



Appeal Decision

Site visit made on 27 April 2021

by N McGurk BSc (Hons) MCD MBA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 12 May 2021

Appeal Ref: APP/X5990/D/20/3264180
261 Peach Road, London, W10 4DX

- 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 Mrs Dantendorfer against the decision of City of Westminster Council.
 - The application Ref 20/05981/FULL, dated 24 September 2020, was refused by notice dated 10 November 2020.
 - The development proposed is replacement windows and door to front of property.
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Decision

1. The appeal is allowed and planning permission is granted for replacement windows and door to front of property at 261 Peach Road, London, W10 4DX in accordance with the terms of the application Ref: 20/05981/FULL dated 24 September 2020 and in accordance with 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 following approved plans: Existing and Proposed Front Elevation; Sheet 1 of 6; Sheet 2 of 6; Sheet 4 of 6; Sheet 5 of 6; and Sheet 6 of 6.

Main Issue

2. The main issue in this case is whether the proposed development would conserve or enhance the character and appearance of Queen's Park Estate Conservation Area.

Reasons

3. The appeal property is a two storey mid-terrace dwelling located in a residential area within Queen's Park Estate Conservation Area. The majority of buildings within Queen's Park Estate Conservation Area, including the appeal property, are covered by an Article 4 Direction restricting permitted development rights.
 4. Queen's Park Estate Conservation Area is characterised by the presence of Victorian terraces of brick-built, two storey dwellings set back from the street behind low boundary features and short front garden areas. Dwellings are characterised by attractive brick-work and fenestration and the small garden
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areas, along with the presence of street trees provide for a sense of spaciousness and greenery.

5. Many of the properties within the Queen's Park Estate Conservation Area have retained attractive period features, including original sash windows. However, during my site visit, I did notice that a number of houses along Peach Road and in the surrounding area have introduced replacement windows which do not appear to match, but which appear significantly different to the originals and that this and the presence of distinctively different boundary wall treatments serves to detract from the Queen's Park Estate Conservation Area's otherwise generally attractive sense of uniformity.
6. I also observed during my site visit that, whilst most front doors along Peach Road are of a similar style – timber doors with four panels, the top two panels being larger and glazed – there are numerous examples of completely different doors and door detailing.
7. The proposed development has been carefully designed to provide the appeal property with energy efficient glazing in a manner that reflects the original fenestration. The proposed windows would include slim framing sections and glazing bars designed to appear the same as the original windows. There would be some minor differences as a result of the windows being double-glazed rather than single-glazed, not being affixed with putty and there being a small difference in the horn detail, but taken together, these would only amount to a very slight visual difference.
8. The submitted plans demonstrate that the proposed windows would, unless scrutinised in extreme detail, appear much the same as those that they would replace. Given this and the presence of a gap between the pavement and the front façade of the appeal property, I find that the proposed windows would generally appear to match the original double-hung sliding sashes that they would replace and that in so doing, they would appear in keeping with their surroundings.
9. Further to the above, whilst the Council objects to the proposed door, the plans submitted demonstrate that the door would match the original door design – a timber door with four panels, the top two panels being larger and glazed. The proposed door would conserve the identified qualities of Queen's Park Estate Conservation Area.
10. Taking all of the above into account, I find that the proposed development would conserve the character and appearance of Queen's Park Estate Conservation Area. It would not be contrary to the National Planning Policy Framework, to Westminster City Plan (2016) Policies S25 and S28, or to Unitary Development Plan Policies (2007) DES1, DES5 and DES9, which together amongst other things, seek to protect local character.

Conditions

11. I have considered the conditions suggested by the Council against the tests set out in Paragraph 55 of the Framework. A condition specifying the approved plans is necessary for the avoidance of doubt and in the interests of proper planning.

Conclusion

12. For the reasons given above, the appeal succeeds.

N McGurk

INSPECTOR