



Appeal Decision

Site visit made on 16 October 2020

by S Poole BA(Hons) DipArch MPhil MRTPI

an Inspector appointed by the Secretary of State

Decision date: 04 November 2020.

Appeal Ref: APP/L5240/W/20/3250456

152 London Road, Croydon CR0 2TD

- 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 Andrew Halford (Argentum Developments Ltd) against the decision of the Council of the London Borough of Croydon.
 - The application Ref 19/04828/FUL, dated 10 October 2019, was refused by notice dated 5 December 2019.
 - The development proposed is a side and roof extension to create an additional 2 bedroom residential flat at second floor, accessed via a new communal entranceway and stair.
-

Decision

1. The appeal is dismissed.

Main Issue

2. The main issue is the effect of the proposal on the character and appearance of the street scene.

Reasons

3. The appeal property comprises a café on the ground floor with a 1-bedroom flat above. It forms one half of a Victorian building with a hipped roof that has been extended at the front to provide shop frontages on the back edge of the pavement. Together with the neighbouring Victorian building comprising 158 and 160 London Road, the appeal property and its pair No.154, make a positive contribution to the street scene. The property is located in a busy street containing a mix of commercial, residential and institutional buildings of varied age and appearance, which are generally 3 or more storeys in height.
4. The proposal would primarily comprise side and roof level additions to enable the provision of an internal staircase and an additional flat on the second floor. The latter would be contained within a significantly expanded roof form including a street-facing gable. This element would have the effect of disrupting the largely balanced and symmetrical arrangement of the frontage of the appeal property and its pair. This would result in a wholly incongruous form of development that would be detrimental to the balance of the pair of attached properties and the group of Victorian buildings of which they form part.

5. There is a road to the side of the appeal property that leads to a small residential close. This is very much a minor road and therefore there is little townscape justification for additional height on the appeal property to “mark” this largely inconsequential corner.
6. I note there are some quite jarring juxtapositions of height and form of buildings in London Road and a wide range of roof typologies, including various forms of street-facing gables. Whilst the townscape quality of the site’s surroundings is mixed this does not justify harm to those parts, such as the section comprising the appeal property, that make a clear positive contribution to the appearance of the area.
7. For the reasons set out above I conclude that, due to its height, bulk and design, the proposal would have an unacceptable effect on the character and appearance of the street scene. It therefore fails to comply with Policies SP4.1 and DM10 of Croydon Local Plan (2018), Policy 7.4 of the London Plan 2016 and the Croydon Suburban Design Guide 2018, all of which seek to promote development that respects and enhances local character and contributes positively to the public realm.

Conclusion

8. For the reasons set out above, and having regard to all other matters raised, I conclude that the appeal should fail.

S Poole

INSPECTOR