



Appeal Decision

Site visit made on 11 January 2021

by T J Burnham BA (Hons) MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 22nd January 2021

Appeal Ref: APP/E5330/D/20/3258956
90 Frederick Place, Plumstead SE18 7BH

- 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 & Mrs Parbat Shivji & Bharti Parbat Kerai & Kerai against the decision of Royal Borough of Greenwich Council.
 - The application Ref 20/1520/HD, dated 29 May 2020, was refused by notice dated 22 July 2020.
 - The development proposed is the construction of mansard roof extension with 2no. dormers to front and rear roof slopes to existing single dwellinghouse.
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Decision

1. The appeal is allowed. Planning permission is granted for the construction of mansard roof extension with 2no. dormers to front and rear roof slopes to existing single dwellinghouse at 90 Frederick Place, Plumstead SE18 7BH in accordance with the terms of the application 20/1520/HD, dated 29 May 2020 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 materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.
 - 3) The development hereby permitted shall be carried out in accordance with the following approved plans: 200301-00-PO, 200301-01-PO & 200301-02-P1.

Procedural Matter

2. The description of the proposal has been altered from the application form to the decision notice. However, the original description adequately describes the proposal and I have determined the appeal on this basis

Application for costs

3. An application for costs was made by Mr & Mrs Parbat Shivji & Bharti Parbat Kerai & Kerai against Royal Borough of Greenwich Council. This application will be the subject of a separate decision.

Main Issue

4. The main issue is the effect of the proposal on the character and appearance of the area, particularly with regard to the streetscene.

Reasons

5. Although formed of terraced properties, the streetscene on this section of Frederick Place has a relatively mixed appearance by reason of the varying finishes and colours of the properties. This inconsistency carries through to the parapet walls to the front elevations which are of mixed height and finishes. I was also able to note that mansard roofs featured on properties within close proximity to the appeal site at No. 45 and No. 86.
6. SPD¹ guidance at para 5.44 states that mansard roofs will only be appropriate where they are already part of the character of the streetscene or where they would not be harmful to the appearance of the house.
7. Whilst I accept that other examples in the area may have been deemed acceptable prior to the existence of the current guidance, this does not detract from the fact that their existence means that mansard roofs are now part of the character of the streetscene close to the appeal property. Further, the mansard roof proposed would be limited in scale and would replace an existing flat roof rather than the more traditional butterfly roof. The proposal would not therefore harm the appearance of the house and would subsequently accord with SPD guidance.
8. I have also identified no conflict with Policies DH1, DH(a) or DH(b) the Royal Greenwich Local Plan (2014) nor Policies 7.4 or 7.6 of the London Plan (2016) which amongst other things require well designed proposals that respect the scale and character of the host building and street scene.

Conditions

9. Planning permission is granted subject to the standard three-year time limit. Matching materials are required in the interests of the character and appearance of the area. It is necessary that the development be carried out in accordance with the approved plans for the avoidance of doubt and in the interests of certainty.

Conclusion

10. The appeal should therefore be allowed.

T J Burnham

INSPECTOR

¹ Royal Borough of Greenwich Supplementary Planning Document Residential Extensions, Basements and Conversions Guidance December 2018.