



J8/4/B
9005753
3334
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Both Appeals
~~Dismissed~~

Walter F Parker and Associates
6 Cork Street
Mayfair
London W1 7PP

Your Reference
931
Our Reference
T/APP/X5210/A/91/180401/P5
Date
22 AUG 91

Gentlemen

TOWN AND COUNTRY PLANNING ACT 1990, SECTION 78 AND SCHEDULE 6
APPEAL BY PEBBLEAIM LTD
APPLICATION NO:- PL/9005753

1. I have been appointed by the Secretary of State for the Environment to determine this appeal following the failure of the Council of the London Borough of Camden to determine an application to demolish the lodge house and erect a 5 storey residential block comprising 4 one bedroom flats and a conservatory on the roof at **Barrie House, St Edmunds Terrace, London NW8** within the prescribed time limit. I have considered the drawings that you have submitted and your letter of 25 July 1991. I inspected the site on 10 June 1991.
2. On the basis of the drawings and of my site visit I consider that the main issue in this case is the visual impact of the bulk of the proposed 5 storey block on the character and appearance of the surrounding area. This is an aspect of the proposal on which you have been invited to make submissions. However, on the basis that no comments were received at Tollgate House by 29 July, I have proceeded to determine this appeal on the basis of the material before me which I consider to be sufficient to come to a judgement on an appraisal of visual impact.
3. The appeal site lies within a densely developed residential area lying between Primrose Hill and Regent's Park. The appeal site contains an oddly placed and freestanding 2 storey lodge and an 8 storey block of flats. This 8 storey block, Barrie House, is in marked contrast to the general pattern of development in the immediate area, which is of 3 and 4 storeys in lower and longer blocks. Although Barrie House is significantly higher than its surroundings, it has something of the character of a point block and there is a greater openness about the appeal site, including gaps around the tall block which provide views through to trees and greenery both on the appeal site and within waterboard land to the east.
4. The proposed 5 storey block would be attached to the north side of Barrie House and as a result I consider that, in terms of visual impact, the bulk of the proposed extension has to be assessed in terms of the effect of the extension and of the existing block in combination. The proposed extension would have a much greater effect in cutting off views across the site from Broxwood Way than does the small detached lodge that you propose to demolish and would at the same time add considerably to the linear extent of Barrie House. The addition would therefore both significantly diminish the openness of the site and reduce the extent to which Barrie House has the



character of being a point block. In my judgement these 2 changes would have serious adverse effects on the character and appearance of the locality as the overall massing and height of Barrie House as a whole would become excessively dominant within the street scene. I conclude that the combined visual impact of the 5 storey extension and the 8 storey block would be seriously out of scale and character with its surroundings and in light of the guidance in paragraph 28 of Planning Policy Guidance Note 1 which advises local planning authorities to reject obviously poor designs which are out of scale or character with their surroundings, I consider that your appeal against non-determination should be dismissed.

5. For the above reasons, and in exercise of the powers transferred to me, I hereby dismiss this appeal and refuse planning permission for demolition of the lodge house and erection of a 5 storey residential block comprising 4 one bedroom flats and a conservatory on the roof at Barrie House, St Edmunds Terrace, London NW8.

I am Gentlemen
Your obedient servant

Simon E Gibbs

Simon E Gibbs MA MSocSc MRTPI
Inspector