



Appeal Decision

Site visit made on 13 November 2024

by L J O'Brien BA (Hons) MA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 15 November 2024

Appeal Ref: APP/H5960/W/24/3344762

2 Tilehurst Road, LONDON, SW18 3ET

- 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 Hugh Birchall against the decision of the Council of the London Borough of Wandsworth.
 - The application Ref is 2023/4537.
 - The development proposed is Installation of French windows into flank wall of side entrance to garden.
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Decision

1. The appeal is allowed and planning permission is granted for installation of French windows into flank wall of side entrance to garden at 2 Tilehurst Road, LONDON, SW18 3ET in accordance with the terms of the application, Ref 2023/4537, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than three years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with drawing Nos 2142-03 Rev A, 2142-01 Rev A, 2142-02, Location Plan.
 - 3) The external materials of the development hereby permitted shall match the type, texture, tone, colour, size and profile of those used in the existing building and shall be retained as such thereafter.

Main Issue

2. The main issue in this appeal is the effect of the proposal on the character and appearance of the area; including whether or not the proposed development would preserve or enhance the character or appearance of the Magdalen Park Conservation Area.

Reasons

3. Nos. 2 – 8 Tilehurst Road comprise a semi-detached pair of houses which have been constructed as maisonettes. The building occupies a corner plot at the junctions of Tilehurst Road and Brightman Road and is sited at an angle whereby the front elevation directly addresses the corner. The appeal property, No. 2, is a first-floor maisonette which is accessed from the side porch entrance on the north-east side, facing Tilehurst Road.
4. The appeal property is located within the Magdalen Park Conservation Area (CA). The Magdalen Park Conservation Area Appraisal, adopted 2023 (CAA)

states that principally, the special quality of the CA derives from the architectural and historic merit of two formally laid-out, well-preserved, suburban Council housing estates built around 1933: The Fieldview and Openview Estates. The appeal site is situated within the Fieldview Estate which is characterised by a mixture of four plot terrace and slightly grander semi-detached pairs. The CAA states that in the area surrounding the appeal site the generous distance between building fronts and the frequent wide gaps between groups of buildings gives the streets a spacious feel, which is enhanced by buildings set within their plots at an angle to the street corners.

5. The proposal is for the installation of French windows into the flank wall of the porch in order to provide direct, secure and convenient access to and from the garden area as well as allowing additional light into the entrance porch and staircase to first-floor level.
6. The CAA is clear that original windows were white painted timber casements subdivided with glazing bars and originally there would have been no variation in the style and pattern of windows but there have been many replacements that do not replicate the original windows. Indeed, at the time of my site visit I noted many examples of UPVC windows and doors. Including several sets of UPVC French windows, some highly prominent above ground floor level, and some clearly modern fenestration to the rear of a nearby property.
7. Though it would appear that the windows to the appeal property have similarly been changed to white UPVC, the details of the windows, including the glazing bars, are such that they remain broadly sympathetic to the character and appearance of the area.
8. The proposed French windows would be white UPVC with clear double-glazed units. The windows would have white glazing bars to add visual interest and break up the panes. The scale and proportions of the proposed windows would be such that they would sit comfortably within the context of the existing property and would not appear as a visually jarring or dominant feature. The proposed windows would also reflect the design of other fenestration on the host building and within the wider area as a whole.
9. Furthermore, the ground levels at the appeal building are lower than those at street level and the windows would be largely screened from view behind the existing boundary treatment and foliage which surrounds the appeal property. Only glimpse views of the proposed doors would be possible.
10. For the reasons set out above I consider that the proposal would be of a sympathetic design which would retain the positive elements as set out within the CAA. As such, I consider that the proposal would not cause harm to the character and appearance of the host dwelling and would preserve or enhance the character or appearance of the Magdalen Park Conservation Area.
11. The proposal would therefore accord with Policy LP1 and Policy LP5 of the Wandsworth Local Plan 2023 – 2038, adopted July 2023 (LP). Amongst other things these policies seek to ensure that alterations to existing residential properties would respect or complement the form, setting, period and detailing of the host building, use matching materials and would be visually subservient to it and expect development to ensure that the proposed finishing materials and façade design (such as the pattern and proportions of windows and doors

and their details) demonstrate an appreciation of vernacular, local character and architectural precedents in the local area.

12. The proposal would also comply with LP Policy LP3 which relates specifically to the historic environment and states that development proposals will be supported where they sustain, preserve and, wherever possible, enhance the significance, appearance, character, function and setting of any heritage asset.
13. The aims of Policy HC1 of the London Plan 2021 would also be met. This policy sets out that development proposals affecting heritage assets, and their settings, should be sympathetic to, and conserve, the assets' significance and appreciation within their surroundings.
14. Furthermore, the development would meet the expectations of The National Planning Policy Framework (the Framework) which promotes high standards of design and states that developments should be visually attractive and sympathetic to the character of the area.

Conditions

15. The Framework makes clear that planning conditions should be kept to a minimum, and only used where they satisfy the following tests: necessary, relevant to planning, relevant to the development to be permitted, enforceable, precise and reasonable in all other respects.
16. In the interests of precision and clarity I have undertaken some minor editing of the conditions proposed by the Council. Alongside the standard time limit condition, I have imposed a condition specifying the relevant plans as this provides certainty. Due to the sensitive location of the appeal property, I have also included a condition requiring the use of matching materials.

Conclusion

17. For the reasons set out above, and having regard to all other matters raised, I allow the appeal.

L J O'Brien

INSPECTOR