

RECEIVED 17 MAY 2005

Appeal Decision

Site visit made on 5 April 2005

by John MacBryde FRSA ARIBA MRTPI

an Inspector appointed by the First Secretary of State

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Date:

27 APR 2005

Appeal Ref: APP/X5210/A/04/1170323

Rear of 48 Sarre Road, West Hampstead, London NW2 3SL

- 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 Paul Eden – Regal Real Estates against the decision of Camden London Borough Council.
- The application ref: 2004/3255/P, dated 23 July 2004, was refused by notice dated 17 September 2004.
- The development proposed is the erection of a 2-storey dwelling house within the rear garden of 48 Sarre Road and facing Gondar Gardens.

Summary of Decision: The appeal is dismissed.

Reasons

1. On the basis of my site inspection and my reading of all the representations made, I take the view that the key issues in this case are (1) the visual impact of the new dwelling on the street scene of Gondar Gardens and (2) the effect on residential amenity within 48 Sarre Road. The relevant development plan policies seem to be EN1, EN13 and EN14(c) of the adopted UDP of the London Borough of Camden.

2. The character of Sarre Road is unexceptional but pleasant. 48 Sarre Road, the frontage property, is one of a number of uniform detached or semi-detached houses built very close indeed to each other and typical of late nineteenth century or slightly later urban expansion. The house has been converted into 3 self-contained flats and has a very restricted back garden of about 125 sq m, within which is set a small garage building with access from Gondar Gardens. My first conclusion is that the insertion of a 2-storey detached house in this restricted backland position would be harmful to the amenity of the residents of the three flats because of loss of open outlook and a severe degree of visual intrusion.

3. The effect on the street picture of Gondar Gardens would be equally unfortunate. It is true that there is backland or tandem development further along it to the south. However, this is where the space between Sarre Road and Gondar Gardens is significantly greater. Given such a more expansive layout, it is unsurprising that an appeal decision in 2003 was favourable. Moreover, that decision (to which you draw my attention) was for a bungalow (presumably single storey) and hence not at all comparable. My conclusion is that a distinctly cramped form of 2-storey house on the appeal site would damage the good local appearance of the street scene.

4. I fully appreciate that care has been taken to avoid any significant loss of daylight or sunlight with respect to the existing house, located some 7 m or so to the rear of the proposed dwelling. However, this somewhat minimal safeguarding is based on the light angles subtended by the looming bulk of St Elmo Mansions, scarcely a model of urban design and good layout. I conclude that the form of development is of inadequate and insensitive design, whatever its

inherent architectural merit may be. I accordingly conclude that it fails to meet the reasonable standards set out in the policies of the adopted UDP to which I have referred.

Formal Decision

5. For the reasons given above and having regard to all other matters raised, including adequacy of car parking and the possible loss of a street tree, I consider that the appeal should not succeed.



INSPECTOR