



Appeal Decision

Site visit made on 1 March 2022

by S Dean MA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 18 March 2022

Appeal Ref: APP/W5780/W/21/3274657

Grove Mansions, 55-57 High Street, Wanstead, London, E11 2AE

- 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 Arsalan Khalique against the decision of the Council of the London Borough of Redbridge.
 - The application Ref 0143/21, dated 18 January 2021, was refused by notice dated 12 March 2021.
 - The development proposed is the replacement of all existing single glazed timber windows on the first and second floors with like for like matching profile aluminium ppc windows.
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Decision

1. The appeal is allowed, and planning permission is granted for the replacement of all existing single glazed timber windows on the first and second floors with like for like matching profile aluminium ppc windows at Grove Mansions, 55-57 High Street, London, E11 2AE in accordance with the terms of the application, Ref 0143/21, dated 18 January 2021, subject to the following 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 strictly in accordance with the details set out in the Application Form and the following approved plans: 0340-03-0100rev01, 0340-03-0200rev01, 0340-03-0201rev01, 0340-03-0202rev03, 0340-03-0203rev01, 0340-03-0400rev01, 0340-03-0500rev01, 0340-03-0551rev03, 0340-03-0550rev03, 0340-03-0560 and 0340-03-0561rev01 received on 18 January 2021

Applications for costs

2. An application for costs was made by Mr Arsalan Khalique against the Council of the London Borough of Redbridge. This application is the subject of a separate Decision.

Main Issue

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

Reasons

4. The Wanstead Village Conservation Area Character Appraisal (the CAA) states that the special quality of the CA comes from it being a jigsaw of various elements which coalesce to form a distinctive whole. The CAA notes the variety of architectural characteristics and styles in the CA, and this is evident in the appeal site and its immediate surroundings. In this context, the appeal site makes a positive contribution to the significance of the CA as a heritage asset, as it is an attractive, interesting building which contributes to the mixed and varied street-scene.
5. The appellant has provided detailed drawings of both the existing and proposed windows. From those, it is clear that the profiles, visual weight and means of opening of the existing and proposed windows are substantially the same. There are however minor differences in detail including the glazing bars which are stuck to the face of the glass, rather than splitting each window into separate panes. However, I find that this would be difficult to discern from ground level and in longer views, as the windows are at first and second floor level, with limited opportunity to be examined closely.
6. Similarly, I find that the loss of the projecting timber sill plate in the proposed windows would be almost wholly obscured by the retention of the painted concrete sill, which is far more prominent. This change would therefore also have a very limited effect.
7. I note that in the CA around the appeal site there are many replacement windows, particularly in upper floors where a wide variety of forms, materials, visual weight, means of opening, and indeed, sympathy to the original windows and host buildings are clear to see. Despite this, the CA still exhibits the qualities which the CAA identifies.
8. I therefore find that the overall effect of the proposed replacement windows on the character and appearance of the area would be neutral. The character and appearance would remain the same, and indeed, the preservation of the building in active use would be beneficial. In light of the great weight to be given to the assets conservation, I find that the proposal would not harm the significance of the CA and it would preserve the character and appearance of the CA.

Conditions

9. Having had regard to the suggestions of the Council, the requirements of the National Planning Policy Framework and the Planning Practice Guidance I have imposed standard conditions concerning commencement (1) and compliance with the submitted plans (2), in order to ensure the satisfactory appearance of the completed development and preserve the character and appearance of the area and the CA. I have added reference to the Application Form into Condition 2 as this makes clear that the proposed windows are to be coloured to match the existing.
10. I am therefore satisfied that the conditions I have imposed meet the tests in, and requirements of both the Framework and the Planning Practice Guidance.

Conclusion

11. Taking all of the above, I therefore find that the replacement windows, although of a different material to the original, existing windows, would not undermine the quality and value of the building, would be in keeping with its style and era, and would not harm the character and appearance of the area or CA.
12. I therefore conclude that on balance, the proposal accords with the development plan and there are no material considerations which indicate that a decision be taken other than in accordance with it.
13. The appeal should therefore be allowed, and planning permission granted.

S Dean

INSPECTOR