



Appeal Decision

Site visit made on 23 January 2025

by F Rafiq BSc (Hons) MCD MRTPI

an Inspector appointed by the Secretary of State

Decision date: 11 February 2025

Appeal Ref: APP/E5330/W/24/3345484

116 Eltham High Street, Eltham, Greenwich SE9 1BW

- 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 Tevfik Ozsoykal against the decision of Royal Borough of Greenwich.
 - The application Ref is 23/4030/F.
 - The development proposed is the addition of a new floor above rear outrigger and re configuration of internal layout of the existing 2 bedroom flat.
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Decision

1. The appeal is dismissed.

Preliminary Matter

2. The revised National Planning Policy Framework (the Framework) was published on 12 December 2024. I have considered the changes and as they are not material to the proposal, further comments were not sought by the parties. I have, however, determined the appeal having regard to the revised Framework.

Main Issue

3. The main issue is the effect of the proposed development on the character and appearance of the host building, the area and the neighbouring Eltham GPO Public House as a locally listed building.

Reasons

4. The appeal property comprises of an end terrace building on the corner of Eltham High Street and Passey Place. It is a part three storey and part two storey property which is situated in an area that contains buildings of differing heights and varying uses which is typical of a town centre location and provides for a mixed commercial character.
5. The proposal seeks an additional floor above the two-storey outrigger. This would bring this element of the appeal property in line with the three-storey part of the building and would utilise matching materials and matching fenestration details. It would however have a flat roof form, which although being behind a parapet and at second floor level, would fail to assimilate with the hipped roof form of the existing three storey part of the building.
6. The proposed extension would be seen along Passey Place that contains three storey buildings including some with flat roofs. I do not however consider the current form of the appeal building, with its rear two storey element to be incongruous, as more immediately to the south of the appeal site is the neighbouring two storey Eltham GPO Public House.

7. This building is locally listed, and its significance derives from its architectural interest, having a broadly symmetrical appearance and a traditional roofscape. Although the appellant considers the setting of this building has been adversely affected, the two-storey flat roof extension is to its rear and not prominent in views from Passey Place. I was also able to see the large buildings to its rear and the Argos building to the south that have a differing form to this locally listed building. Despite this, they are of a two-storey height, as is the nearest part of the appeal site to the locally listed building. The proposal would however result in the addition of a further floor, and it would not result in the filling of a gap as the appellant has described. Whilst it would have a more limited width compared to the locally listed building, it would nonetheless, due to its increased height and its roof form, as well as its close proximity to the Eltham GPO Public House, jar with the traditional form of the locally listed building and adversely impact on its setting.
8. I therefore conclude that the proposed development would have an unacceptably harmful effect on the character and appearance of the host building, the area and the neighbouring Eltham GPO Public House. As such, it would conflict with Policies DH1, DH3, DH(a) and DH(j) of the Royal Greenwich Local Plan Core Strategy with Detailed Policies and Policies D3 and HC1 of The London Plan, which seek, amongst other matters, high quality design and protecting and conserving locally listed buildings. It would also be contrary to Paragraph 135 of the Framework and the Royal Borough of Greenwich Urban Design Guide Supplementary Planning Document, which seek development that is sympathetic to local character.

Other Matters

9. Reference has been made to the appeal building originally having a flat roof single storey rear projection. Be that as it may, it would not outweigh the harm that I have identified arising from the proposal, which would be in a more prominent elevated position.
10. A listed building¹ is situated on the opposite side of Eltham High Street to the appeal site. The proposed extension would however be to the rear of the site, facing Passey Place. Given the separation and orientation, I do not consider that there would be any harm to the setting of this heritage asset.
11. The proposal would provide a suitable standard of accommodation for future occupiers and meet the relevant fire regulations and building regulation standards. The appeal site is also not situated in a conservation area, but these are all neutral considerations and are not matters which weigh in favour of the appeal.

Conclusion

12. I conclude that the proposal would not accord with the development plan as a whole, and there are no other considerations, including the Framework, that indicate that I should take a decision other than in accordance with this. I conclude that the appeal should be dismissed.

F Rafiq

INSPECTOR

¹ 97-101 Eltham High Street