



Appeal Decision

Site visit made on 17 August 2023 by N Unwin BSc (Hons) MSc MRTPI

Decision by John Morrison BA (Hons) MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 12 September 2023

Appeal Ref: APP/L5240/D/23/3321127

1 Tree View Close, Upper Norwood, Croydon, London SE19 2QT

- 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 Lucas Griffith Wilkin against the decision of the Council of the London Borough of Croydon.
 - The application ref: 23/00357/HSE, dated 28 January 2023, was refused by notice dated 25 April 2023.
 - The development proposed is described as 8 solar panels to be installed on roof of property.
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Decision

1. The appeal is allowed and planning permission is granted for development described as 8 solar panels to be installed on roof of property at 1 Tree View Close, Upper Norwood, Croydon, London SE19 2QT in accordance with the terms of the application ref: 23/00357/HSE, dated 28 January 2023, subject to the following conditions:
 - 1) The development hereby permitted shall begin no later than three years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans and documents: Site Location Plan; Amended Drawing – Proposed PV Siting; and Solar Savings Estimate.

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.

Main Issue

3. Whether the proposal would preserve or enhance the character or appearance of the Church Road Conservation Area (CA).

Reasons for the Recommendation

4. The proposal is located within the Sylvan Hill Character Area of the CA. The Church Road Conservation Area and Management Plan (CAMP) identifies the character of Sylvan Hill as large detached historic buildings set on relatively large plots, set back from the street behind generous front gardens. It goes on to describe Tree View Close as back-land development comprising much smaller plots at a higher density than the historic properties. The CAMP finds Tree View Close to not respect the area's established layout, diluting the integrity of the CA and having a detrimental impact on the street scene.

5. The appeal property forms an end dwelling within the modern development of Tree View Close, accessed via Sylvan Hill. The dwellings comprising Tree View Close are simple in their design, utilising contemporary materials, sharing a similar appearance. The appeal property is mostly screened from Sylvan Hill, offering only fleeting glimpses from this viewpoint. It does not reflect the architecture, density, or relationship to the street scene of the historic buildings within the CA. These factors mean the existing building does not positively contribute to the significance of the CA. The CAMP does not consider solar panels on roofscapes visible from the road to be appropriate, due to their impacts on the character and appearance of buildings.
6. The proposed solar panels would be located on, and within the confines of, the front roof slope, limiting any alteration to its existing form. The proposal would appear in-keeping with the modern materials and design of the dwellings comprising Tree View Close, appearing unobtrusive and conforming to the surrounding buildings. The proposal would have limited visibility from Sylvan Road and would be viewed in the context of the contemporary built environment within which it is located.
7. The proposal would consequently conserve the existing nature of the appeal property and that of the wider Tree View Close, preserving the character and appearance of the Conservation Area. There are thus reasons to justify a departure from the relevant parts of the CAMP in this case. Accordingly, the proposal would comply with Policies D3 and HC1 of the London Plan: The Spatial Development Strategy for Greater London 2021, and Policies SP4, DM10, and DM18 of the Croydon Local Plan 2018, which collectively require new development to respect and preserve the character, appearance, and setting of heritage assets. The proposal would also broadly comply the guidance contained within the CAMP, which requires all development proposals to preserve or enhance the Conservation Area's character and appearance.

Conditions

8. Other than the standard time limit condition, it is necessary to ensure that the development is carried out in accordance with the approved plans for certainty.

Conclusion and Recommendation

9. The appeal scheme would comply with the development plan. As such, I recommend it be allowed, subject to the conditions set out.

N Unwin

APPEAL PLANNING OFFICER

Inspector's Decision

10. I have considered all the submitted evidence and my representative's recommendation and on that basis I allow the appeal.

John Morrison

INSPECTOR