D/289/HAS/P

ALLOWED 8700574 SQ1
RG 1.2070
D11/13/16

Department of the Environment and Department of Transport

Common Services

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Your reference

Our reference
T/APP/X5210/A/87/072659/P4

Date
-9 NOV 87

Sir

TOWN AND COUNTRY PLANNING ACT 1971, SECTION 36 AND SCHEDULE 9
APPEAL BY MR AND MRS R T JACKLING
APPLICATION NO: PL/8700574/D11/13/16

1. I have been appointed by the Secretary of State for the Environment to determine the above mentioned appeal. This appeal is against the decision of the London Borough of Camden Council to refuse planning permission for a second floor bathroom in new roof-space over existing back extension at 4 Laurier Road, London NW5. I have considered the written representations made by you and by the Council and also those made by other interested persons. I inspected the site on 12 October 1987.

2. Laurier Road is a residential street of predominantly early Victorian houses. To the west of York Rise, the houses in Laurier Road, which have 4 storeys, are in terraces of three. No 4 is the centre of such a terrace. There is an existing 3 storey rear extension to the appeal property.

3. From my view of the site and its surroundings and having read the representations, it is clear to me that the principal issue in this case is whether the proposal would unacceptably harm the appearance of the house and the immediate area.

4. The Council's case is that the proposal would destroy the definitive architectural character which the appeal site and the remainder of the terrace exhibit and would therefore be visually detrimental to the character of the terrace as a whole. They draw my attention to urban design and conservation policies in the First Review of the District Plan (known as the Borough Plan, adopted in May 1987) and to their Environmental Code which covers, among other things, residential extensions. I am also referred to the Council's design guidelines for roof and rear extensions which were adopted for Laurier Road and Boscastle Road at the end of 1984. The Council's policy, set out in the guidelines, is not to permit any roof extension or further extension above existing rear extensions in Laurier Road and Boscastle Road (east side). I agree with the Council that the appearance and character of the houses in Laurier Road and adjacent roads is attractive and pleasing and I understand their wish to protect against clumsy alterations. However, I regard your proposal as both sensitive and modest. It appears to me that the design solution you have adopted, in contrast to other rear extensions and roof extensions I saw in the vicinity, would be relatively inconspicuous and would have no material adverse impact on the townscape. Whilst there would be some loss of homogeneity to the rear of the terrace, I do not consider the effect of your proposal would be very great. In part this is because the appeal property lies in the centre of the terrace of 3 houses and there would be therefore no jarring loss of symmetry. Alterations have been made in the past to the rear of 4 Laurier Road and I agree with you that, in considering the appearance of the house

on its own, the new pitched roof proposed would echo those lower down the rear addition and would not appear discordant. For these reasons I conclude that the proposal would not unacceptably harm the appearance either of the house or of the immediate area.

5. I have considered all the other points raised, but I have found nothing as cogent as the matters I have discussed.

6. For the above reasons, and in exercise of powers transferred to me, I hereby allow this appeal and grant planning permission for a second floor bathroom in new roofspace over existing back extension at 4 Laurier Road, London NW5 in accordance with the terms of the application No PL/8700574/D11/13/16 dated 5 March 1987 and the plans submitted therewith, subject to the condition that the development hereby permitted shall be begun not later than 5 years from the date of this letter.

7. This letter does not convey any approval or consent which may be required under any enactment, byelaw, order or regulation other than section 23 of the Town and Country Planning Act 1971.

I am Sir
Your obedient Servant

Caroline Briggs

CAROLINE BRIGGS BA(Hons) FRTPI Barrister
Inspector