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## Appeal Decision

Site visit made on 20 January 2024

**by Elaine Benson BA(Hons) DipTP MRTPI**

**an Inspector appointed by the Secretary of State**

**Decision date: 08.02.2024**

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**Appeal Ref: APP/W5780/D/23/3327540**

**15 Hazel Lane, Hainault, Redbridge, Ilford IG6 2AG**

- 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 Jugvinder Singh against the decision of the London Borough of Redbridge Council.
  - The application Ref 1614/23, dated 6 June 2023, was refused by notice dated 28 July 2023.
  - The development proposed is the installation of three small dormers on the Southern elevation and one small dormer and roof light on the Northern elevation at roof level to facilitate a dormer loft conversion.
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### Decision

1. The appeal is allowed and planning permission is granted for the installation of three small dormers on the Southern elevation and one small dormer and roof light on the Northern elevation at roof level to facilitate a dormer loft conversion at 15 Hazel Lane, Hainault, Redbridge, Ilford IG6 2AG in accordance with the terms of the application, Ref 1614/23, dated 6 June 2023, subject to the following condition:
  - 1) The development hereby permitted shall begin not later than 3 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 rooflight on the rear elevation shall be a 'conservation area style' rooflight which is flush with the roof slope.
  - 4) The development hereby permitted shall be carried out in accordance with the following approved plans: AA15HLD01, AA15HLD01, AA15HLD02, AA15HLD02, AA15HLD03, AA15HLD04, AA15HLD05, AA15HLD06 and AA15HLD07.

### Main Issues

2. The main issues are the effect of the appeal proposal on the host property and whether the proposed works would preserve or enhance the character or appearance of the Claybury Conservation Area (the conservation area).

### Reasons

3. In this decision I have paid special attention to the desirability of preserving or enhancing the character or appearance of the conservation area. It is

extensive, comprising a residential suburb, parkland and semi-natural woodland. There is evidence of distinctive phases of development ranging from a Georgian country house estate, through Claybury Hospital - a Victorian asylum, to a modern residential suburb. The wider appeal site derives its significance from Repton Park and Claybury Hospital. The appeal property is one of a group of homes developed as part of the hospital conversion scheme. I agree with the Council that although it is a recent addition, the group makes a positive contribution to the significance of the conservation area by illustrating the area's recent historic development.

4. The proposed development comprises a series of similarly sized and spaced pitched roof dormers. They would be sympathetic to the design of the host property which reflects the predominantly Victorian and Edwardian buildings found locally and comprises a pitched roof and modest architectural details.
5. Three dormers would be set into the southern roof slope facing properties on Bay Tree Close. Their size and spacing would respect the rhythm of the roof. They would not lead to its overdevelopment due to the extent of roof slope that would remain around them. Furthermore, their design and proportions would reflect other dormers on properties in the conservation area, including on Hazel Lane opposite, where there are front dormer windows. Within this context, the appeal proposal would not appear out of character with the appeal property or the surrounding area.
6. A similar dormer on the northern roof slope would face the adjoining property, No 15 and would be visible from the front elevation. Its design and location would have a satisfactory relationship with the existing front dormer and would not result in a cluttered roof. The proposed rooflight on the rear elevation is uncontentious and it could be conditioned to be flush with the roof slope.
7. In conclusion, the position, design and appearance of the proposed dormer windows would be sympathetic to and would not harm the character or appearance of the host property or its surroundings. The proposal accords with Policies LP26, LP30 and LP33 of the Redbridge Local Plan and London Plan Policy HC1 which in summary require high quality design that respects its architectural context, including dormers which are sympathetic and subordinate to the host dwelling. Furthermore, the proposed dormers would preserve the character and appearance of the conservation area and would not harm its significance.
8. For the reasons set out above and having regard to all other matters raised, the appeal is allowed.

#### *Conditions*

9. A condition is necessary requiring the use of matching materials to preserve the character and appearance of the surrounding area. For the same reason, as indicated above, a 'conservation style' rooflight is required. A condition identifying the approved drawings is imposed for the avoidance of doubt and in the interests of proper planning.

*Elaine Benson*

INSPECTOR