



Appeal Decision

Site visit made on 1 September 2024

by A Hartley, LLB(Hons), Solicitor, MBA

an Inspector appointed by the Secretary of State

Decision date:

Ref: APP/U5930/D/24/3342918

70 Queens Road, Leytonstone, Waltham Forest E11 1BB

- 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 Tom Skinner against the decision of Waltham Forest London Borough Council.
 - The application Ref is 240360
 - The proposed development is to increase height of roof ridge.
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Decision

1. The appeal is allowed and planning permission is granted to raise the roof ridge height in accordance with the terms of the application reference 240360 subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans:

D0-9 dated 18 April 2023.
 - 3) 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.

Main Issue

2. The effect of the proposal on the character and appearance of the building and the surrounding area.

Reasons

3. The appeal property is a terraced dwelling on the north-eastern side of Queens Road, which is on an incline. The area is characterised by terraced dwellings however they differ in design and style. The roof ridge heights of the various terraced dwellings are not all consistent along the overall street scene and there is a minimal coherent rhythm to the roofscape.
4. The proposed increase in ridge height would remain below the existing parapet. I have had regard to this and the existing minimal coherent rhythm of roofscape within the surrounding area; the topography of Queens Road and the

recent appeal decision¹ in which the Inspector found this element of the proposal to be acceptable. Whilst each case is to be considered on its merits, I have attached considerable weight to this appeal decision, as it is very recent and is in respect of a broadly similar proposal.

5. I note that the planning status of the present ridge height of another terraced dwelling at No.76 Queens Road is under investigation by the Council. However, even if that roof were to restore its former ridge height, I do not consider the increase to the ridge height proposed in this appeal, which is below the existing parapet levels, would have a detrimental effect on the character of the property or the surrounding area. The minimal extent of change would not unduly disrupt the minimal coherent rhythm apparent within the street scape.
6. Consequently, I find that the proposal complies with Policy 53 of the LP which states, amongst other things, that development proposals will be supported where they reinforce local character and distinctiveness. It would also comply with the aim of the National Planning Policy Framework that developments are sympathetic to local character.

Conditions

7. I have had regard to the condition suggested by the Council. I have imposed a condition specifying the approved plans as this provides certainty. In the interests of the visual amenity of the area I have imposed a condition regarding materials.

Conclusion

8. Having taken into account all representations made, for the reasons given above, I conclude that the appeal should be allowed subject to conditions.

A Hartley

INSPECTOR

¹ APP/U5930/D/23/3323731