



Appeal Decision

Site visit made on 1 March 2010

by **Christine Thorby MRTPI, IHBC**

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

The Planning Inspectorate
4/11 Eagle Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN

☎ 0117 372 6372
email: enquiries@pins.gsi.gov.uk

**Decision date:
19 March 2010**

Appeal Ref: APP/X5210/D/10/2121267

4 Tasker Road, London NW3 2YR

- 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 Ms Muriel Hoffner against the decision of the Council of the London Borough of Camden.
- The application Ref 2009/3549/P, dated 11 September 2009, was refused by notice dated 12 November 2009.
- The development proposed is a single storey roof extension.

Decision

1. I dismiss the appeal.

Reasons

2. The main issues in this case are the effect of the proposal on the character and appearance of the area and the setting of a listed building.
3. The appeal property is one of a terraced group of three 1960's houses sited at the end of Tasker Road. Although altered and adapted over the years, key common features of the group are their two storey height, flat roof form and the set back of part of the houses from the road. These features combine to make a compact and uniform group of unusual appearance, which fits neatly into the street scene. Beyond the group of houses, adjacent to No 4 Tasker Road is the very large and striking, St Dominic's Priory Church, a Grade II* listed building which dominates the surrounding area.
4. Although the proposed roof extension would be set back over the rear part of No 4 Tasker Road it would be a large and bulky structure visible from parts of the street. The slightly pitched roof would sit above the flat terraced roofline and the extension would bear no relationship to the form of other houses in the group. In my view it would erode their distinct and unusual style to the detriment of the character and appearance of Tasker Road and the wider area. The proposal would therefore be contrary to the London Borough of Camden Replacement Unitary Development Plan (UDP) policies B1 and B3 which seek to protect local character.
5. At present, the low height of the appeal property and adjoining group enhances views towards the Church, providing an attractive residential setting to the listed building. The bulky extension would be an unsightly intrusion into longer views from Tasker Road and Parkhill Road thereby failing to preserve the attractive setting of the Church. In this respect the proposal would conflict with UDP policy B6 which seeks to protect the setting of listed buildings.

6. Other Matters: It is not clear from the information submitted where the precise boundaries of the nearby Parkhill and Upper Park Conservation Areas lie or what their special characteristics might be. Therefore, I am not able to come to a conclusion about whether the extension would be harmful to their setting. I do not know the full circumstances of other extensions in the area referred to by the appellant; however, the buildings and extensions differ from the appeal scheme in style and form and would not justify the proposal. I acknowledge the positive aims for sustainable construction and use, and I accept that the proposal would provide additional accommodation in the borough. However, neither these nor any other matters raised would outweigh the harm to the character and appearance of the area and the setting of a listed building.

Christine Thorby

INSPECTOR