



Appeal Decision

Site visit made on 3 May 2012

by Kevin Ward BA (Hons) MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 22 May 2012

Appeal Ref: APP/X5210/A/12/2169554
13 Adamson Road, London NW3 3HU

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr U Karageorgis against the decision of the Council of the London Borough of Camden.
 - The application Ref 2011/4644/P, dated 15 September 2011, was refused by notice dated 16 November 2011.
 - The development proposed is a two storey rear extension and roof terrace.
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Decision

1. The appeal is dismissed.

Procedural Matter

2. The Government published the National Planning Policy Framework on 27 March 2012 and I have taken it into account in determining the appeal. In the light of the particular facts of this case, it does not alter my conclusion.

Main Issue

3. The main issue is the effect of the proposed development on the character and appearance of the existing building and the Belsize Conservation Area.

Reasons

4. Given its height, form and overall scale, the proposed extension would be a bulky and unduly dominant addition which would not be secondary to the existing building. Although the detailed materials and finishing could be the subject of conditions, the scale and basic form of the extension would not respect the original design and would undermine its architectural integrity. In particular it would dominate and partially obscure the projecting bay which is a key feature of the rear of the building and others along this section of Adamson Road.
5. Other than at No.11, there appeared to be no significant extensions to the rear of properties along this stretch of the road and the original design of buildings is largely intact, creating a sense of uniformity.
6. Given its position to the rear and the proximity of neighbouring properties, it is unlikely that the proposed extension would be visible to any significant extent from Adamson Road itself. However, it would be clearly visible from adjoining properties and their gardens and the rear of properties in Buckland Crescent.

7. I consider therefore that the proposed development would adversely affect the character and appearance of the existing building and would fail to preserve or enhance the character or appearance of the Belsize Conservation Area.
8. The fact that the Conservation Area Statement does not specifically identify the appeal property as a building which makes a positive contribution does not diminish the need to ensure that the overall character and appearance of the Conservation Area is preserved or enhanced.
9. Whilst the existing two storey extension to the rear of No.11 is similar in scale and form to that proposed at the appeal property, I understand that this has been in place for many years, well before current planning policy and guidance were adopted. According to the Council it does not correspond to the approved plans. The existence of a similar extension at this neighbouring property does not in any event justify the specific harm to the character and appearance of the building and the Conservation Area which I have identified in this case.
10. I appreciate the desire to increase and improve the living space available in the flats concerned. However, this does not outweigh the harm I have identified.

Conclusion

11. For the above reasons and taking account of other matters raised I consider that the proposed development would be contrary to Policy CS14 of the Core Strategy and Policies DP24 and DP25 of the Camden Development Policies Development Plan Document. I conclude that the appeal should be dismissed.

Kevin Ward

INSPECTOR