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# Appeal Decision

Site visit made on 7 January 2021

**by Mrs H Nicholls FdA MSc MRTPI**

**an Inspector appointed by the Secretary of State**

**Decision date: 27 January 2021**

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**Appeal Ref: APP/N5660/D/20/3258018**

**30 Heathdene Road, London SW16 3PD**

- 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 Nick Barton against the decision of the Council of the London Borough of Lambeth.
  - The application Ref 20/01465/FUL, dated 28 April 2020, was refused by notice dated 17 June 2020.
  - The development proposed is ground floor rear extension and installation of skylights, through the demolition of the existing single storey rear addition.
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## Decision

1. The appeal is allowed and planning permission is granted for ground floor rear extension and installation of skylights, through the demolition of the existing single storey rear addition at 30 Heathdene Road, London, SW16 3PD, in accordance with the terms of the application, Ref 20/01465/FUL, dated 28 April 2020, 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:
    - Location Plan, Revision 0 - dated 06/04/2020
    - Existing-Proposed Block Plan Revision 0 – dated 06/04/2020
    - Proposed Plans-Elevation-Section, Ref A102 Rev 3 – dated 28/04/20
  - 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.

## Main Issues

2. The main issues are the effects of the proposal on the character and appearance of the host dwelling and whether it would preserve or enhance the character or appearance of the Streatham Lodge Conservation Area (CA).

## Reasons

3. Under Section 72(1) of the Listed Building and Conservation Areas Act 1990, I am required to pay special regard to the desirability of preserving or enhancing the character or appearance of the CA.
4. The significance of the CA derives from the coherent street pattern and collective contribution of the respective dwellings that form them, all of which

were constructed on the grounds of two former estates; the gentry house, Streatham Lodge and the Wellfield Estate. The dwellings within the former Streatham Lodge Estate are typical late Victorian/Edwardian examples dating back to the early 1900s and are predominately two and a half storey with heavily detailed frontages. The slightly later phase within the former Streatham Lodge Estate includes houses with wider frontages, generally more spacious spatial standards and a more relaxed building form with decorative timber.

5. The Council's CA designation report<sup>1</sup> explains the rationale for the designation, providing sufficient detail to understand the key attributes and thus, the significance of the CA. The Report also provides the explanation for the imposition of an Article 4 Direction that removed permitted development (PD) rights that may otherwise have been available. But it does not delve into intricate detail about all building elements, threats, opportunities, or any specific measures other than removal of PD rights that should be employed to maintain the coherence and significance of the area.
6. The appeal dwelling is typical of the CA's Arts-and-Crafts inspired style of housing and fits into the coherent street pattern, observing its front building line and presenting a pleasing principal elevation to the street. The rear of the host dwelling presents an irregular geometrical form, with an array of distinct elements, including a shallow two storey wing, a lean-to infill and a projecting mono-pitched garden store. Overall, the dwelling makes a positive contribution to the CA in its current form.
7. The appeal proposal would introduce a rear single storey extension with flat roof across the entire width of the dwelling, necessitating the demolition of the garden store and lean-to conservatory. It would adjoin an extension on the neighbouring semi-detached dwelling, albeit marginally higher and deeper.
8. The Council indicate that the rear of properties along Heathdene Road were once mirroring and symmetrical. The two storey shallow rear returns with gabled roof and the general varied geometric forms of the rear are still interesting and provide a characterful quality to the area as a whole. However, due to the number of predominantly single storey rear extensions evident in the surrounding area, including on the adjoining dwelling, that symmetrical effect has, to an extent, been eroded.
9. The proposed extension would represent a new, distinct element in the evolution of the dwelling to meet the current living environment expectations. It would maintain a multi-form appearance to the rear, yet also retain visibility of the distinct elements at first floor level. It would also recreate a degree of symmetry when considered alongside its semi-detached neighbour. Whilst the extension would have a flat roof, this would at least avoid a poorly considered composition of varied roof forms, enabling the extension to be read as a modern addition.
10. The extension would be situated at the rear, would be only single storey and would not sit higher against the rear elevation than any of the existing rear elements. Its depth would also be contextually appropriate in relation to the adjoining neighbour at No 28. Thus, relative to the scale of the dwelling considered as a whole, the proposal would not dominate the host dwelling or

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<sup>1</sup> Cabinet report - Conservation Area Designation – Streatham Lodge Estate (2009)

appear as an incongruous addition within the surrounding context. Whilst it differs from the SPD<sup>2</sup> guidance in relation to heritage assets, there are no examples sufficiently similar to the appeal site that suggest how the appeal proposal could be better tailored in relation to noteworthy features of the dwelling and wider CA.

11. The existing fenestration to the rear includes some sizeable windows at first floor level. The proposal would include a fully glazed rear elevation which would give the new element a lightweight, contemporary appearance, sufficiently different from the original building but in a manner consistent with the SPD.
12. Though the garden store is an original feature of such housing and would be removed, there is little detail of the particular contribution that they make to the significance of the houses or wider CA. Given also from my observation that such features did not appear to be particularly scarce, the loss in this case would not be particularly noteworthy.
13. In view of this main issue, the proposal would not harm the character or appearance of the host dwelling and would at least preserve the significance of the CA. The proposal therefore complies with Lambeth Local Plan Policies Q5, Q11 and Q22. These Policies, amongst other things, seek to ensure that the design of new development responds to positive aspects of the local context and historic character and preserve or enhance the character or appearance of conservation areas.

### **Conditions**

14. In addition to the statutory time limit, a condition is necessary to specify the approved plans in the interests of certainty.
15. It is also necessary to condition that the materials of construction match those in the existing dwelling.

### **Conclusion**

16. For the reasons set out above, the appeal is allowed.

*Hollie Nicholls*

INSPECTOR

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<sup>2</sup> Building Alterations & Extensions Supplementary Planning Document (SPD) (2015)