
Appeal Decision

Site visit made on 19 August 2025

by N Robinson BA (Hons) MA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 26 August 2025

Section 78 Appeal Ref: APP/X5990/W/25/3367634

Development: Erection of a side and rear extension to lower ground floor flat at Flat 1, 5 Grittleton Road, City of Westminster, London W9 2DD

The application Ref is 25/01993/FULL.

Decision- The appeal is allowed and planning permission is granted.

Reasons

Issue – effect on the character and appearance of the host building and the surrounding area

1. Flat 1 is a basement flat in a 5-storey terraced building with a 5-storey rear wing. The site is located in a street scene of similar buildings, many of which have been extended and altered to the rear. There are no public views of the rear of the building. The proposal is for a single storey rear wrap-around extension following the demolition of an existing extension.
2. The extension would be sympathetic in form and materials and subservient in scale to the host building. The building's rear wing would remain clearly legible. The extension would be consistent with the scale of extensions in the area and there would be limited visibility from neighbouring properties.
3. The proposal would not harm the character and appearance of the host building or surrounding area and accords with the policies cited in the decision notice.

Conclusion

4. The proposal complies with the development plan as a whole and nothing indicates a decision otherwise.

Conditions

- 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.

Reason: to comply with s51 of the Planning and Compulsory Purchase Act 2004.

- 2) The development hereby permitted shall be carried out in accordance with the following approved plans: EX00, PL401 A, PL402 A, PL403 A, PL404 A, PL405 A, PL 406.

Reason: to provide certainty.

3) Demolition, construction, piling and excavation works shall take place only between 08.00 and 18.00 Monday to Saturday and shall not take place at any time on Sundays or on Bank or Public Holidays.

Reason: to protect the living conditions of neighbours.

4) 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.

Reason: to protect the character and appearance of the building.

5) No site clearance, preparatory work or development shall take place until a method statement for the protection of the trees on and close to the site has been submitted to and approved in writing by the local planning authority. The method statement shall include details of arboricultural monitoring and supervision, which shall include:

- identification of individual responsibilities and key personnel,
- induction and personnel awareness of arboricultural matters,
- monitoring and supervision schedules, and
- procedures for dealing with variations and incidents.

The scheme for the protection of the retained trees shall be carried out as approved

Reason: to protect trees

6) No development shall commence until details of landscape works (including the living green roof) have been submitted to and approved in writing by the local planning authority. This shall include detailed cross sections of the living green roof, details of species, size or type of proposed plants and maintenance details. The landscaping works shall be carried out in accordance with the approved details in accordance with the agreed implementation programme.

Reason: to protect character and appearance and biodiversity.

7) Before the development is brought into use a biodiversity management plan in relation to the living green roof shall be submitted to and approved in writing by the local planning authority. The roof shall thereafter be managed in accordance with the approved plan.

Reason: to protect and increase biodiversity.

8) The roof area of the extension hereby permitted shall not be used as a balcony, roof garden or similar amenity area.

Reason: to protect the privacy of neighbours.

N Robinson

INSPECTOR