



Appeal Decision

Site visit made on 11 November 2024

by L C Hughes BA (Hons) MTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 04 December 2024

Appeal Ref: APP/N5660/W/24/3350227

Flat A, 26 Tooting Bec Gardens, London SW16 1RB

- 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 Ms Troughton against the decision of the Council of the London Borough of Lambeth.
 - The application Ref is 24/01686/FUL.
 - The development proposed is replacement of the timber framed single glazed bay windows with timber framed double glazed bay windows (Ground floor Flat).
-

Decision

1. The appeal is allowed and planning permission is granted for replacement of the timber framed single glazed bay windows with timber framed double glazed bay windows (Ground floor Flat) at Flat A, 26 Tooting Bec Gardens, London SW16 1RB in accordance with the terms of the application, Ref 24/01686/FUL, 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 the following drawings – Location Plan; Proposed Front Elevation; Proposed Window Details Lounge (1); Proposed Window Details Lounge (2) and Proposed Window Details Lounge (3) dated 30/05/24.
 - 3) All work of making good shall match the host building in terms of materials, colour, texture, profile and finished appearance.

Preliminary Matters

2. I have taken the description of the development from the Decision Notice, as this more accurately describes the proposal. I have taken the full address of the development from the appeal form, for certainty.

Main Issue

3. The main issue is the effect of the proposed development on the host dwelling and whether it would preserve or enhance the character or appearance of the Streatham Park and Garrads Road Conservation Area (CA).

Reasons

4. The appeal property, which comprises the ground floor flat of 26 Tooting Bec Gardens (No 26) is located within the Streatham Park and Garrads Road CA. The CA is leafy and residential in character with mature trees providing an attractive backdrop to the built development. It is characterised by suburban

development which began in the 1880s and continued through to the interwar period. It contains a mix of grand houses in the Queen Anne style set in large gardens, along with later pastiche development that is sympathetic in design and scale. As it relates to this appeal, the significance of the CA derives from the attractive buildings which reflect the architectural tastes and suburban pattern of development during this period, illustrating the expansion of Streatham and evolution of domestic architectural taste. The architecture and detail of the buildings provide an attractive character that contributes to the significance of the CA.

5. The appeal property is semi-detached and in a row of properties in the vernacular revival style, which have mock Tudor details, with brick, hanging tiles and half timbering. The attractive appeal property, which has been converted into flats, makes a positive contribution to the CA.
6. The CA contains a variety of fenestration, incorporating a range of shapes, glazing patterns and materials, with vertical painted timber sliding sash windows and timber casement windows being the predominant window types. No 26 has largely retained its historic timber window detailing. A number of properties in the CA have window joinery and glazing bars painted white, which contrast pleasantly with the red brick of the properties.
7. The Lambeth Design Guide Part 4 - Building Alterations, Extensions and Retrofit (2023) (LDG) establishes design guidelines for replacement windows. The design guide recognises that in buildings in a group which share common window detailing it is especially important that the new windows match the original ones that they replace, and window replacements should be sympathetic to the original window design.
8. The character of the property and its surrounding neighbouring dwellings is in part made up of the uniformity of the windows, in terms of the number, frequency of openings and their detailing. The proposed replacement windows would be double glazed timber units to replicate the traditional materials of the current windows and would be side and top hung casements to match the existing. They would have the same opening designs and would be in the same existing brick openings as the original. Whilst the windows face the street, the proposals would not alter the original window proportions or fenestration pattern to any extent that would cause harm to the character and appearance of the building.
9. The LDG indicates that frame dimensions and detailing should be replicated as closely as possible, obtrusive trickle vents should be avoided, and frames should be the same material as original windows. Whilst there would be some changes including slightly heavier frames than the original and the application of trickle vents, these would not be overly discernible when viewed at street level and in the context of the relevant elevation as a whole. The detailed design of the appeal proposals would not result in a loss of unity or unsympathetic addition which the design guide seeks to avoid, nor be particularly noticeable to passers-by, given its set back from the road.
10. In accordance with the statutory duty set out in Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, I have paid special attention to the desirability of preserving or enhancing the character or appearance of the CA. The proposals would not alter the original windows to an extent that would appear as incongruous or untypical in the street scene.

Consequently, they would not cause harm to the character and appearance of the building and would have a neutral effect on the significance of the Conservation Area.

11. As such, the proposed replacement windows would not cause harm to the host property, and would preserve the character and appearance of the CA. The proposal would therefore accord with Policies Q5, Q11, and Q22 of the Lambeth Local Plan 2020-2035 (2021) which seek to ensure that development sustains and reinforces local distinctiveness, responds positively to original fenestration and respects the established positive characteristics of the area. It would also comply with the guidance outlined in the LDG insofar as it seeks to ensure that window replacements are sympathetic to the original window design.

Conditions

12. I have considered the conditions suggested by the Council, having regard to the Planning Practice Guidance on conditions. In addition to the standard commencement condition, I have attached a condition specifying the approved plans in the interest of certainty. In the interests of the character of the area, I have attached a condition requiring that any making good is in keeping with the host property.

Conclusion

13. For the reasons given above, I conclude that the proposal would comply with the development plan and the material considerations do not indicate that the appeal should be decided other than in accordance with it.
14. As a result, the appeal is allowed.

L C Hughes

INSPECTOR