



Appeal Decision

Site visit made on 4 March 2025

by **N McGurk BSc (Hons) MCD MBA MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 26 March 2025

Appeal Ref: APP/U5930/D/25/3359591

15 Morley Avenue, Chingford, Waltham Forest, E4 9NR

- 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 Adam Butcher against the decision of the Council of the London Borough of Waltham Forest.
 - The application Ref is 242237.
 - The development proposed is installation of external insulation to the front and rear elevations.
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Decision

1. The appeal is dismissed.

Procedural Matter

2. The description of the proposed development is taken from the Council's decision notice. The description of development provided on the application form provides background information relating to an insulation scheme.

Main Issue

3. The main issue in this case is the effect of the proposed development on the character and appearance of the area.

Reasons

4. The appeal property is an end of terrace two-storey house, situated within a short row of four dwellings. The house is set back from the road behind a parking area and has a garden to the rear.
5. The terrace, of which the appeal property forms part, is located in a prominent position, across the road from Morley Avenue's junctions with The Hale and directly opposite a large area of open space surrounded by houses.
6. The surrounding area is residential and is characterised by the presence of terraced and semi-detached two-storey dwellings set back from the road behind parking spaces and/or small garden areas, with longer gardens to the rear.
7. During my site visit I observed that dwellings in the area date from the same period and share many design features. This contributes to the area's significant and attractive sense of uniformity. Further, the terrace within which the appeal dwelling is located is notable for its use of brick, render and tiling, such that dwellings present an attractive contrast, with brickwork to the ground floor and render to the

first floor; together with render and decorative tiling to the gable fronts at either end of the terrace.

8. Given this and its prominent position, the terrace makes a notable positive contribution to the character of the area.
9. The proposed development would result in the application of render and external wall insulation to the appeal dwelling's walls. As a consequence, the dwelling's attractive brickwork would be obscured by the application of thick render.
10. I find that this would severely disrupt the visual harmony provided by this short terrace whereby the appeal dwelling would appear incongruous against the otherwise cohesive appearance of the terrace. The harm arising from this would be exacerbated as a result of the proposed development drawing attention to itself due to the prominent location of the terrace.
11. Taking all of the above into account, I find that the proposed development would harm the character and appearance of the area contrary to the National Planning Policy Framework and to Policy 53 of the Local Plan¹, which together amongst other things, seek to protect local character.

Other Matters

12. In support of the proposal, the appellant refers to other examples of rendered dwellings in the surrounding area. Whilst I observed there to be numerous examples of fully rendered dwellings close to the appeal dwelling, none were within a terrace sharing the same qualities as that within which the appeal dwelling is situated.
13. Notwithstanding this, I have found that the proposed development would result in harm, and this is not something that is lessened by the presence of other developments elsewhere.
14. The appellant states that the proposal will improve the energy rating of the appeal dwelling. This is a factor that stands in favour of the proposed development, but it does not outweigh the identified harm and hence the decision below.

Conclusion

15. For the reasons given above, the appeal does not succeed.

N McGurk

INSPECTOR

¹ Waltham Forest Local Plan Part 1 (2024).