



Appeal Decision

Site visit made on 25 May 2021

by Alison Scott BA(Hons) DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 7 June 2021

Appeal Ref: APP/N5660/D/21/3266913

23 Burnley Road, London SW9 0SJ

- 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 Paula Steele against the decision of Lambeth Council.
 - The application Ref 20/03404/FUL, dated 6 October 2020, was refused by notice dated 23 December 2020.
 - The development proposed is Rear Lower Ground Floor brick extension with flat lead roof, flat rooflight and fold-slide external doors.
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Decision

1. The appeal is allowed and planning permission is granted for Erection of a single storey lower ground floor rear extension with flat lead roof, flat rooflight and fold-slide external doors at 23 Burnley Road, London SW9 0SJ in accordance with the terms of application, Ref 20/03404/FUL, dated 6 October 2020, subject to the attached schedule of conditions.

Procedural Matter

2. The description of the application was amended by the Council and described as; Erection of a single storey lower ground floor rear extension with flat lead roof, flat rooflight and fold-slide external doors. This description was carried forward by the appellant within their appeal form. I have therefore used this description within my decision as it accurately describes the proposal before me.

Main Issue

3. The main issue is the effect of the proposal on the character and appearance of the Stockwell Conservation Area (CA).

Reasons

4. The appeal site is located within Stockwell Park CA, significant for its fine examples of Georgian and Victorian architectures. The appeal property forms part of an Italianate row of residential villas. Whilst the fronts of the terrace remain largely unaltered from its original form, the rear of the terrace has been visibly altered. The appeal property has been extended by infill and off-shot extensions, as well as a single storey extension to the lower ground floor that would be removed as part of this proposal.
5. The proposal seeks to extend towards the steps leading to the raised garden level and the full width of the dwelling. Taking into account the proportions of

the dwelling, and even though it has been extended to the rear, the proposal would only be a small increased projection to that of the single storey extension that currently exists. Further, the use of proposed materials would be a fitting finish to the proposal.

6. The adjacent dwellings have been extended to the rear and there is a number of extensions visible from the rear garden of the appeal property, of various scales and designs. However, in this context of a large dwelling with generous rear garden, it would be low level in nature, and modest in scale that would appear as a subordinate extension to the host dwelling.
7. To conclude, due to the scale, mass and sympathetic design of the proposal, there would be no harm to the character and appearance of the CA. As such the proposal would comply with the requirements of the Lambeth Local Plan 2015 Policy Q5 for development to achieve local distinctiveness, Policy Q11 in its design aims, and Policy Q22 for development to preserve or enhance the character and appearance of the CA. Finally, it would meet the expectations of the National Planning Policy Framework (the Framework) that aims to conserve and enhance the historic environment.

Conditions

8. I have considered planning conditions in light of the Planning Practice Guidance and Paragraph 55 of the Framework. In addition to the standard time limit condition, a condition relating to the approved plans is necessary to provide certainty, and a condition in relation to materials to match the host dwelling is reasonable in order to protect the character and appearance of the area.

Conclusion

9. There are no material considerations that indicate the application should be determined other than in accordance with the development plan. For the reasons given above, I therefore conclude that the appeal should be allowed.

Alison Scott

INSPECTOR

Schedule of 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: Site & Location Plan as existing LP01, Ground & Lower Ground Floor Plan as existing EX01, Section A & Rear Elevation as existing EX02, Ground & Lower Ground Floor Plan as proposed PR01, Section A & Rear Elevation as proposed PR02.
- 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.

End of Schedule