



Appeal Decision

Site visit made on 15 January 2024

by A. J. Boughton MA (IPSD) Dip.Arch. Dip.(Conservation) RIBA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 22ND February 2024

Appeal Ref: APP/T5150/D/23/3334108

40 Teignmouth Road London NW2 4HN

- 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 Bernard against the decision of The London Borough of Brent.
 - The application Ref: 23/2922 dated 6 September 2023 was refused by notice dated 27 October 2023.
 - The development proposed is Construction of dormer window to front of dwellinghouse.
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Decision

1. The appeal is dismissed.

Main Issue

2. The main issue is the effect of the proposal upon the character and appearance of the dwelling and of the area.

Reasons

3. The appeal site (No.40) is a substantial two-storey house located within the Mapesbury Conservation Area (MCA) which is a planned residential area dating from the turn of the nineteenth and twentieth centuries featuring large eclectically detailed town houses¹. The MCA character appraisal states that although front dormer windows appear in a handful of dwellings they were not included in the majority and design guidance² indicates new front roof dormers would have a harmful impact on unspoilt roof forms as found at No.40.
4. Although the appellant suggests front roof dormers are a 'relatively common feature' this does not accord with my own observations which tend towards understanding the examples given as non-original insertions which do not support the prevailing character of the MCA. Even if argued that the harm would affect only a single dwelling, further insertions would cumulatively harm the prevailing character and appearance of the MCA and such should be given considerable importance and weight³, to an extent which is not outweighed by any other factor raised.
5. The proposal would conflict with Policy BHC1 of the Brent Local Plan 2019-2041 (BLP) which requires proposals to sustain the significance of a heritage asset and, therefore, fails to accord with the development plan as a whole.

¹ Mapesbury Conservation Area Character Appraisal

² Mapesbury Conservation Area Design Guide

³ Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990

6. Consequently, for the reasons given and taking all matters raised into account, the appeal cannot succeed.

Andrew Boughton

INSPECTOR