

## Appeal Decision

Site visit made on 10 January 2017

by **JP Roberts** BSc(Hons), LLB(Hons), MRTPI

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

Decision date: 2 February 2017

**Appeal Ref: APP/X5210/W/16/3157363**

**Flat 1st Floor, 71 Ravenshaw Street, Camden, London NW6 1NP**

- 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 Blathnaid Mahony against the decision of the Council of the London Borough of Camden.
- The application Ref 2016/0990/P, dated 22 February 2016, was refused by notice dated 3 June 2016.
- The development proposed is a loft conversion.

9. The site can also be seen, albeit at speed, from passing trains along the tracks opposite the appeal site. I attach limited weight to such views, as not only are they fleeting, but it is more difficult to identify a sense of place as a passenger unless one is very familiar with the locality. A large residential block lies opposite the site on the other side of the railway tracks, but it is not clear from what I saw whether there are windows to habitable rooms facing the railway lines.

10. Thus, whilst I agree that the dormer would be of poor design, in my view it would have only a very limited impact on the character and appearance of the surrounding area. This small effect, along with the paucity of places from which it could be seen, justifies not rigidly

applying the policies referred to above, as their underlying objective, to protect local character and appearance, would not be materially undermined.

11. I therefore conclude on the main issue that the proposal would not result in material harm to the character and appearance of the area. Whilst it would conflict with the policies to which I have referred, the particular circumstances of the case justify departing from them.

### Decision

1. The appeal is allowed and planning permission is granted for a loft conversion at Flat 1st Floor, 71 Ravenshaw Street, Camden, London NW6 1NP in accordance with the terms of the application, Ref 2016/0990/P, dated 22 February 2016, subject to the following conditions:





**Dormer appeal 3157363 at 71 Ravenshaw St: Nearby dormer refusals cited by the case officer in his report put in context.**

**The building is glimpsed for just over 1 second through trees from passing trains**





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