



Appeal Decision

Site visit made on 6 December 2024

by S Poole BA(Hons) DipArch MPhil MRTPI

an Inspector appointed by the Secretary of State

Decision date: 18 December 2024

Appeal Ref: APP/E5900/D/24/3350210

11 Causton Cottages, Galsworthy Avenue, London E14 7QN

- 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 Abdul Khan against the decision of the Council of the London Borough of Tower Hamlets.
 - The application Ref is PA/24/00763.
 - The development proposed is a loft conversion with the enlargement of the existing rear & front dormers.
-

Decision

1. The appeal is dismissed.

Procedural Matter and Main Issue

2. A Certificate of Lawfulness¹ was issued in June 2024 for the enlargement of the rear dormer. The information before me indicates that the permitted rear dormer is identical to the rear dormer proposed as part of this planning application. At the time of my site visit this alteration appeared to be at an advanced stage of construction.
3. For these reasons the main issue is the effect of the proposed front dormer on the character and appearance of the host building.

Reasons

4. The appeal property forms part of a symmetrically arranged terrace of 8 mid twentieth century houses. The central 4 in the group, including the appeal property, feature wide dormers in the front roof slopes which are identical in respect of their size and siting. This, together with the symmetrically arranged fenestration and massing, gives the terrace a unified and characterful appearance, a matter to which I attribute significance weight.
5. The proposal includes the replacement of the front dormer with a taller full-width dormer to enable the formation of additional bedroom space. This dormer would be entirely at odds with the roof form of the terrace and would severely disrupt the symmetrical arrangement of the street frontage. As such, due to its siting and size, the proposed front dormer would represent an incongruous addition that would have an unacceptable effect on the character and appearance of the host building.

¹ Application ref: PA/24/00744/NC

6. For these reasons the proposal fails to accord with Policy S.DH1 the Tower Hamlets Local Plan 2031 and Policy D3 of the London Plan 2021 insofar as they seek to ensure high quality design that responds to its context. There is also conflict with the aims of the National Planning Policy Framework (2023).
7. The appellant has referred to a number of dormers in the surrounding area. Some of these are far smaller than that proposed at the appeal property and others illustrate the impact that incongruous and overly large dormers can have on the appearance of the area. As each planning application and appeal must be considered on its individual merits and against current development plan policy, I attribute limited weight to these nearby dormer additions.

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