



Appeal Decision

Site visit made on 14 January 2025

by **C J Leigh BSc(Hons) MPhil MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 21 February 2025

Appeal Ref: APP/E5330/D/24/3348377

23 Manor Way, Blackheath, London, SE3 9EF

- 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 Pamela Carter against the decision of the Council of The Royal Borough of Greenwich.
 - The application Ref is 24/0766/HD.
 - The development proposed is a part single, part double storey rear and side extension, partial basement, alterations to the rear dormer, fenestration upgrades, new porch, landscape and internal updates to suit.
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Decision

1. The appeal is allowed and planning permission is granted for a part single, part double storey rear and side extension, partial basement, alterations to the rear dormer, fenestration upgrades, new porch, landscape and internal updates to suit at 23 Manor Way, Blackheath, London, SE3 9EF in accordance with the terms of the application ref 24/0766/HD, subject to the conditions set out in the attached Schedule of Conditions.

Application for costs

2. An application for costs was made by Pamela Carter against the Council of The Royal Borough of Greenwich and this is the subject of a separate Decision.

Reasons

3. The main issue in this appeal is the effect of the proposed development on the character and appearance of the Blackheath Park Conservation Area. I have a duty under s72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to pay special attention to the desirability of preserving or enhancing the character or appearance of the Area.
4. The appeal property is a two storey detached house which, as noted in a recent appeal¹, has a design and form still reflective of the original Arts and Crafts style, and that the appearance reflects neighbouring properties. The wider locality sees high quality and diverse housing, set in a spacious and landscaped residential environment. The significance of the Blackheath Park Conservation Area as a heritage asset stems from these matters, and this is as identified in the Council's Blackheath Park Conservation Area Appraisal 2013 (CAA).

¹ APP/E5330/D/23/3324671

5. The property has an asymmetric appearance to the rear and the proposed rear extension would keep a broadly similar form to the house as seen at present. A staggered rear building line and massing would be retained at ground and first floors, with the ground floor extension appearing as a modestly scaled part of the works, well-contained by the two storey elements.
6. The extension to the existing two storey element of the house would remain its appearance as a later addition to the core of the original house and, although wider than at present and extending beyond the side elevation, the large catslide roof to the side is a design approach characteristic of the original vernacular of the houses in the area. In this fashion, the size and form of the extension would have a comfortable relationship to the scale and design of the host property.
7. The overall impression of the extensions would be subservient in scale to the original house. This is due to the high quality design of the extensions and as there are no alterations to the roof of the main house (save for alterations to the existing dormers), which was a particular concern raised with previous proposals. These matters mean the character of the property would be retained by the extensions. The original plan form would remain in evidence, and no harm would be caused to the relationship with adjoining properties. The extended house would be well-proportioned and clearly retain the Arts and Crafts aesthetic of the property. Thus, the proposals would sit comfortably within the character of the wider area.
8. A partial basement extension is shown, which would have a lightwell to the front of the property. The Council raise no objection to this element of the proposed works, and I similarly find that due to the set back from the road and the limited scale of this change there would not be any effect on the host property or wider street scene. The front porch would be a minor change to the building.
9. It is my judgement that the extensions to the property would be well-designed changes which are appropriate to the host property and the wider area, and hence would preserve the character and appearance of the Conservation Area. The significance of the heritage asset would not be harmed, and hence on the main issue. I conclude the character and appearance of the Conservation Area would be preserved.
10. The proposals would thus be consistent with the requirement of the National Planning Policy Framework that places great weight on the conservation of heritage assets, and with Policies D3 and HC1 of the London Plan (2021), and DH1, DH3, DH(a) and DH(h) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014) which, amongst other matters, seek to ensure development pays special attention to preserving or enhancing the character or appearance of conservation areas, and that residential extensions are of a scale and design appropriate to the area. The proposals would also be consistent with guidance in the Council's Urban Design Supplementary Planning Document (2023) (SPD), which requires high quality design in new development.
11. The proposed extensions would bring the building deeper into the rear of the plot and closer to neighbouring properties. The degree of projection as it adjoins No. 21 would have little material effect on the outlook and levels of light as the two storey element is limited in depth, with there being only a single storey projection for much of the length on the boundary. The extension as it adjoins No. 25 is set some distance from the boundary which, when combined with the steep catslide roof,

means the building mass is limited in scale as adjoining that property. Thus, again, there would not be a materially harmful effect on outlook or light.

12. For the reasons given the appeal is allowed. The Council suggested a number of conditions would be necessary in the event of the appeal being allowed. Whilst precise wording was not provided for certain conditions, the Council were clear in what matters should be covered.
13. A condition requiring details regarding protection of trees at the front of the property, and submission of details regarding landscaping works in this location, is necessary and reasonable due to there being existing trees within this area and as the submitted plans are annotated that landscaping works would be determined at a later stage. The application form stated that no trees would be removed, and the trees in question are not immediately close to the house, hence it is reasonable for a condition in the terms I have worded to be used; that would give flexibility for the parties in the request for proportionate information.
14. A condition is necessary to require details of construction work and management due to the proposed basement, to ensure construction is carried out without detriment to the wider area and adjoining properties in accordance with details on this matter set out in the SPD.
15. A condition requiring matching materials is necessary, to ensure a satisfactory appearance to the development. Finally, a condition specifying the approved plans is necessary in the interests of precision.

C J Leigh

INSPECTOR

Schedule of Conditions

- 1) The development hereby permitted shall begin not later than three years from the date of this decision.
- 2) No development shall commence until a scheme of landscaping has been submitted to and approved in writing by the local planning authority. The scheme shall include details of all existing trees and hedgerows on the land, identify those to be retained and set out measures for their protection throughout the course of development.
- 3) All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.
- 4) No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by the local planning authority. The Statement shall provide for:
 - delivery, demolition and construction working hours
 - traffic and site access management, including the parking of vehicles of site operatives and visitors, loading and unloading of plant and materials, and the storage of plant and materials
 - measures to control the emission of dust and dirt during construction
 - measures to control levels of noise during construction
 - details to manage vibration levels during construction
 - piling methodology for the construction of the basement

The approved Construction Method Statement shall be adhered to throughout the construction period for the development.
- 5) The external surfaces of the development hereby permitted shall be constructed in the materials shown on the approved plans.
- 6) The development hereby permitted shall be carried out in accordance with the following approved plans: 22057-E001, 22057-E010, 22057-E011, 22057-E051, 22057-P150 P2, 22057-P200 P2, 22057-P450 P2.