewsdon Road.
5. For some inexplicable reason No 61 does not form part of this terraced group listing despite it clearly being of the same age and architectural style of the rest of the listed terrace. Although slightly wider than the appeal property, No 61 is also rendered and so the eye is drawn to these two buildings jointly.

6. Paragraph 7.1.6 of the Council's delegated report makes clear that no objections are raised to the additional storey because the original door and fanlight design along with the moulded cornice and parapet to replicate the first floor side extensions to the other listed properties in the terrace would mitigate the additional rendered storey. I agree with this conclusion especially as the extension would be rendered to match the existing building, notwithstanding that there is no such first floor side extension at No 61.
7. However, the Council objects to the proposal because of its alteration of the floor plan of the building and the removal of the historic structure, notably the staircase between the upper ground and first floor.
8. The ground floor entrance plan has already been significantly altered by the rear bathroom opposite the front door and the central rooflight. It is true that the original treads and risers, string course, balusters and handrail of the staircase from the half landing to the first floor remain. But these are not of any notable interest or special design and neither the loss of this fabric – which in any case only comprises the lower part of the stairwell – nor the alterations to the ground floor entrance plan would harm the significance of this listed building. That is because its historic and architectural interest principally derives from its elevational appearance as part of this listed terrace, which the Council agrees will not be harmed.
9. The Council has no objection to the installation of jib doors to the front and rear rooms of the proposed one-bed upper ground floor flat, nor is there clearly any objection to the removal of the ground floor bathroom and its replacement.
10. For these reasons I conclude that the proposal would not harm the significance of the listed building, and would not therefore be contrary to Policy Q20 of the Lambeth Local Plan 2015. It would also result in the creation of an additional residential unit, which is a positive aspect of the scheme.
11. I agree that all the conditions required by the Council are necessary for the reasons set out by it as attached to each condition below.
12. For the reasons given above I conclude that the appeal should succeed.

Nick Fagan

INSPECTOR

Schedule of Conditions

- 1) The works to which this consent relates must be begun not later than the expiration of three years beginning with the date of this decision notice.
Reason: To comply with the requirements of Section 18(1)(a) of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 2) The development hereby permitted shall be carried out in accordance with the following approved plans: VM/03A and VM/04A and Location Plan.
Reason: For the avoidance of doubt and in the interests of proper planning.
- 3) Prior to the commencement of the new first floor side extension, detailed drawings and samples of all external materials including brick pointing and roof material (the physical samples shall be viewed on site by officers) shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the details as approved and shall be maintained as such thereafter. Reason: To ensure that the appearance of the building is satisfactory and that the historic interest of the Grade II listed building is preserved as required by policy Q20 of the London Borough of Lambeth Local Plan (2015).
- 4) Prior to the installation of any windows, and notwithstanding the approved drawings, detailed drawings (1:20 scale elevations and larger scale 1:5 or 1:2 detailed cross sections) of all new windows including the arch detailing above shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the details as approved and shall be maintained as such thereafter. Reason: To ensure that the appearance of the building is satisfactory and that the historic interest of the Grade II listed building is preserved as required by policy Q20 of the London Borough of Lambeth Local Plan (2015).
- 5) The new rooflight hereby approved shall be conservation style, single glazed with thin black metal frames and a central vertical bar and placed flush with the roofslope. Reason: To ensure that the appearance of the building is satisfactory and that the historic interest of the Grade II listed building is preserved as required by policy Q20 of the London Borough of Lambeth Local Plan (2015).
- 6) Prior to the installation of the moulded parapet above the side extension, detailed drawings (1:20 scale elevations and larger scale 1:5 or 1:2 detailed cross sections where appropriate) of the moulded parapet shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the details as approved and shall be maintained as such thereafter. Reason: To ensure that the appearance of the building is satisfactory and that the historic interest of the Grade II listed building is preserved as required by policy Q20 of the London Borough of Lambeth Local Plan (2015).
- 7) Details of the method of extraction of soil and waste disposal from the bathrooms on the upper floors shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The development shall be carried out in accordance with the details as approved and shall be maintained as such thereafter. Reason: To ensure that the appearance of the building is satisfactory and that the historic

interest of the Grade II listed building is preserved as required by policy Q20 of the London Borough of Lambeth Local Plan (2015).

- 8) No vents, extracts, or plumbing or pipes, other than rainwater pipes, shall be fixed on the external face of the building, unless shown on the approved drawings. New rainwater pipes shall be painted cast metal. Reason: To ensure that the appearance of the building is satisfactory and that the historic interest of the Grade II listed building is preserved as required by policy Q20 of the London Borough of Lambeth Local Plan (2015).
- 9) All works within the interior of the building to make good the original fabric should match the existing. The development shall be carried out in accordance with the details as approved and shall be maintained as such thereafter. Reason: To ensure that the appearance of the building is satisfactory and that the historic interest of the Grade II listed building is preserved as required by policy Q20 of the London Borough of Lambeth Local Plan (2015).
- 10) All new external and internal works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved. Reason: To ensure that the appearance of the building is satisfactory and that the historic interest of the Grade II listed building is preserved as required by policy Q20 of the London Borough of Lambeth Local Plan (2015).
- 11) Details of all new internal doors shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The development shall thereafter be carried out solely in accordance with the approved details Reason: to safeguard the special interest of the listed building (Policy Q20 of the London Borough of Lambeth Local Plan (2015)).
- 12) Prior to the commencement of internal works, details of all sound and fire proofing works shall be submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the details as approved and shall be maintained as such thereafter. Reason: To ensure that the appearance of the building is satisfactory and that the historic interest of the Grade II listed building is preserved as required by policy Q20 of the London Borough of Lambeth Local Plan (2015).

End of Conditions