



Appeal Decision

Site visit made on 2 June 2025

by Mark Caine BSc (Hons) MTPL MRTPI LSRA

an Inspector appointed by the Secretary of State

Decision date: 17th of June 2025

Appeal Ref: APP/L5240/W/24/3356417

9 Albert Road, South Norwood, Croydon, London SE25 4JD

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a failure to give notice within the prescribed period of a decision on an application for planning permission
 - The appeal is made by Mr Steve Nicholls against the Council of the London Borough of Croydon.
 - The application Ref is 24/02570/HSE.
 - The development proposed is described as a 'loft extension'
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Decision

1. The appeal is allowed, and planning permission is granted for a rear dormer at 9 Albert Road, South Norwood, Croydon, London SE25 4JD in accordance with the terms of the application, Ref 24/02570/HSE.

Preliminary Matters

2. The development applied for has been carried out. Notwithstanding the description of the development set out in the banner heading above, which is taken from the application form, it is clear from the plans and accompanying details before me that the development comprises a rear dormer. I have therefore determined the appeal on that basis and amended the description of the development accordingly in my decision.
3. The appeal follows the Council's failure to determine the application within the prescribed period. However, the Council has indicated in its grounds of appeal, that had it been in a position to determine the application, it would have refused planning permission for reasons relating to the character or appearance of the South Norwood Conservation Area (SNCA).

Main Issue

4. From the evidence before me, I consider the main issue to be whether the development preserves or enhances the character or appearance of the SNCA.

Reasons

5. The appeal relates to a 2 storey end terrace property that is located in a predominantly residential area within the SNCA.
6. The terms of Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 require me to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas.

7. The South Norwood Conservation Area Appraisal and Management Plan 2022 (CAAMP) identifies that much of the significance of the SNCA derives from its architectural and historic interest as a Victorian suburb, initiated by the establishment of the railway station. It goes on to state that the intact state of the old shopping streets and the supporting side streets create an interesting mix of styles, materials and quality.
8. Albert Road is highlighted in the CAAMP as drawing its character from the nineteenth-century buildings which line its northern side, constructed of London stock brick and painted cottages, many of which retain their front gardens and boundary walls. It explains that their smaller scale creates the sense that this is a quieter residential street, tucked away from Portland Road.
9. Nonetheless, the CAAMP advises that dormers may be acceptable on the rear roof slope of terraced buildings, providing that they are subordinate to the size of the roof. The dormer is noticeably set back from the ridge and eaves and set in from the edges of the original dwelling's roof. It has also been cladded in tiled materials similar to those on the existing roof. Whilst it may occupy more than 2/3 of the length of the existing ridge, I am satisfied that it is not overly large or dominant and is subordinate to the original dwelling.
10. Furthermore, it is sited to the rear of the property and is largely screened from the public realm by the existing built form. The majority of views of it from neighbouring properties are also largely obscured by existing dense vegetation along the shared boundary with Mansion Court.
11. I appreciate that one of the dormer's side cheeks is visible when approaching from the west of Albert Road and the window openings within it are smaller in proportion to those on the original dwelling. However, there are several large and bulky dormer windows in the locality of varying forms, detailing, window design and age, such that they form part of the established character and appearance of this particular area. This is regardless of when they were constructed, or which guidance was in place at the time. Therefore, taking account of the characteristics of this part of Albert Road, the development does not cause any harm to the character or appearance of the area or the significance of the SNCA.
12. Accordingly, I find that the development preserves the character and appearance of the SNCA. No conflict therefore arises with Policies SP4, DM10 and DM18 of the Croydon Local Plan (2018) and Policies D3 and HC1 of the London Plan (2021). These seek, amongst other matters, high quality development which reinforces and is sympathetic to local character, and conserves and enhances heritage assets. Whilst the development may conflict with some of the specific design advice contained within the CAAMP, this is to be applied with discretion and given the particular circumstances of this case, I am satisfied that the overall aims of this guidance have not been undermined.

Conclusion

13. For the reasons given above, having taken account of the development plan as a whole, along with all other relevant material considerations, the appeal is therefore allowed and planning permission is granted. No conditions are necessary as the development has already taken place.

Mark Caine INSPECTOR