



Appeal Decision

Site visit made on 14 June 2024

by S Poole BA(Hons) DipArch MPhil MRTPI

an Inspector appointed by the Secretary of State

Decision date: 10 July 2024

Appeal Ref: APP/U5360/W/24/3336525

22 Heathland Road, London N16 5NH

- 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 Cohen against the decision of the Council of the London Borough of Hackney.
 - The application Ref 2023/2431, dated 17 October 2023, was refused by notice dated 12 December 2023.
 - The development proposed is the erection of a front dormer roof 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 and the street scene.

Reasons

3. The appeal property is a 2-storey Victorian house that has been converted into flats. It forms part of a group of handsome terraces that feature prominent double-storey bays at the front and hipped roofs. The otherwise unified and pleasant appearance of the street scene is disrupted by boxy roof additions at the fronts of 3 of the houses. These additions, which have been in place for many years and pre-date current development plan policies, are incongruous and alien elements in the street scene and they do not represent a prevailing characteristic of the appearance of Heathland Road.
4. The proposal would comprise the formation of a box-like dormer within the front roof slope of the property. This would span across most of the front roof slope with a small portion next to No.20 set back behind the main element. The proposal would be similar in bulk and height to the front roof addition to No.20, next door. As such, due to its siting, bulk and massing, the proposal would further exacerbate the harm to the street scene resulting from these prominent and incongruous roof additions.
5. For these reasons the proposal would have an unacceptable effect on the character and appearance of the host building and the street scene. It therefore fails to accord with Policy LP1 of the Hackney Local Plan (2020) and Policies D1 and D3 of the London Plan (2021) which, amongst other matters, aim to ensure that development is well-designed, responds to local context and

complements historic character. There is also conflict with the aims of the Council's Residential Extensions and Alterations Supplementary Planning Document (2009) which states that dormer windows will not normally be acceptable anywhere on the front roof slope of a house.

Conclusion

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

S Poole

INSPECTOR