



Appeal Decision

Site visit made on 27 October 2023

by S Poole BA(Hons) DipArch MPhil MRTPI

an Inspector appointed by the Secretary of State

Decision date: 14th November 2023

Appeal Ref: APP/H5960/W/23/3318778
231 Queenstown Road, London SW8 3QD

- 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 R Gruft, Manor Park Properties Ltd, against the decision of the Council of the London Borough of Wandsworth.
 - The application Ref 2022/4623, dated 11 November 2022, was refused by notice dated 6 January 2023.
 - The development proposed is the replacement of timber framed windows/doors with UPVC framed windows/doors to all elevations and the replacement the timber front door
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Decision

1. The appeal is allowed and planning permission is granted for the replacement of timber framed windows/doors with UPVC framed windows/doors to all elevations and the replacement of the timber front door at 231 Queenstown Road, London SW8 3QD in accordance with the terms of the application, Ref 2022/4623, dated 11 November 2022, subject to the following conditions:
 - 1) The works hereby permitted to the front of the property 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: 19-499-B-APP01, 19-499-B-EX01 and 19-499-B-PR01A.
 - 3) Within 3 months of the date of this decision full details of the proposed windows and doors at the front of the appeal property shall be submitted for the written approval of the local planning authority and the details shall include a timetable for the implementation of these works. The works shall be carried out in accordance with the approved details.

Procedural Matters

2. The development described in the banner heading above has been carried out. The planning appeal relates to the refusal of an application for retrospective planning permission for these works. However, the appellant has provided an amended drawing¹ with the appeal that shows changes to the works carried out at the front of the property. Given the minor nature of these changes and the fact the Council has been provided with the amended drawing I am satisfied that considering the appeal on the basis of this amended drawing would not prejudice the interests of interested parties.

¹ Drawing 19-499-B-PR01A

3. Access to the rear of the property was not possible when I visited. Given the Council has stated that the works carried out at the rear are acceptable, I am satisfied that the appeal can be assessed on the basis of my observations from the street.
4. The Wandsworth Local Plan 2023-2038 (LP) was adopted in July 2023, after the determination of the planning application. The now superseded policies referred to on the decision notice no longer require consideration. The new LP policies were referred to in the reason for refusal and therefore the appellant has been able to take them into account when the appeal was lodged.

Main Issues

5. The main issues are the effect of the proposal on the character and appearance of the host property and whether it preserves or enhances the character or appearance of the Park Town Estate Conservation Area.

Reasons

6. The appeal property forms part of a terrace of 3-storey properties that faces Queenstown Road, a relatively wide and busy street. It is situated within the Park Town Estate Conservation Area (CA) which was laid out as a planned estate and comprises handsome brick terraces of similar scale but varied detailed design. The appeal property forms part of one of these terraces and makes a clear positive contribution to the character and appearance of the CA, a matter to which I attribute significant weight.
7. The UPVC windows and door installed in the front elevation of the appeal property have resulted in unacceptable harm to the appearance of the appeal property, the terrace of which it forms part, and the CA. The proportions of the ground floor window are inappropriate as are the internal glazing bars and the front door. In addition, the ground floor window has been installed almost flush with the frontage which is at odds with the ground floor windows in the neighbouring properties.
8. The amended drawing submitted with the appeal shows replacement windows and a replacement front door at the front of the appeal property that would match the original arrangement and proportions. This general arrangement would be compatible with the terrace and would not result in harm to the CA provided the detailed design of the windows and door is adequate. I am satisfied that this can be secured by the imposition of a planning condition requiring the submission and approval of details.
9. For these reasons, I conclude that the proposal would not result in harm to the character and appearance of the host building and would preserve the character and appearance of the CA. It therefore complies with policies LP1 LP3 and LP5 of the LP which seek to ensure that developments provide a high-quality design that contributes positively to local character. I also find that the proposal accords with the aims of the Council's Housing Supplementary Planning Document (2016) and the guidance within the Park Town Conservation Area Appraisal and Management Strategy.

Conditions

10. I have considered the need for planning conditions having regard to the National Planning Policy Framework and Planning Practice Guidance. For the

avoidance of doubt and in the interests of proper planning, a condition requiring the approved development to be carried out in accordance with the approved drawings is imposed. In the circumstance I consider it appropriate to impose the standard commencement condition in respect of the works not yet commenced.

Conclusion

11. For the reasons set out above, and having regard to all other matters raised, I conclude that the appeal should succeed.

S Poole

INSPECTOR