



Appeal Decision

Site visit made on 25 February 2020

by Martin Small, BA (Hons), BPI, DipCM, MRTPI

an Inspector appointed by the Secretary of State

Decision date: 10th March 2020

Appeal Ref: APP/H5390/D/19/3241992

1 Fernhurst Road, London, SW6 7JN

- 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 Parisha Kanani against the decision of the Council of the London Borough of Hammersmith & Fulham.
 - The application Ref: 2019/02465/FUL dated 19 August 2019, was refused by notice dated 16 October 2019.
 - The development proposed is installation of rear roof extension with Juliet balcony, installation of 4 no. roof lights to front roof slope.
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Decision

1. The appeal is allowed and planning permission is granted for the installation of rear roof extension with Juliet balcony, installation of 4 no. roof lights to front roof slope at 1 Fernhurst Road, London, SW6 7JN in accordance with the terms of the application, Ref: 2019/02465/FUL dated 19 August 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: 1860 / PL.00 Cover Page, OS Map and Site Block Plan; 1860 / PL.01 Existing Floor Plans; 1860 / PL.02 Rev 01 Existing Elevations (1 of 2); 1860 / PL.03 Existing Elevations (2 of 2); 1860 / PL.04 Existing Sections (1 of 2); 1860 / PL.05 Existing Sections (2 of 2); 1860 / PL.06 Proposed Floor Plans; 1860 / PL.07 Rev 01 Proposed Elevations (1 of 2), 1860 / PL.08 Proposed Elevations (2 of 2); and 1860 / PL.09 Proposed Sections (1 of 2).

Main Issue

2. The main issue is the effect of the proposed development on the character and appearance of the host property and area, with particular regard to its location within the Central Fulham Conservation Area.

Reasons

3. The appeal property forms the end of a terrace of properties along Fernhurst Road and is within the Central Fulham Conservation Area (CFCA). Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires me to pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area. Furthermore,

paragraph 193 of the National Planning Policy Framework (the Framework) requires great weight to be given to the conservation of a designated heritage asset when considering the impact of a proposed development on its significance.

4. The Council has not referred to or provided a copy of any appraisal or management plan for the CFCA, nor provided any other evidence as to its special architectural or historic interest. During my site visit I observed that the CFCA comprises streets of predominantly 2 or 3-storey terraced houses of uniform age and design in regular plot sizes, which creates rhythm and a large degree of unity along each street at ground and first floor levels. However, I also observed that some of the properties along Fernhurst Road had alterations to their front roof slopes in the form of roof lights, dormer windows or mansard roof extensions.
5. The appeal property is located on a triangular plot formed by the angle of Fernhurst Road and Filmer Road. Although the plot shape and size are not consistent with the prevailing pattern along Fernhurst Road, the design of the front elevation of the property is consistent with that of other properties in the terrace. The property therefore contributes positively to the character and appearance of the CFCA when viewed from the front. The proposed rooflights would be visible from Fernhurst Road but given their modest size and the presence of rooflights in the front roof slopes of other properties along the street, they would not be harmful to the character or appearance of the appeal property or the street scene.
6. There are views of the rear elevations of the appeal property and of a number of its neighbours from Filmer Road. I observed during my site visit that, due to various alterations including to the roofs, these rear elevations do not exhibit the same characteristic rhythm and unity to be found along the front elevations. However, overall, this variety is not materially harmful and these rear elevations, including that of the appeal property, therefore make a neutral contribution to the character and appearance of the CFCA.
7. Rear mansard roof extensions are visible from Filmer Road at 3, 7 and 13 Fernhurst Road. The appellant draws my attention to the Planning Officer's delegated report for the application for the roof extension at No. 3 which notes that "*there are numerous examples of similar development (with planning consent) within the application terrace, as well as within the street and surrounding roads*". Whilst many of these examples are not on corner properties and not every property has a roof extension, I observed that such extensions are sufficient in number not to appear at odds with the character and appearance of the CFCA.
8. Although it would be prominent when viewed from Filmer Road to the south due to the corner location of the appeal property, the proposed development would reflect the existing mansard roof extensions of nearby properties in the terrace that are also visible from Filmer Road and so would not appear incongruous. The proposed extension would extend virtually the full width of the rear roof slope but not extend beyond it or beyond the existing rear elevation or above the ridge line of the dwelling. It would thus not be disproportionate in height, width or depth to the host dwelling and so would maintain the neutral contribution of the rear elevation to the character and appearance of the CFCA.

9. From the east, opposite the flank elevation of the appeal property, the side elevation of the mansard extension would be clearly visible. However, the proposed retention of the existing parapet to the top of the flank wall of the host dwelling and the cladding of the proposed extension in slate tiles would allow the original form of the dwelling to still be appreciated. Given the size of the proposed extension relative to the size of the flank wall of the dwelling, the extension would not dominate the host dwelling in bulk, scale, materials or design.
10. I therefore conclude that the proposed extension would not be harmful to the character and appearance of the host dwelling or to that of the CFCA. It would therefore preserve the character and appearance of the CFCA. The proposal would thus accord with Policies DC1, DC4 and DC8 of the Hammersmith and Fulham Local Plan 2018, which in combination and amongst other things, require all development proposals to create a high quality urban environment that respects and enhances its townscape context and heritage assets; extensions to be compatible with the scale and character of existing development, neighbouring properties and their setting; and to conserve or enhance the significance of a designated heritage asset.
11. The proposed extension would also comply with Key Principle CAG3 of the Planning Guidance Supplementary Planning Document 2018 which sets out that new buildings, extensions and alterations should be sympathetic to the architectural character of the built context and should not have a harmful impact on the character and appearance of the conservation area, and with paragraph 193 of the Framework.

Conditions

12. The Council has requested conditions were planning permission to be granted and I have based the conditions in my decision on these. However, I have not attached a condition requiring materials to match those of the existing dwelling as requested by the Council as the materials are specified on the approved plans and I consider them to be acceptable.
13. Planning permission is therefore granted subject to the standard three-year time limit condition. It is also necessary that the development shall be carried out in accordance with the approved plans, for the avoidance of doubt and in the interests of certainty.

Conclusion

14. For the reasons given above, the appeal is allowed, and planning permission is granted subject to conditions.

Martin Small

INSPECTOR