



Appeal Decision

Site visit made on 18 January 2022

by R E Jones BSc (Hons) DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 10 February 2022

Appeal Ref: APP/H5960/W/21/3280711
184 Balham High Road, London SW12 9BW

- 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 PPP Capital Ltd against the decision of London Borough of Wandsworth.
 - The application Ref 2021/1915, dated 22 April 2021, was refused by notice dated 15 June 2021.
 - The development proposed is alterations including installation of French doors and safety railings to first, second, third and fourth floor to front elevation.
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Decision

1. The appeal is allowed, and planning permission is granted for alterations including installation of French doors and safety railings to first, second, third and fourth floor to front elevation at 184 Balham High Road, London SW12 9BW, in accordance with the terms of the application, Ref 2021/1915, dated 22 April 2021, subject to the following conditions:
 - 1) The development hereby permitted shall be begun before the expiration of three years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following drawing numbers: 1964.LP.01, 1964.EX.61, 1964.EX.62 (P 62), 1964.EX.62 (P 63), 1964.EX.64, 1964.EX.65, 1964.EX.66 and 1964.EX.67.

Procedural Matter

2. The description of development used in the heading and decision above has been taken from the appeal form and the Council's refusal notice as it more accurately describes the proposal.

Main Issue

3. The main issue is the effect of the proposal on the character and appearance of the host building and the surrounding area.

Reasons

4. The appeal building's front elevation has equally proportioned windows that extend across its first, second, third and fourth storeys (storeys 1-4). These windows are arranged in a horizontal fashion and encased at each level in a rectangular concrete frame. Although the front elevation also consists of a modern shop front and a recessed roof extension, the intervening floors with their uniformly shaped and arranged windows give the building a simple and

uncomplicated appearance. In this regard the appeal building has a positive effect on the street.

5. Each middle window-pane on storeys 1-4 of the front elevation would be replaced by a glazed door and toughened glass balustrading, that would remove a short section of the concrete frame surrounding the windows. The new, taller glazed door openings would all align with each other in a vertical arrangement that would appear coherent and balanced. The equal number of windows either side of each new door would have a neat appearance that would not look incongruous or unsettle the appearance of the building's frontage.
6. Although the proposal would reduce the horizontal pattern of the windows through the introduction of a taller, vertical opening; in doing so the new glazed doors would maintain a consistent and symmetrical arrangement of windows on the building that would not harm its appearance. Moreover, when viewed in its wider context along Balham High Road, the proposal would be seen in relation to other buildings that display a mix of window openings in terms of placement, size and detailing. The proposal would therefore not appear out of place or discordant in the street.
7. Therefore, the proposal would not harm the character and appearance of the host building and surrounding area. It would accord with the provisions of Policy DMS1 of the Development Management Policies Document (2016), where it requires development to integrate with the surroundings and ensure that its appearance contributes positively to local character.

Conditions

8. In addition to the standard time limit condition, I have imposed a condition that lists the approved plans for reasons of precision and to ensure the development is carried out as approved.

Conclusion

9. For the reasons given I conclude that the appeal should be allowed.

RE Jones

INSPECTOR