



Appeal Decision

Site visit made on 20 January 2026

by J Heppell BA (Hons) MA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 6th February 2026

Appeal Ref: APP/P3610/W/25/3376195

26 Lansdowne Road, West Ewell, Epsom KT19 9QL

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant approval to details required by a condition of a planning permission.
 - The appeal is made by Mr Gramoz Kastrati against the decision of Epsom and Ewell Borough Council.
 - The application Ref 25/00849/COND sought approval of details pursuant to condition No 2 of a planning permission, Ref 25/00327/FUL, granted on 20 May 2025.
 - The application was refused by notice dated 28 October 2025.
 - The development proposed is construction of a two storey 4 bedroom residential dwelling and associated works and landscaping (following demolition of existing single storey dwelling).
 - Condition No 2 states that: *Prior to the commencement and/or installation of the external finishes, details of the materials and colours to be used for the development shall be submitted to and approved in writing by the local planning authority. Details shall include but not necessarily be limited to doors, windows, roofing, walls, rainwater goods, boundary walls and fences, and paving. The development shall be carried out in accordance with the approved details prior to the occupation/first use of the development unless otherwise agreed in writing by the local planning authority.*
 - The reason given for the condition is: *To ensure a satisfactory external appearance in accordance with Section 12 of the National Planning Policy Framework 2024, Condition CS5 of the Core Strategy 2007 and Policies DM9 and DM10 of the Development Management Policies Document 2015.*
 - The details for which approval is sought are: roofing materials.
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Decision

1. The appeal is allowed and the roofing materials submitted pursuant to condition No 2 attached to planning permission Ref 25/00327/FUL granted on 20 May 2025, in accordance with the application dated 28 October 2025 and the details submitted with it, are approved.

Applications for costs

2. An application for costs was made by Mr Gramoz Kastrati against the decision of Epsom and Ewell Borough Council. This is the subject of a separate decision.

Preliminary Matters

3. I saw on my site visit that the construction of the dwelling was well advanced and that the roof had been completed using Spanish slate. I have determined the appeal on this basis.

Background and Main Issue

4. The planning permission granted under Ref 25/00327/FUL was subject to a number of conditions, including No 2 which required details of materials and colours for the development to be submitted and approved.

5. The appellant applied for the approval of wall render, roof tiles, and window and door details. The Council considered that the proposed roof tile, Spanish slate, would adversely contrast with the brown/red clay roof tiles which are the predominant character of the area. The Council raised no objection to the appellant's choice of cream render and UPVC window and door details.
6. The main issue, therefore, is the effect of approving the submitted details on the character and appearance of the area.

Reasons

7. The appeal site is located towards the middle of Lansdowne Road, within a predominantly residential area. The portion of Lansdowne Road between the appeal site and its junction with Chessington Road is characterised by two storey semi-detached houses in brick and render with brown plain tiles, whilst the section between the appeal site and Poole Road is characterised by detached bungalows finished with render and orange pantiles. The houses and bungalows in the immediate vicinity of the appeal site exhibit somewhat greater variety, with render the predominant facing material, and the roofs finished with plain tiles, pantiles or slate/slate effect tiles, in a colour range of brown, orange and grey.
8. Although the most common facing materials in Lansdowne Road are render and brown/orange tiles, 33 and 35 Lansdowne Road, which are bungalows on the opposite side of the road from the appeal site, are finished with render/pebbledash and grey slate/slate effect tiles. It appears that both properties have been reroofed recently, but are now part of the established character of Lansdowne Road.
9. Whilst the use of grey Spanish slates does not reflect the predominant orange and brown tiles in the street, it closely matches these recent examples of slate/slate effect tiles, and is underpinned by the use of cream render on the walls which conforms to the prevailing finish found in the area. By sensitively complementing the variety of styles and colours of roofing materials locally, the proposal reinforces rather than conflicts with the established character of the area. My observations indicate the slates are of good quality and enhance the appearance of the street.
10. I therefore conclude that the proposal respects the character and appearance of the area, in accordance with Policy CS5 of the Core Strategy 2007 and policies DM9 and DM10 of the Development Management Policies Document September 2015. Together these policies require good design which respects the most essential elements identified as contributing to the character and local distinctiveness of a street, including typical details such as building materials. The proposal satisfies the requirement of paragraph 135 of the National Planning Policy Framework to ensure that developments maintain a strong sense of place, including materials, in order to create attractive and distinctive places.

Conclusion

11. For the reasons given above, I conclude that the appeal should be allowed.

J Heppell

INSPECTOR