
Appeal Decision

Site visit made on 11 February 2019

by David Fitzsimon MRTPI

an Inspector appointed by the Secretary of State

Decision date: 03 April 2019

Appeal Ref: APP/X5210/D/18/3215184
19 Hawley Road, London NW1 8RP

- 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 Carol Jones against the decision of the Council of the London Borough of Camden.
 - The application Ref 2018/2218/P, dated 11 May 2018, was refused by notice dated 8 August 2018.
 - The development proposed is the construction of a 3 storey side extension.
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Decision

1. The appeal is allowed and planning permission is granted for the construction of a 3 storey side extension at 19 Hawley Road, London NW1 8RP in accordance with the terms of the application, Ref 2018/2218/P, dated 11 May 2018, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than three years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved Drawing Numbers:
1960-01, 1960-09, 1960-10, 1960-11, 1960-12, 1960-13 and 1960-15.
 - 3) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those of the host dwelling.

Main Issue

2. The main issue in this case is the effect of the proposal on the character and appearance of the host dwelling and its setting.

Reasons

3. The appeal relates to a semi-detached Victorian villa. It is located on a busy road which is home to buildings of a range of styles and scales. It sits immediately adjacent to a large, modern apartment development with an even taller modern apartment building to the rear.
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4. I understand that planning permission has been granted for a two storey extension of a similar footprint at the appeal property (Ref. 2017/6751/P). The proposal before me seeks to introduce a three storey extension to the side of the host dwelling rather than the approved two storey scheme. The proposed extension would be recessed from the main front elevation of the host dwelling and its roof would be noticeably lower than the existing parapet with mansard above. The extension would be well designed and detailed and I am satisfied that it would appear as a subservient addition.
5. The Council points to the fact that its adopted Camden Planning Guidance titled '*Design - CPG 1*' indicates extensions '*should be no taller than the porch*'. The Council also argues that the extension would imbalance this pair of semi-detached Victorian dwellings. Whilst CPG1 provides useful guidance, careful consideration should be given to the specific context of any given proposal. It should not be slavishly applied.
6. As I have explained, I consider the proposed extension to be well proportioned and detailed. Further, this pair of semi-detached dwellings is dominated by the large apartment development recently constructed to the side of the appeal dwelling, a large development to the side of No. 21 Hawley Road and an even taller block behind them. The proposed extension would be subservient to the host dwelling, recessed from its main front elevation and would be seen in this context. Whilst the space between the large apartment block and the appeal dwelling would be narrowed by the extension, I am satisfied that a discernible gap would remain.
7. For the above reasons, I conclude that the proposed three storey side extension would not harm the character and appearance of the host dwelling or its setting. In such terms, I find no conflict with policy D1 of the adopted Camden Local Plan or the overall aims of CPG1 which promote high quality design that respects local context and character.

Conditions

8. In addition to the standard conditions which limit the lifespan of the planning permission and direct that the development takes place in accordance with the approved plans, the Council has suggested one other condition in the event the appeal succeeds. I agree that the external materials of the approved extension should match those of the host dwelling in order to ensure a visually acceptable development.
9. In allowing the appeal, I will impose conditions accordingly.

David Fitzsimon

INSPECTOR