



Appeal Decision

Site visit made on 7 September 2022

by **S Lo LLB M.SRA**

an Inspector appointed by the Secretary of State

Decision date: 2 November 2022

Appeal Ref: APP/H5390/W/22/3293172

10, 16 and 24, Friston Street, London, SW6 3AT

- 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 J. Tai against the decision of the London Borough of Hammersmith and Fulham.
 - The application Ref 2021/03354/FUL, dated 26 October 2021, was refused by notice dated 21 January 2022.
 - The development proposed is the erection of front and rear roof extensions to Nos. 10, 16 and 24 Friston Street
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Decision

1. The appeal is allowed and planning permission is granted for the erection of front and rear roof extensions, at Nos.10, 16 and 24 Friston Street, London, SW6 3AT in accordance with the terms of the application, Ref 2021/03354/FUL dated 26 October 2021, and subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than three years from the date of this decision.
 - 2) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.
 - 3) The development hereby permitted shall be carried out in accordance with the following approved plans: Location Plan dated 18.10.21; 310-04; 310-05; 310-06; 310-08; 310-10.

Main Issue

2. The Council raises no objection to the proposed rear extensions of two of the appeal houses. Therefore, the main issue is the effect of the proposed development of the proposed front extensions upon the character and appearance of the surrounding area.

Reasons

3. The appeal properties are two-storey, terraced houses which are located on the north side of Friston Street. The proposed development includes extension works for three separate properties, which form part of a terrace of 12 dwellings. The area is residential in nature and outside of any conservation area.
4. The properties along Friston Street and adjacent roads are similar in age and overall design. However, many of them have already been altered by front

extensions like the proposed development, including several along the terrace on the south side of Friston Street. Furthermore, a planning permission for other front roof extensions in the road has yet to be implemented. The street scene is therefore characterised by variations to the front roofs.

5. In this context, whilst I appreciate that the roofs of the properties in the terrace on the north side of Friston Street have not been altered, the proposal would not look out of place having regard to the street scene generally. The end wall to No 24 next to Settrington Road would be fully built up. It is acknowledged that the works to all three properties would create an irregular roofline and may be seen from further away. However, there are other similar flank end walls next to Settrington Road and there are already variations to the front roof slopes to the general street scene, meaning that the proposed works would not look out of place, even in longer range views. As many of the nearby properties have undergone similar extension works, there would be no conflict with the local characteristics of the area, in relation to appearance, scale, mass, height and pattern of the proposed development.
6. Accordingly, I find that there would be no detrimental effect upon the character and appearance of the host property or surrounding area. The proposal therefore accords with Policy DC1 and DC4 of the Hammersmith & Fulham Local Plan (2018). Amongst other aspects, these ensure that the existing townscape context is respected and compatible with the existing development.

Conclusion and Conditions

7. For the above reasons, the appeal is allowed subject to conditions that are necessary in the interests of certainty and safeguarding the character and appearance of the area.

S Lo

INSPECTOR