



Appeal Decisions

Site visit made on 3 March 2026

by R Sabu BA(Hons), MA, BArch, PgDip, RIBA, ARB

an Inspector appointed by the Secretary of State

Decision date: 17 March 2026

Appeal A Ref: APP/E5900/W/25/3365220

75 Bow Road, London E3 2AN

- 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 City Rooms against the decision of the Council of the London Borough of Tower Hamlets.
 - The application Ref is PA/24/02082.
 - The development proposed is erection of outbuilding.
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Appeal B Ref: APP/E5900/Y/25/3365222

75 Bow Road, London E3 2AN

- 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 City Rooms against the decision of the Council of the London Borough of Tower Hamlets.
 - The application Ref is PA/24/02083.
 - The works proposed are erection of outbuilding.
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Decision

Appeal A

1. The appeal is allowed and planning permission is granted for erection of outbuilding at 75 Bow Road, London E3 2AN in accordance with the terms of the application, Ref PA/24/02082, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than three years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with drawing nos 010, 020, 030, 040 B.
 - 3) No development above ground level shall take place until details / samples of the materials to be used in the construction of the external surfaces of the outbuilding hereby permitted have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details / samples.
 - 4) The outbuilding hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the building known as 75 Bow Road.

Appeal B

- 5) The appeal is allowed and listed building consent is granted for Erection of outbuilding at 75 Bow Road, London E3 2AN in accordance with the terms of the application Ref PA/24/02083, subject to the following conditions:

- 1) The development hereby permitted shall begin not later than three years from the date of this decision.
- 2) The development hereby permitted shall be carried out in accordance with drawing nos 010, 020, 030, 040 B.

Preliminary Matter

2. As the proposal is in a conservation area and relates to a listed building I have had special regard to sections 16(2), 66(1) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the Act).

Main Issues

3. The main issues are whether the proposal would preserve a Grade II listed building 69-95, Bow Road E3 (Bow Road terrace), and any of the features of special architectural or historic interest that it possesses and the extent to which it would preserve or enhance the character or appearance of the Tredegar Square Conservation Area.

Reasons

4. 75 Bow Road is part of a terrace of dwellings that dates to the early 19th century. The terrace is three storeys with mansard roof with dormer. The significance and special interest of the building lies in the evidence of early 19th century urban vernacular architecture.
5. The site lies on Bow Road in Tredegar Square Conservation Area (TSCA), which is a historic route to Essex. The area developed primarily in the early 19th century and as set out in the Tredegar Square Conservation Area Character Appraisal and Management Guidelines Adopted March 2008 Link to and Adoption of Addendum 26 July 2016 (Character Appraisal), the area was developed to a grid and uniform pattern, and the character of most streets is created by the repetition of architectural elements to create a finely textured surface to the continuous building frontages. It goes on to say that one of the most significant qualities of the area is the unity of the residential terraces. Accordingly, the significance of the TSCA, insofar as it relates to these appeals, lies in the evidence of unified residential terraces.
6. The proposed outbuilding would be sited a significant distance from the host building and would be a limited height. The building would be clad in a timber effect composite cladding. When viewed from Pengelly Close, the building would be seen against the rear of the terrace which is three storeys with a mansard roof that gives the appearance of a four storey building.
7. Therefore, although the footprint of the scheme maybe larger than a previous proposal, given the distance from the host building, the limited height and proposed materials, the building would not appear to dominate the terrace or detract from its significance which is primarily derived from the unity of the architecture of the terrace rather than from the space to the rear.
8. The appreciation of the unity of the residential terrace would not be unduly diminished by the outbuilding, given its limited height and distance from the host building. The outbuilding maybe slightly taller than the boundary fences of the property and may therefore be seen in views from the rear of the terrace.

However, the height would be limited and the outbuilding would have a flat roof such that the scheme would not appear dominant or incongruous in the area. Therefore, the proposal would not harm the character and appearance or significance of the TSCA.

9. Consequently, the proposal would preserve the Grade II listed building Bow Road terrace, and any of the features of special architectural or historic interest that it possesses and would preserve the character and appearance of the Tredegar Square Conservation Area.
10. Therefore, the proposal would not conflict with Policies S.DH1 and S.DH3 of the Tower Hamlets Local Plan 2031 Adopted January 2020 which together seek, among other things, development of an appropriate scale, height, mass, bulk and form in its site and context and proposals that preserve designated assets.

Other Matters

11. I note local concerns including disruption to neighbours with respect to noise, dirt and traffic and loss of green space. As the proposal is for storage space, it would be unlikely to result in increased comings and goings to the property. Therefore, the scheme will be unlikely to result in increase of noise or dirt disturbance, or traffic. As the rear garden of No 75 Bow Road is largely paved, the proposal would not result in the undue loss of green space.

Conditions

12. I have attached conditions to both decisions relating to time limits and specifying plans in the interests of certainty. The condition relating to materials attached to the decision for planning permission is necessary to safeguard the character and appearance of the area. The condition relating to the use of the building attached to the decision for planning permission is necessary in the interest of the living conditions of neighbouring occupiers.

Conclusion

13. For the reasons given above the appeals should be allowed.

R Sabu

INSPECTOR