



Appeal Decision

Site visit made on 15 September 2020

by R Cooper BSc (Hons) MCD MRTPI

an Inspector appointed by the Secretary of State

Decision date: 7 October 2020

Appeal Ref: APP/G5180/W/20/3253843

Bramshaw, Raggleswood, Chislehurst BR7 5NH

- 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 Gray against the decision of the Council of the London Borough of Bromley.
 - The application Ref DC/20/00207/FULL1, dated 7 January 2020, was refused by notice dated 10 March 2020.
 - The development proposed is the demolition of existing dwelling 'Bramshaw' & erection of a 2 storey 7 bedroom house with rooms in the roof.
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Decision

1. The appeal is dismissed.

Main Issue

2. The main issue is the effect of the development on the character and appearance of the area with particular regard to Chislehurst Conservation Area.

Reasons

3. The appeal site consists of an existing detached dwelling located on the residential cul-de-sac of Raggleswood. The prevailing character of the area comprises detached dwellings that are laid out in a linear pattern on either side of the street. Most of the houses are a similar scale and are two storeys in height. The properties are constructed in traditional materials including brick, render and tiled roofs. The buildings are set back from the road by front gardens that provide an open and spacious appearance to the area.
4. The appeal site is located on the north-eastern side of the street and is raised above the level of the road. Its location adjacent to the turning head means that it is prominent within the street scene.
5. The appeal site is located within Chislehurst Conservation Area (CA). I have been provided a copy of the CA boundary, which shows that it covers an extensive area of land comprising various forms of development and areas of open space. The special interest of the CA comes from the area's valleys with a raised plateau at its centre, upon which lies scattered historic villages. The area now contains a network of settlements and open areas formed around Chislehurst Common and the various routes crossing it.
6. The appeal site is located within sub-unit 8a of the CA, which formed part of a property known as the Camden Estate. Raggleswood demonstrates the variety

that is found within the area, and its complex composition, characterised by some strong, consistent themes. This diversity provides a depth of interest, and strengthens the character, and appearance of the Area.

7. The proposal is to demolish the existing property and to construct a new detached dwelling, which would have 7 bedrooms across three levels. The second floor would be accommodated within the roof space. The proposed dwelling would have two large projecting gables to the front elevation, that would have large glazed windows at all three levels. The uppermost windows would be inserted into the apex of the gables and would serve the proposed bedrooms within the roof space.
8. The proposed gables would be practically the full height of the building, substantial in width, and encompass the majority of the front elevation of the building. Due to their scale, the sites elevated ground level and position adjacent to the turning head, the gables would appear prominent from the road. Furthermore, the windows at the second floor level within the apex of each gable would give the building a three storey appearance. This would be in contrast to the prevailing two storey character of surrounding properties. As such, they would appear dominant and incongruous features within the street scene, and would not preserve or enhance the special character of the CA.
9. The appellant considers the existing house to be of no architectural interest, and that it makes a neutral contribution to the CA. The appellant also states that the scheme has been amended by removing a central gable feature, and by reducing the amount of glazing in the two remaining gables. I have also considered that there is an extant planning permission (Ref 19/00947/FULL) for a replacement dwelling of a similar scale. However, these matters do not justify the harm caused by the proposed gables identified above.
10. The appellant submits that there are already various roof designs along the road including hips, gables and flat roofs, and has provided examples of existing gable features within the street. I have taken into account that the proposed dwelling would have hips to the sides and rear, and the separation from neighbouring buildings. I also note that the adjacent property Candle Hill is at a higher level, and that the proposal would have a similar building line. However, these matters would not overcome the dominant appearance within the street scene.
11. I have been provided details of planning permissions granted at two other properties in the area known as Shanzu (Ref 18/02849/FULL) and Silvertrees (Ref 18/01851/FULL). Both of these have gabled features to the front elevations, however they differ from the appeal scheme, in that the Shanzu proposal is two storeys in appearance, and the gables on the Silvertrees example are relatively subsidiary to the overall appearance of the front elevation.
12. Consequently, the proposal would harm the character and appearance of the area and it would not preserve or enhance the CA. The development is inconsistent with Policies 4, 37 and 41 of the London Borough of Bromley Local Plan 2019, insofar as they relate to ensuring new development is of a high standard of design, that respects local character, and preserves or enhances Conservation Areas. It is also consistent with paragraph 193 of the Framework.

Conclusion

13. For the reasons given above, the appeal is dismissed.

R Cooper

INSPECTOR