



Appeal Decision

Site visit made on 11 January 2021 by C Glaister BSc (Hons)

Decision by K Taylor BSC (Hons) PGDip MRTPI

an Inspector appointed by the Secretary of State

Decision date: 28 January 2022

Appeal Ref: APP/H5960/D/21/3286142

13 Rusholme Road, London SW15 3JX

- 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 Thales de Amarins against the decision of the London Borough of Wandsworth.
 - The application Ref 2021/2618, dated 2 June 2021, was refused by notice dated 6 September 2021.
 - The development proposed is a ground- and first-floor rear extension, new windows, a new front door, and external render.
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Decision

1. The appeal is allowed and permission is granted for a ground- and first-floor rear extension, new windows, a new front door, and external render at 13 Rusholme Road, London SW15 3JX in accordance with the terms of application Ref 2021/2618, dated 2 June 2021 subject to the following conditions:
 - 1) The development hereby permitted shall be carried out in accordance with the following approved plans: 01 (Rev P0), 105 (Rev P0) (both dated 11.03.21); 210 (Rev P0), 211 (Rev P0), 212 (Rev P0), 213 (Rev P0), 220 (Rev P0) (all dated 14.04.21); and 230 (Rev P1), 231 (Rev P1) (both dated 02.06.21).
 - 2) No works in respect of the application of render to the external walls of the dwelling shall take place until details of the type, colour and finish of the render has been submitted to and approved in writing by the local planning authority. The works shall thereafter be carried out as approved.
 - 3) The windows and doors on the side elevations, identified in the plans as being obscure-glazed, reeded, or obscured by timber slats, shall be installed as specified. These windows shall also at all times be non-opening (except that part which is above 1.7 metres above the floor of the room in which the window is installed). Once installed, these features shall be retained thereafter.
 - 4) No part of the roof of the development hereby permitted shall be used as a balcony, roof garden, or similar amenity.

Appeal Procedure

2. The site visit was undertaken by an Appeal Planning Officer whose recommendation is set out below and to which the Inspector has had regard before deciding the appeal.

Procedural Matters

3. The reason for refusal relates to the external render only. The Council has made it clear that the appeal otherwise replicates development which was approved as part of a separate application. The appeal will therefore focus on the proposed external render.
4. It was apparent during the site visit that work had commenced on the development as a whole. The appeal is considered with regard to this.

Main Issue

5. The main issue is whether the external render would preserve or enhance the character or appearance of the Rusholme Road Conservation Area.

Reasons for the Recommendation

6. The site is within the Rusholme Road Conservation Area. The Rusholme Road Conservation Area Appraisal identifies a mixture of late Victorian and early Edwardian residential architecture in the area. The southern side of Rusholme Road is mostly characterised by detached dwellings of various forms with fully-rendered, semi-rendered, or exposed brick façades.
7. Given the use of render at other properties nearby, including those directly adjacent to 13 Rusholme Road, the use of render on the external surfaces of the appeal site would not appear unusual. It would be well integrated and consistent with the appearance of other properties along the southern side of Rusholme Road. The plans do not indicate that the render would mimic the design at 7 Rusholme Road, and the details could in any case be controlled by condition to ensure that the render would resemble the external appearance of properties which have render as an original feature.
8. For these reasons, the external render would preserve the character and appearance of the Rusholme Road Conservation Area. It therefore would comply with Policies DMS 1, DMS 2, and DMH 5 of the Wandsworth Local Plan Development Management Policies Document (March 2016) which together seek to ensure development is sympathetic to local characteristics, conserves the appearance, character, and setting of heritage assets, and uses appropriate materials. It would also comply with the National Planning Policy Framework which seeks to ensure development is sympathetic to local character. The Council made a general reference to the London Plan (LP) in the reason for refusal, but no specific Policy conflict was identified. Considering no harm has been found to a heritage asset, the development would accord with the overarching objectives of the LP.

Conditions

9. A condition ensuring adherence to the plans is recommended in the interests of certainty. A condition ensuring the details of the render are first approved by the local planning authority before works begin is recommended in the interests of preserving the character and appearance of the area. Conditions ensuring the doors and windows installed on the side elevations are appropriately obscured, and that no part of the roof is used as a balcony, roof garden, or similar amenity are recommended in the interests of the living conditions of neighbouring occupiers.

10. The development has already begun, and a condition relating to the commencement of the development would therefore not be necessary.

Conclusion and Recommendation

11. The proposal is therefore seen to conform with the development plan as a whole. Based on the above, and having regard to all matters raised, I recommend that the appeal should be allowed.

C Glaister

APPEAL PLANNING OFFICER

Inspector's Decision

12. I have considered all the submitted evidence and the Appeal Planning Officer's report and on that basis the appeal is allowed.

K Taylor

INSPECTOR