



Appeal Decision

Site visit made on 19 June 2025

by **John D Allan BA(Hons) BTP MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 02 July 2025

Appeal Ref: APP/U5930/D/25/3364891

28 Beresford Road, Chingford, Waltham Forest, E4 6EE

- 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 Max Nicholson against the decision of the Council of the London Borough of Waltham Forest.
 - The application Ref is 250300.
 - The development proposed is the formation of a gable ended roof, rear dormer and three conservation rooflights.
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Decision

1. The appeal is allowed and planning permission is granted for the formation of a gable ended roof, rear dormer and three conservation rooflights at 28 Beresford Road, Chingford, Waltham Forest, E4 6EE in accordance with the terms of the application, Ref 250300, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the approved plans: Drg Nos1416-519-LP and 1416/519-01 Revision 1.
 - 3) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.
 - 4) The rooflights hereby permitted shall be of a conservation style specification, flush with the profile of the roof and shall thereafter be retained as such.

Main Issue

2. The main issue is the effect of the proposal upon the character and appearance of the appeal property and wider Station Road Conservation Area.

Reasons

3. The appeal relates to a two-storey, semi-detached dwelling to the east side of Beresford Road, the northern part of which, including the appeal site, falls within the Station Road Conservation Area (CA). The CA is an irregular shape and bisected by Station Road which runs through its middle; a largely retail and commercial route with predominantly residential hinterlands to either side. Beresford Road is identified within the Council's *Conservation Area Appraisal and Management Plan* Issue 4 - January 2023 as part of the CA's *Character Area 05*:

Residential Streets to the South-East of Railway, and comprises mainly semi-detached early 20th century paired villas, many displaying ornamental oriel windows, bay windows and gables with decorative pargeting and half-timbered motifs. No 28 is one half of a more simple mirrored pair with a dominant front gable over a two-storey bay, a smaller first-floor bay window and decorative porch detailing. The proposal would involve a hip-to-gable change with a rear dormer window extension.

4. The appeal property sits within an approximate 200m stretch of Beresford Road between its junctions with Douglas Road to the north and Kimberley Road to the south. Along this stretch, on the east side of Beresford Road, only five properties fall within the boundary of the CA; Nos 22-28 (even) along with No 20 and its attached neighbour at 1 Douglas Road, a pair that is set obliquely and prominently across the intersection of both roads. On the opposite side of Beresford Road, well over twenty properties between Douglas Road leading up to and just beyond Kimberley Road are within the CA. During my visit I was struck by the significant number of dwellings within this part of the CA where hip to gable changes had occurred.
5. I observed that gable ended properties were numerous including many examples where only one of a pair had been changed. Whilst I accept the Council's assertion that many changes would have occurred as permitted development before this part of the CA was designated, gabled ended roofs were clearly part of the evolved character and appearance of the street scene. Furthermore, very few of the changes, particularly amongst those set within the rows of properties to each side of Beresford Road, appeared obvious or incongruous. They were only really apparent to me through deliberate scrutiny rather than casual observation, principally due to the recessed position and straight alignment of the dwellings, the narrow spaces between them, and the street trees lining the pavements to both sides of the road. Those that had changed at roof level had mostly retained their distinctive ornamental features and remained positive contributors to the overall character and appearance of the CA.
6. The hip-to-gable change at No 28 would be neither unique nor out of keeping within the established pattern of development in the immediate area and this part of the CA. Given the dwelling's position in the street scene, along with its close relationship with the unattached neighbouring dwelling at No 30, I have no reason to consider the new gable would be any more prominent along Beresford Road than many of the others. The plans show the gable would be raised to match the party wall detailing between Nos 26 and 28. With appropriately matching materials and retention of the dwelling's detailed features to the front elevation, the hip-to-gable change would not appear harmful within the street scene along Beresford Road.
7. The Council has not specifically criticised the rear dormer but objects in principle due to the necessary hip-to-gable change. The dormer would sit central and well-framed within the extended rear roof slope, set up from the eaves, down from the ridge and in from both sides. It would be reflective of several similar sized rear dormers on other surrounding properties, which I observed from the rear garden of the appeal property and would be neither overly bulky nor intrusive.
8. Overall, I am satisfied that the proposal would appear as a sympathetic alteration that would preserve the character and appearance of the appeal property and the

Station Road Conservation Area. The area's significance as a designated heritage asset would therefore be unharmed. As such, there would be no conflict with Policies 53 or 72 of the Waltham Forest Local Plan Part 1, adopted in 2024, or with The London Plan 2021 Policy HC1 as far as between them they seek, amongst other things, to deliver high quality design that reinforces local character and which, as a minimum, preserves the character and appearance of the CA.

Conditions

9. In addition to the standard time limit and plans conditions, a condition requiring the external materials used to match the existing is necessary in order to safeguard the character and appearance of the area. For the same reason I have included the Council's suggested condition requiring the roof lights proposed to the front elevation to be conservation style and retained as such.

Conclusion

10. For the reasons given above, the appeal is allowed.

John D Allan

INSPECTOR