

Committee: Development	Date: 11December 2013	Classification: Unrestricted	Agenda Item Number:
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Report of: Director of Development and Renewal Case Officer: Pete Smith	Title: Planning Appeals
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1. PURPOSE

- 1.1 This report provides details of town planning appeal outcomes and the range of planning considerations that are being taken into account by the Planning Inspectors, appointed by the Secretary of State for Communities and Local Government. All Members of the Council receive a regular monthly email update of appeals received by the Council.
- 1.2 The report covers all planning appeals, irrespective of whether the related planning application was determined by Development Committee, Strategic Development Committee or by officers under delegated powers. It is also considered appropriate that Members are advised of any appeal outcomes following the service of enforcement notices.
- 1.3 A record of appeal outcomes will also be helpful when compiling future Annual Monitoring Reports.

2. RECOMMENDATION

- 2.1 That Committee notes the details and outcomes of the appeals as outlined below.

3. APPEAL DECISIONS

- 3.1 The following appeal decisions have been received by the Council during the reporting period.

<i>Application No:</i>	<i>PA/12/03015</i>
<i>Site:</i>	<i>78 Ellesmere Road, London E3 5QX</i>
<i>Proposed Development:</i>	<i>Erection of a basement and first floor extension</i>
<i>Decision:</i>	<i>REFUSE PLANNING PERMISSION</i>
<i>Appeal Method:</i>	<i>WRITTEN REPRESENTATIONS</i>
<i>Inspector's Decision</i>	<i>DISMISSED</i>

- 3.2 The main issue in this case was the impact of the proposed first floor extension of the amenities of the occupiers of the neighbouring 80 Ellesmere Road with particular reference to daylight, sunlight and outlook.
- 3.3 Whilst the Inspector was satisfied that the proposed first floor extension would not have significantly affected daylight and sunlight from reaching habitable

rooms of the neighbouring property, he was more concerned about the impact of the proposed first floor element in terms of loss of outlook at an increased sense of enclosure. He concluded that the first floor element would have had an over-bearing effect on the neighbouring residential occupier.

- 3.4 The appeal was DISMISSED.

Application No:	PA/12/02893
Site:	Flat 14, Chandlery House, 40 Gowers Walk, London E1 8BH
Proposed Development:	Application for listed building consent for alterations to windows at first floor level
Council Decision:	REFUSE LISTED BUILDING CONSENT (delegated decision)
Appeal Method:	WRITTEN REPRESENTATIONS
Inspector's Decision	ALLOWED

- 3.5 The Planning Inspector concluded that the proposed alterations (the lowering of two window sills at first floor level) would not be so significant as to affect the perception of the building as a former wool warehouse. He felt that the lowering of the window sill would also allow additional light to penetrate the room used as a bedroom. He did not feel that the works would have diminished the building's industrial heritage significance, providing that the materials to be used for the proposed window frames are the same as the 3 identical windows above.
- 3.6 The appeal was allowed and listed building consent granted – but with conditions attached requiring detailed plans indicating the detailed work required and the design of the replacement window frames and sills. He was not prepared to accept double glazed replacement window.
- 3.7 The appeal was ALLOWED.