



Appeal Decision

Site visit made on 30 January 2024

by G Ellis BSc (Hons) MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 23 February 2024

Appeal Ref: APP/H5960/D/23/3332735

6 Belleville Road, London SW11 6QT

- 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 Ms L Stutznaecker against the decision of the London Borough of Wandsworth.
 - The application Ref 2023/2841, dated 26 July 2023, was refused by notice dated 4 October 2023.
 - The development proposed is for alterations to front garden to include bicycle and bin storage.
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Decision

1. The appeal is dismissed.

Main Issue

2. The main issue is whether the proposed development would preserve or enhance the character and appearance of the Wandsworth Conservation Area.

Reasons

3. No.6 is a mid-terrace Victorian house, located on the southern side of Belleville Road. The terraced houses along the road have a consistency in form with projecting bay windows and a boundary wall to the back edge of the pavement. Whilst the materials and height of the front boundaries vary, they are generally low-level brick walls with taller pillars demarking the edge of each property and/or around the entrance gate.
4. The area forms part of the Wandsworth Conservation Area (WCA). Accordingly, Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, requires that I pay special attention to the desirability of preserving or enhancing the character or appearance of that area. The significance of the WCA is derived from the grid pattern of the streets and the age and architecture of the properties including the uniformity of the terraces.
5. The frontage of the appeal property has already been altered with the boundary wall incorporating a bin store, additional pillars and railings, together with a cycle store positioned to the side of the front door infilling the space between the house and the front boundary.
6. This appeal proposal would create more substantial storage elements which other than the entrance gate would comprise the entirety of the front boundary. The storage units are well designed and the provision of planting to the roof could be a pleasant aesthetic feature. Nonetheless, due to the height,

scale and materials, the development would dominate the frontage. It would both be out of keeping with the prevailing boundary form and a prominent feature which would obscure part of the house, including the bay window.

7. While the appeal property, and some others along the road, have incorporated storage structures they are generally located to the side and are subservient features. The appellant's objectives and attention to the quality of the appearance of the storage systems are admirable. However, a balance has to be struck between maintaining the appearance of the property and providing adaptations to facilitate modern-day living. Unfortunately, in this instance, I find that the scale of the development and deviation from the traditional boundary form would be incongruous, and visually intrusive to the character of the terrace and the Conservation Area setting.
8. Although I consider the harm to be less than substantial, any harm should require clear and convincing justification. There would potentially be some benefits including biodiversity enhancements from the planting and increased storage capacity for cycles that would align with wider sustainable travel and climate change objectives. Nonetheless, this is a small-scale proposal for private use and these aspects would not outweigh the harm I have found to the Conservation Area, which in accordance with the National Planning Policy Framework (paragraph 205), great weight should be given to its conservation.
9. Therefore, I find that the proposal would conflict with policies LP1, LP3 and LP5 of the Wandsworth Local Plan 2023-2038, the Housing Supplementary Planning Document and the Wandsworth Conservation Area Appraisal and Management Strategy. Together, and amongst other things, these seek high-quality design, to preserve and where possible enhance the significance of heritage assets, and for alterations to the frontage of properties to respect the form of the host property, be of an appropriate scale and be unobtrusive to the street scene.

Other Matters

10. I am aware that there is support for the development from several neighbours, and the appellant has referenced other cycle stores of a similar designs that have been implemented elsewhere. I do not doubt that these types of structures offer a potential storage solution, but each case is to be considered on its own merits.
11. Reference has also been made to permitted development rights which allow for boundary treatments up to 1m. The proposal is for structures above 1m and in excess of the existing boundary structures, and therefore this is a matter to which I have attached limited weight.

Conclusion

12. For the reasons set out the development would result in harm to the Conservation Area and there are no matters before me which indicate that the proposal should be determined other than in accordance with the development plan. Accordingly, the appeal is to be dismissed.

G Ellis

INSPECTOR