



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/N5660/D/23/3325070

1C Brailsford, London SW2 2TB

- 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 James Torrance against the decision of the Council of the London Borough of Lambeth.
 - The application Ref 23/00489/FUL, dated 14 February 2023, was refused by notice dated 13 April 2023.
 - The development proposed is the erection of a first floor side extension.
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Decision

1. The appeal is dismissed.

Main Issue

2. The main issue is the effect of the proposal on the character and appearance of the host building.

Reasons

3. The appeal property and its attached pair, 1A Brailsford Road, form a pair of large, buff brick faced and recently constructed 3-storey semi-detached houses with accommodation within the roof space and dormers in the front and rear roof slopes. Their scale, siting and design broadly reflects that of the neighbouring terrace. They back onto, and are visible from, Brockwell Park which is a Registered Park and Garden and a conservation area.
4. The pair of houses largely mirror each other, the main difference being at ground floor level where the appeal property features a single-storey side wing that extends beyond the rear building line of the pair of houses and is apparent from the nearby pathway within the park. The proposal would comprise the erection of an additional floor above this side wing that would have a shallow-pitched hipped roof.
5. This addition would be set a significant distance behind the front elevation of the semi-detached pair. As such it would not be visible from the street and would not be particularly prominent from the houses opposite. However, at the rear the proposal would be very close to the rear boundary of the appeal site. Despite the existence of some trees and mature vegetation close to the edge of Brockwell Park, the proposal would be a prominent feature in views entering the park from Brixton Water Lane. Due to this exposed siting the proposal would be a overly prominent and incongruous additions that would disrupt the

balance of the otherwise symmetrically arranged rear elevation of the pair of houses.

6. For these reasons I conclude that the proposal would result in unacceptable harm to the character and appearance of the host building. It therefore fails to comply with Policy Q11 of the Lambeth Local Plan (2021), which seeks design which positively responds to the original architecture of host buildings and states that side extensions should not unacceptably imbalance semi-detached pairs. There is also conflict with the aims of the Council's Building Alterations and Extensions Supplementary Planning Document (2015).

Conclusion

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

S Poole

INSPECTOR