



Appeal Decision

Site visit made on 7 March 2022

by Stuart Willis BA Hons MSc PGCE MRTPI

an Inspector appointed by the Secretary of State

Decision date: 15 March 2022

Appeal Ref: APP/X5990/D/21/3288673

14 Kildare Terrace, London W2 5LX

- 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 Ms Jane Cochrane against the decision of City of Westminster Council.
 - The application Ref 21/05226/FULL, dated 29 July 2021, was refused by notice dated 22 September 2021.
 - The development proposed is the erection of a mansard roof extension at third floor level to provide additional floorspace to a single family dwelling house.
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Decision

1. The appeal is allowed, and planning permission is granted for the erection of a mansard roof extension at third floor level to provide additional floorspace to a single family dwelling house at 14 Kildare Terrace, London W2 5LX in accordance with the terms of the application, Ref 21/05226/FULL, dated 29 July 2021, subject to the conditions set out in the schedule below.

Main Issue

2. The main issue of the appeal is whether the proposed development would preserve or enhance the character or appearance of the Westbourne Conservation Area (CA).

Reasons

3. The appeal site is located within the CA. As such I have had regard to the duty to pay special attention to the desirability of preserving or enhancing its character or appearance.
4. The significance of the CA lies, in part, in the general consistency in the scale and appearance of properties within individual rows of terraces or semi-detached villas in a predominantly grid like formation of streets, many of which that have retained their original features.
5. The appeal site has maintained much of its original proportions and detailing forming part of one of the grand terraces in the area. It currently contributes positively to the significance of the CA.
6. The Westbourne Conservation Area Audit Guide identifies that unbroken roof lines make a distinctive contribution to the local street scene, particularly where they can be seen along major routes and from open spaces. This includes the butterfly roofs concealed behind roof level walls to the front.

7. Nonetheless, the roofline of the terrace on both side of Kildare Terrace is not unbroken. Whether historic or not, there are several examples of mansard roofs nearby that form part of the context within which the appeal scheme would be seen. I saw roof extensions on properties on the opposite side of the street to the appeal site, the street behind and in the same row. This includes several that can be seen from street level in views with the appeal property.
8. The proposed mansard would be set back from the building line and roof level wall to the front. This would result in there being limited views, if any, of the extension from the street, major routes or open spaces. In addition, there is a step up and forward to the terrace beyond the appeal site, which has an additional storey. This would further help to screen the scheme and prevent it being seen as an isolated projection or breaking an undisturbed rhythm of rooflines.
9. The sloping roof would largely be lost, and this would be obvious from properties behind. However, the butterfly shape would be retained with the extension being set in from the rear edge of the roof. Moreover, views of the site would be in the context of the other roof extensions in the row where the butterfly features have been lost or disrupted.
10. Therefore, the proposal would not appear incongruous with, or stand out in the already varied roofscape.
11. Consequently, the scheme would preserve the character and appearance of the CA. It would accord with the design and heritage protection aims of Policies 38, 39 and 40 of the City Plan.

Conditions

12. In addition to the standard time limit condition, I have imposed one requiring that the development is carried out in accordance with the approved plans. This is in the interest of certainty.
13. To protect the character and appearance of the area conditions regarding the external materials are imposed. To protect the living conditions of nearby properties I have imposed conditions relating to construction times and preventing use of the roof as a terrace.

Conclusion

14. For the reason given, and having considered all matters raised, I conclude that the appeal should be allowed, subject to the conditions below.

Stuart Willis

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: Plans Existing P 157 /1; Elevations & Cross Section Existing P 157 /2; Plans Proposed P 157 /3; Elevations & Cross Section Proposed P 157 /4; and Location Plan.
- 3) The pitched roof slopes to the front and rear elevations of the mansard extension shall be clad in natural slates.
- 4) The new sash windows within the dormers shall be formed in glazing and white painted timber framing and shall operate only in a vertically sliding manner.
- 5) The dormers shall be clad in lead to sides, cheeks and roofs.
- 6) The roof area of the extension hereby permitted shall not be used as a balcony, roof garden or similar amenity area.
- 7) Demolition or construction works shall take place only between 08.00 and 18.00 on Monday to Friday, 08.00 and 13.00 on Saturday and shall not take place at any time on Sundays or on Bank or Public Holidays.