



Appeal Decisions

Site visit made on 15 October 2025

by **A Tucker BA (Hons) IHBC**

an Inspector appointed by the Secretary of State

Decision date: 30 October 2025

Appeal A Ref: APP/V5570/W/25/3364594

64 King's Cross Road, Islington, London WC1X 9QE

- 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 Mrs Sarah Hodges against the decision of the Council of the London Borough of Islington.
 - The application Ref is P2024/3595/FUL.
 - The development proposed is
 - 1) Remove existing doorway and stair to rear yard.
 - 2) Form opening in rear wall to allow for new crittall-style glazing with door onto patio.
 - 3) Lower section of rear yard adjacent to the rear elevation to provide a patio flush with the internal floor level. Construct stair from this patio to the higher level of the yard.
 - 4) Remove existing modern double doors to the rear wall of the rear lounge and replace with a traditional timber sash window in six-over-six pattern.
 - 5) Within lightwell, remove tall glass brick window and replace with tall timber sash in 4-over-4 pattern.
 - 6) Form opening in rear (eastern) wall of lightwell and insert crittall-style door with matching fixed sidelight.
 - 7) Remove existing rooflights, re-cover flat roof, insert new rooflight above family.
 - 8) Build a new parapet along the southern flank of the rear extension to match the rest of the existing parapet.
 - 9) Remove timber box stair to roof of main building.
 - 10) Raise flat roof of main building to align with roof slopes to the north and east introducing storage below and insert new roof hatch.
 - 11) Replace single rooflight to northern roof slope with flush conservation rooflight.
 - 12) Remove wall between small upper ground floor bedroom and rear extension mezzanine.
 - 13) Insert new toilet enclosure to mezzanine with associated plumbing.
 - 14) Replace mezzanine railings with stud wall incorporating high level windows.
 - 15) Revise lighting within mezzanine area.
 - 16) Remove timber box stair to roof and associated boxing in rear bedroom but retain existing joinery door.
 - 17) Existing heritage door to be relocated within the lower ground floor.
 - 18) Remove spiral stair to mezzanine.
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Appeal B Ref: APP/V5570/Y/25/3364590

64 King's Cross Road, Islington, London WC1X 9QE

- The appeal is made under section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) against a refusal to grant listed building consent.
 - The appeal is made by Mrs Sarah Hodges against the decision of the Council of the London Borough of Islington.
 - The application Ref is P2024/3596/LBC.
 - The works proposed are the same as listed above for Appeal A.
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Decision – Appeal A

1. The appeal is allowed, and planning permission is granted for:
 - 1) Remove existing doorway and stair to rear yard.

- 2) Form opening in rear wall to allow for new crittall-style glazing with door onto patio.
- 3) Lower section of rear yard adjacent to the rear elevation to provide a patio flush with the internal floor level. Construct stair from this patio to the higher level of the yard.
- 4) Remove existing modern double doors to the rear wall of the rear lounge and replace with a traditional timber sash window in six-over-six pattern.
- 5) Within lightwell, remove tall glass brick window and replace with tall timber sash in 4-over-4 pattern.
- 6) Form opening in rear (eastern) wall of lightwell and insert crittall-style door with matching fixed sidelight.
- 7) Remove existing rooflights, re-cover flat roof, insert new rooflight above family room.
- 8) Build a new parapet along the southern flank of the rear extension to match the rest of the existing parapet.
- 9) Remove timber box stair to roof of main building.
- 10) Raise flat roof of main building to align with roof slopes to the north and east introducing storage below and insert new roof hatch.
- 11) Replace single rooflight to northern roof slope with flush conservation rooflight.
- 12) Remove wall between small upper ground floor bedroom and rear extension mezzanine.
- 13) Insert new toilet enclosure to mezzanine with associated plumbing.
- 14) Replace mezzanine railings with stud wall incorporating high level windows.
- 15) Revise lighting within mezzanine area.
- 16) Remove timber box stair to roof and associated boxing in rear bedroom but retain existing joinery door.
- 17) Existing heritage door to be relocated within the lower ground floor.
- 18) Remove spiral stair to mezzanine.

At 64 King's Cross Road, Islington, London WC1X 9QE in accordance with the terms of the application, Ref P2024/3595/FUL, subject to the conditions in the attached schedule.

Decision – Appeal B

2. The appeal is allowed, and listed building consent is granted for:
 - 1) Remove existing doorway and stair to rear yard.
 - 2) Form opening in rear wall to allow for new crittall-style glazing with door onto patio.
 - 3) Lower section of rear yard adjacent to the rear elevation to provide a patio flush with the internal floor level. Construct stair from this patio to the higher level of the yard.
 - 4) Remove existing modern double doors to the rear wall of the rear lounge and replace with a traditional timber sash window in six-over-six pattern.
 - 5) Within lightwell, remove tall glass brick window and replace with tall timber sash in 4-over-4 pattern.
 - 6) Form opening in rear (eastern) wall of lightwell and insert crittall-style door with matching fixed sidelight.
 - 7) Remove existing rooflights, re-cover flat roof, insert new rooflight above family room.
 - 8) Build a new parapet along the southern flank of the rear extension to match the rest of the existing parapet.

- 9) Remove timber box stair to roof of main building.
- 10) Raise flat roof of main building to align with roof slopes to the north and east introducing storage below and insert new roof hatch.
- 11) Replace single rooflight to northern roof slope with flush conservation rooflight.
- 12) Remove wall between small upper ground floor bedroom and rear extension mezzanine.
- 13) Insert new toilet enclosure to mezzanine with associated plumbing.
- 14) Replace mezzanine railings with stud wall incorporating high level windows.
- 15) Revise lighting within mezzanine area.
- 16) Remove timber box stair to roof and associated boxing in rear bedroom but retain existing joinery door.
- 17) Existing heritage door to be relocated within the lower ground floor.
- 18) Remove spiral stair to mezzanine.

At 64 King's Cross Road, Islington, London WC1X 9QE in accordance with the terms of the application, Ref P2024/3596/LBC, and the plans submitted with it, subject to the conditions in the attached schedule.

Preliminary Matters

3. The appellant explains that two of the proposals listed on the application form (items 7 and 8) were included in error. They are not shown on the proposed drawings. They were repeated by the Council on its decision notices, but I have removed them from the relevant paragraphs above, and in doing so I can clarify that planning permission and listed building consent is not given to raise and straighten southern parapet to lightwell in matching brick, or to insert glazed roof covering above lightwell.
4. The appeals relate to the same scheme under different legislation. I have dealt with both appeals together in my reasoning.

Main Issue

5. The main issue for both appeals is the effect of the proposal upon the significance of the grade II listed building known as Numbers 62 and 64 and railings attached to number 64, King's Cross Road¹, and whether it would preserve or enhance the character or appearance of the New River Conservation Area (CA).

Reasons

6. Sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (LBCA) require the decision maker to have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses. Additionally, section 72 of the LBCA requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of a conservation area.
7. The listed building comprises two attached dwellings that form the end of a terrace. The appeal building is one of these dwellings and forms the end of the terrace. Other buildings in the terrace are covered by a separate listing and feature similar detailing. The listed building dates from the early to mid 19th century. It is built in yellow stock bricks and extends over three floors with a basement. Its front elevation is unified across the two dwellings by horizontal stucco bands and

¹ List Entry Number: 1195650

consistent floor levels. It includes an interesting arrangement of openings, with gauged brick flat arches to some, and segmental arches to others, and these are different heights with the emphasis given to the first floor. Those at the appeal building are set back within a further arched recess. Internally, the appeal building retains a front and back room arrangement to each floor, with its original stair compartment to the side.

8. The listed building has historic and architectural significance, which is derived from its 19th century appearance, the hierarchy displayed across its floors, retained historic fabric and its surviving historic plan form.
9. At the rear of the appeal building stands a substantial two storey structure that now forms part of the dwelling, but had different uses in the past as a garage or stables. It is largely plain externally with almost no outward facing openings. Historic maps suggest that it has been altered considerably. In its current form it would appear to have very limited architectural or historic significance.
10. The building stands within the CA. This is a large area made up of a dense arrangement of mainly terraced development from the early to mid 19th century and includes the Lloyd Baker Estate. Terraces are well ordered and are occasionally broken by high quality planned open space such as Granville Square to the east of the site. The listed building, and the wider terrace that it is part of are key components of the CA that contribute to its character and appearance.
11. The proposal would see the rear part of the dwelling re-worked to continue to function as a lower ground floor family room, with a bedroom formed at the upper ground floor level, in place of the existing mezzanine. The Council suggests that the scale of the proposed spaces would be at odds with the more modest cellular arrangement of spaces in the original building. Reference is made to the loss of the small bedroom that currently sits alongside the mezzanine.
12. The proposed bedroom would however include subdividing partitions to create a toilet and dressing area, and the upper level would be separated from the floor below, whereas the space currently reads as a single volume. Furthermore, the lateral partition that would separate the bedroom from the double height space would line up with the change in floor level, and this would broadly correspond with the partition that runs through the main part of the house to divide the stairs and hallway from the rooms. Thus, the proposed layout would relate well to the historic layout of the original dwelling. For these reasons I am satisfied that the proposal would not harm or erode the plan form of the building or the hierarchy of spaces.
13. The rear face of this part of the building is almost entirely blank, apart from a small modern porch enclosure that surrounds the steps to the rear door. The proposal would see this replaced with large glazed openings. The ground level close to the building would be reduced to allow these openings to be formed, which would better connect the living space to the rear yard, and give an outlook to the rooms in this part of the dwelling.
14. Views of the proposed openings would be limited. It would be possible to glimpse it from a small area where the brick wall is lower, adjacent to no. 51 Wharton Street. From here only the upper part of the proposed openings would be visible. The plans show that they would be divided into small panes and would thus appear appropriately scaled in the context of the sash windows on the main rear wall of the building.

15. Within the rear yard the openings would be fully visible. From here however there is limited opportunity to view the extension and the rear of the main part of the building together. In any case, where they are seen together the rear extension has such a different character and form to the main part of the building that it would not be obvious that it is an extension and part of the dwelling. Thus, the usual guidelines around retaining a subservient relationship are less important. Forming full height openings and utilising a metal window system would respond positively to the utilitarian character of the extension and would relate well to the large timber doors that face the street. A condition could be used if the appeals are allowed to ensure the glazing system and detailing of the openings are appropriate for this context.
16. A new opening would be formed in the inner face of the rear extension, to provide access from the bedroom to the light well, via a small run of steps. The opening would take the form of a single doorway in a crittal style. It would be easily seen when looking out of the rear window of the lounge. It would be different to the timber detailing of the dwelling; however, it would respond honestly to the fact that this is a separate part of the dwelling that has a different character. Furthermore, a condition could be imposed to require the submission of further details if the appeals are allowed, to ensure that the new door is well detailed.
17. In summary, the proposal would not harm the significance of the listed building and would preserve the character and appearance of the CA. In reaching this decision I have had regard to the requirements of the LBCA and the National Planning Policy Framework which states that great weight should be given to the conservation of heritage assets. The proposal would also accord with Policies DH1 and DH2 of the Islington Local Plan 2023, New River (CA02) Conservation Area Design Guidelines 2002, and Urban Design Guide Supplementary Planning Document 2017, which together seek to ensure that heritage assets are conserved.

Conditions

18. I have had regard to the conditions suggested by the Council. I have considered these against the tests in the Framework and the advice in the Planning Practice Guidance. I have imposed a condition for the planning permission that specifies the approved plans as this provides certainty.
19. For the planning permission and listed building consent I have imposed a condition to ensure that external works are carefully executed in matching materials. For the listed building consent I have imposed a condition to require the submission of a set of detailed drawings. These are necessary to safeguard the significance of the listed building.
20. For the planning permission I have imposed a condition relating to the excavation of the rear terrace to ensure that the development does not impact on existing transport infrastructure.
21. I have not imposed a condition to require the submission of further joinery details for the new windows that will surround the light well, as Drawing No. 7438/1 24 Rev D provides an appropriate level of detail and is included in the list of approved plans.

22. I have not imposed a condition to require the submission of details of architectural detailing, as agreement of this level of detail is not necessary within the interior of the rear part of the building, given its limited significance. Elsewhere within the building consented changes are minimal and further details are not required.
23. I have not imposed a condition to require the submission of details for new facing brickwork, as the extent of new brickwork will be limited to areas of making good, which is covered already.

Conclusion

24. For the reasons above, the appeals should be allowed.

A Tucker

INSPECTOR

Schedule of Conditions – Appeal A

- 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 following approved plans:

7438/1 01 Rev D, 7438/1 02 Rev D, 7438/1 03 Rev D, 7438/1 04 Rev D, 7438/1 05 Rev D, 7438/1 06 Rev D, 7438/1 07 Rev D, 7438/1 08 Rev D, 7438/1 09 Rev D, 7438/1 10 Rev D, 7438/1 12 Rev D, 7438/1 13 Rev D, 7438/1 14 Rev D, 7438/1 15 Rev D, 7438/1 16 Rev D, 7438/1 17 Rev D, 7438/1 18 Rev D, 7438/1 19 Rev D, 7438/1 20 Rev D, 7438/1 24 Rev D, 7438/1 25 Rev D, 7438/1 26 Rev D, 7438/1 28 Rev D, and 7438/1 29 Rev D.
- 3) All new external works and finishes and works of making good to the retained fabric shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile. All such works and finishes shall be maintained as such thereafter.
- 4) No work shall be carried out to excavate the lower rear terrace unless detailed design and a structural engineer's report and method statements (in consultation with Transport for London Infrastructure Protection) have been submitted to and approved in writing by the Local Planning Authority which:
 - Accommodate the location of the existing London Underground structures and tunnels,
 - Provide depth of excavation over existing shallow Hammersmith and City Line brick tunnel,
 - Confirm the use of scaffolding, cranes and any other tall plant,
 - Provide a Method Statement and Risk Assessment for all permanent works and temporary works, and
 - Ensure the safety and stability of the historic building fabric.

Any excavation and associated work shall be carried out strictly in accordance with the agreed details. Any excavation shall be carried out by hand.

Schedule of Conditions – Appeal B

- 1) The works hereby permitted shall begin not later than 3 years from the date of this decision.
- 2) All new external works and finishes and works of making good to the retained fabric shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile. All such works and finishes shall be maintained as such thereafter.
- 3) The following details shall be submitted to and approved in writing by the Local Planning Authority prior to the relevant works commencing:
 - The design and fenestration arrangement and surrounding brickwork for the new openings at the rear of the building, to include section and elevation drawings at a scale of 1:10 or 1:20.
 - The design and materials of the excavated patio area, showing key junctions with the existing building, elevations and sectional drawings to show the depth relative to the host building and any surrounding historic fabric.
 - The design of the new door opening between the bedroom and light well, including 1:10 or 1:20 section drawings of the new door, surrounding brickwork and lintel.