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## Appeal Decision

Site visit made on 29 September 2021

**by Julie Dale Clark BA(Hons) DipTP MCD DMS MRTPI**

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

**Decision date: 12 October 2021.**

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**Appeal Ref: APP/G5180/D/21/3275934**  
**30 Malmaison Way, Beckenham BR3 6SA**

- 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 Martynski against the decision of the Council of the London Borough of Bromley.
  - The application Ref DC/20/04999/FULL6, dated 24 November 2020, was refused by notice dated 9 March 2021.
  - The development proposed is demolition of detached garage, external stores and added left side extension and construction of new extensions incorporating new attached garage. Conversion of loft area into habitable accommodation with 2 No. new dormer windows to rear.
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### Decision

1. The appeal is dismissed.

### Main Issue

2. I consider that the main issue is whether the proposal preserves or enhances the character or appearance of the Park Langley Conservation Area.

### Reasons

3. The appeal site is in the Park Langley Conservation Area and therefore I have had regard to Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 which requires that special attention be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area. This is reflected in Local Plan<sup>1</sup> Policy 41.
4. The SPD for the Park Langley Conservation Area<sup>2</sup> describes the character of the area as being derived from the Garden City movement and is characterised by spatially laid out individually designed detached properties. No 30 Malmaison Way is a large detached house with a detached garage located on the corner of Malmaison Way and Whitecroft Way. It has generous front and rear gardens and generous spaces to each side. It is partly screened by mature vegetation around its boundaries.
5. The proposal would enlarge the existing house at each side and provide additional accommodation in the roof. Whilst I consider the existing house to be well proportioned, the proposal would significantly alter any original design

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<sup>1</sup> London Borough of Bromley Local Development Framework Local Plan, January 2019.

<sup>2</sup> London Borough of Bromley Supplementary Planning Guidance for Park Langley Conservation Area (undated).

concept for this house. I accept that the house has space around it to accommodate extensions but the proposal pays little regard to the proportions and style of the existing house. The resulting house would appear elongated and linear in appearance with an unsympathetic roof design highlighted by the proposed dormer windows and roof lights. The garage would be added to the end of the house and appear as a poorly designed afterthought in the context of the house and its setting.

6. No 30 is well screened from Malmain Way but is very visible from Whitecroft Way and whilst there are different styles of houses in the area, the style and design of the house as a result of the proposed additions would detract from the general character of the area. The appellant states that the house was not one of the original houses built in the Conservation Area but built in the 1950's. However, from my observations the existing house is of a design and appearance that sits comfortably within the area and preserves the character and appearance of the Park Langley Conservation Area.
7. I note the references to other large houses in the area and also to the view that the proposals are such as to effectively amount to a new dwelling and so should be assessed as such rather than by the component parts of the extensions. I also note various side spaces and accept that the existing house at No 30 is proportionally in a more spacious plot than many of its neighbours.
8. The proposals would be substantial and little of the existing house would remain although it would still appear as a central section of the elongated house. Whilst the existing house has no individually identified architectural or historic attributes, it still contributes to the overall character of the Conservation Area. I find the proposal due to its design, bulk and overall scale together with the unsympathetic roof alterations, would not preserve or enhance the character or appearance of the Conservation Area.
9. I have considered the other Local Plan policies referred to along with all other matters raised but none alter my conclusion. I conclude that the proposed extensions would fail to preserve or enhance the character or appearance of the Park Langley Conservation Area, they would conflict with Local Plan Policy 41 and therefore the appeal fails.

*J D Clark*

INSPECTOR