



Appeal Decision

Site visit made on 15 September 2020 by S Watson BA(Hons) MSc MRTPI

Decision by R C Kirby BA(Hons) DipTP MRTPI

An Inspector appointed by the Secretary of State

Decision date: 2 November 2020

Appeal Ref: APP/N5660/D/20/3249340

4 Chelsham Road, London SW4 6NP

- 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 T Whitehead against the decision of the Council of the London Borough of Lambeth.
 - The application Ref 20/00009/FUL, dated 23 December 2019, was refused by notice dated 12 March 2020.
 - The development is described as a proposed second floor partial extension over outrigger.
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Decision

1. The appeal is allowed, and planning permission is granted for the proposed second floor partial extension over outrigger at 4 Chelsham Road, London SW4 6NP in accordance with the terms of the application 20/00009/FUL, dated 23 December 2019 subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than three years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the approved plans listed: 19-148.1, 19-148.2.
 - 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.

Appeal Procedure

2. The site visit was carried out by an Appeal Planning Officer whose recommendation is set out below and to which the Inspector has had regard before deciding the appeal.

Main Issue

3. The main issue in this case is the effect of the proposal on the character and appearance of the host dwelling and Sibella Road Conservation Area (SRCA).

Reasons for the Recommendation

4. The appeal site is on Chelsham Road in the north-east corner of the SRCA. From my observations on site, I found the immediate area to be primarily characterised by the buildings of a similar age and appearance, with long linear

terraces which make up the street. To a lesser degree, because of the variety of buildings within the street, the form of the buildings is also an important feature of the SRCA. The form is largely made up of tall frontages with shorter outriggers to the rear, making an L-shape. However, the buildings are not uniform and have, in many cases, been substantially altered and extended at the rear, including at roof level. It is within this context that I have assessed the proposal.

5. Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires me to pay special regard to the desirability of preserving or enhancing the character or appearance of a conservation area. In this respect national planning policy on heritage assets is set out in the National Planning Policy Framework (Framework). At paragraph 192, it sets out matters which should be taken into account including sustaining and enhancing the significance of heritage assets and the desirability of new development making a positive contribution to local character and distinctiveness.
6. The site itself contains a three-storey dwelling with a two-storey outrigger to the rear, wrapping around the ground floor of the outrigger is a modern extension. The proposal before me is for the erection of a relatively shallow extension out across part of the roof of the outrigger.
7. Whilst increasing the height of the outrigger the new extension would be small in scale, lower in height than the host property and subordinate in size. It would ensure that the form and appearance of the host property would not be harmfully altered. Its design and the use of sympathetic materials and fenestration would reflect that existing on the host dwelling and would ensure that the proposal would not be harmful to the character or appearance of it.
8. Given my findings above, the contribution that the host dwelling makes to the character and appearance of the SRCA would not be eroded by the new extension. I acknowledge that there are no similar extensions to the rear of the terrace of which the host property forms part, however, the extension would be viewed in the context of a number of roof extensions particularly from Union Road and from nearby properties. It would not be an intrusive feature on the rear of the terrace given its small scale and the contribution that the terrace makes to the character and appearance of the SRCA would be preserved.
9. In light of the above I conclude that the proposal would not harm the character or appearance of the host dwelling and would preserve that of the SRCA, in accordance with Policies Q5, Q11 and Q22 of the Lambeth Local Plan which require, amongst other things, for development to sustain and reinforce the local distinctiveness of Lambeth and its buildings, as well as preserving or enhancing the character or appearance of conservation areas. It would therefore also be in accordance with the heritage aims of the Framework including Paragraphs 194 and 196 and the statutory test. Although the Council have referred to the Buildings Alterations and Extensions supplementary planning document, no such document has been submitted and I cannot take it into account in my determination.

Conditions

10. The Council has suggested conditions it would wish to see imposed in the event that the appeal was allowed. I have considered the suggested conditions

against the advice on conditions set out in the Framework and the Planning Practice Guidance.

11. I find that to ensure clarity, a condition is necessary requiring that the development is carried out in accordance with the approved plans. Due to its siting within a conservation area, a condition is necessary requiring the external materials match those on the existing dwelling.

Recommendation

12. For the reasons given above I recommend that the appeal should be allowed.

S Watson

APPEAL PLANNING OFFICER

Inspector's Decision

13. I have considered all the submitted evidence and the Appeal Planning Officer's report and concur that the appeal should be allowed with the suggested conditions.

RC Kirby

INSPECTOR