



Appeal Decision

Site visit made on 27 September 2024

by S Poole BA(Hons) DipArch MPhil MRTPI

an Inspector appointed by the Secretary of State

Decision date: 22 October 2024

Appeal Ref: APP/H5960/W/24/3345577

Flat 7, 12/13 Louvaine Road, London SW11 2AQ

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
 - The appeal is made by Mr Vedat Demir, Caffeine Property Limited, against the decision of the Council of the London Borough of Wandsworth.
 - The application Ref is 2024/0171.
 - The development proposed is described on the application form as the addition of an additional floor in the form of a mansard extension.
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Decision

1. The appeal is dismissed.

Main Issue

2. The main issue is whether the proposal would preserve or enhance the character or appearance of the St Johns Hill Grove Conservation Area.

Reasons

3. 12/13 Louvaine Road comprises a pair of four-storey semi-detached Victorian villas that have been connected together and converted into flats. The appeal property is a flat that occupies the top floor of what was originally No.12 and part of the infill addition between the 2 buildings. It is situated close to the junction between Louvaine Road and Oberstein Road and, as a consequence of this, long views of the property can be obtained along the latter street.
4. The appeal property is situated within the St John's Hill Grove Conservation Area (CA), the residential parts of which derive their heritage significance from the high-quality Victorian villas and terraces, many of which have decorative stucco window surrounds, bay windows and raised entrances. It forms part of a group of 10 imposing paired villas that make a significant contribution to the street scene and the character and appearance of the CA. Whilst the 2 end properties in this group include mansard additions the majority retain their original roof form.
5. The proposal would comprise the removal of the original butterfly roof form and the erection of a roof extension above No.12 with a mansard to the front and to part of the exposed side elevation. The rear elevations would be flush with the rear wall of the building and the party wall with No.11 and the associated chimneys would be raised.

6. This addition would be highly conspicuous in views looking along Oberstein Road, it would unbalance the symmetrical arrangement between Nos 11 and 12 and would be an alien and overly prominent addition in the context of the properties to either side. I conclude therefore that due to its siting, bulk and height the proposal would have an unacceptable effect on the street scene and therefore would fail to preserve, and result in significant harm to, the character and appearance of the CA.
7. For these reasons the proposal fails to accord with Policies LP1, LP3 and LP5 of the Wandsworth Local Plan (2023) which, amongst other matters, seek to ensure that developments provide a high-quality design that contributes positively to local character. There is also conflict with the aims of the National Planning Policy Framework (2023).

Conclusion

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

S Poole

INSPECTOR