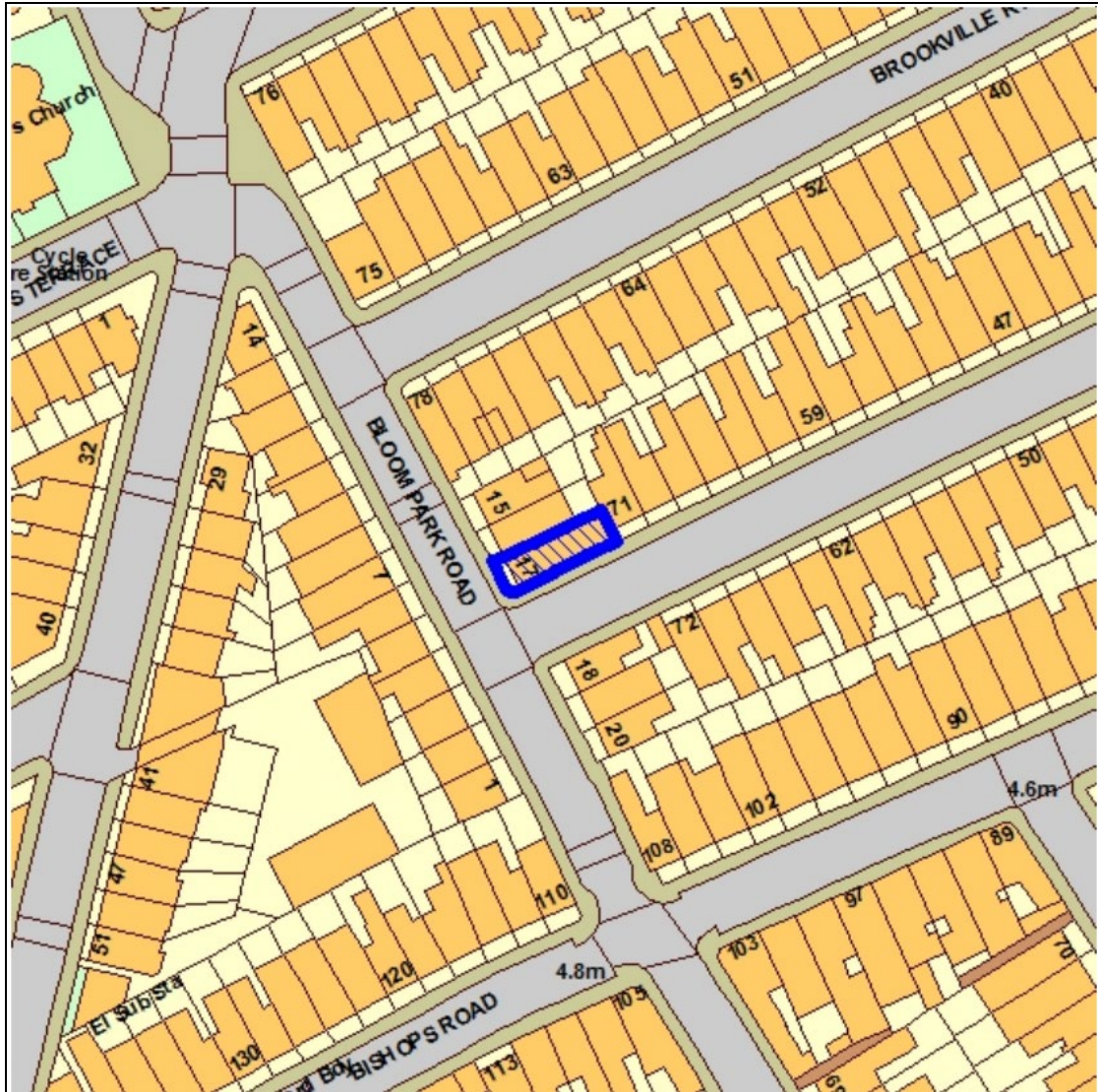


**Ward:** Munster

**Expiry Date:** 12th August 2024

**Site Address:**

17 Bloom Park Road London SW6 7BQ



© Crown Copyright. All Rights Reserved. London Borough Hammersmith and Fulham LA100019223 (2024).

**For identification purposes only - do not scale.**

**Reg. No:**

2025/01838/FUL

**Date valid:**

08.07.2025

**Committee Date:**

16.09.2025

**Case Officer:**

Christopher May

**Conservation Area:**

Constraint Name: Central Fulham  
Conservation Area - Number 29

**Applicant:**

Ms Rebecca Burrell  
17 Bloom Park Road  
London

**Description:**

Erection of a rear roof extension including the formation of a hip to gable roof extension; installation of 3 No rooflights in the front roofslope.

Dwg Nos: 106(P); 107(P); 108(P); 109(P); 110(P); 111(P).

**Application Type:**

Full Detailed Planning Application

**Officer Recommendation:**

- (1) That the Committee resolve that the Director of Planning and Property be authorised to refuse planning permission subject to the reason(s) for refusal listed below;
- (2) That the Committee resolve that the Director of Planning and Property, after consultation with the Assistant Director Legal Services and the Chair of the Planning and Development Control Committee be authorised to make any minor changes to the proposed reasons for refusal, which may include the variation, addition or deletion of reasons, any such changes shall be within their discretion.

**Reason(s) for Refusal:**

- 1) The proposed development is considered unacceptable on visual amenity grounds. Specifically, the proposed hip-to-gable roof extension and rear roof extension, by reason of its siting, height, bulk and mass, would represent a visually prominent and incongruous development that is overly dominant, discordant, and out of character with the established form of roof level development along the host terrace. This would be harmful to its character and the Bloom Park Road and Marville Road street scenes, which all retain prominent hipped roofscapes; and as such the proposals would result in less than substantial harm to and fail to preserve the character of the Central Fulham Conservation Area. In this regard, the proposal is considered to be contrary to section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Policies DC1, DC4 and DC8 of the LBHF Local Plan (2018) and Key Principle CAG3 of the Planning Guidance Supplementary Planning Document (2018).

---

**LOCAL GOVERNMENT ACT 2000  
LIST OF BACKGROUND PAPERS**

**All background papers held by Case Officer named above:**

Application form received: 8<sup>th</sup> July 2025  
Drawing Nos: see above

**Policy Documents:** National Planning Policy Framework (NPPF, 2024)  
The London Plan (2021)  
LBHF - Local Plan (2018)  
LBHF - 'Planning Guidance' Supplementary Planning Document (2018).

**Consultation Comments:**

**Comments from:**

Urban Design & Conservation

**Dated:**

14.07.2025

**Neighbour Comments:**

**Letters from:**

5 Bloom Park Road

**Dated:**

04.08.2025

**1. SITE DESCRIPTION AND HISTORY**

- 1.1 This application relates to a two-storey, end-of-terrace dwelling located on the northwest corner of Bloom Park Road and Marville Road. The surrounding area is predominantly residential and consists of late Victorian terraced dwellings.
- 1.2 The site is located within the Central Fulham Conservation Area but is neither listed or a Building of Merit. The site is situated within the Environmental Agency's designated Flood Risk Zone 2.

**Relevant Planning History**

- 1.4 In 2020, planning permission 2020/01604/FUL – Installation of French doors with a Juliet balcony to replace the existing door at first floor level to the rear elevation; installation of new doors to replace the existing door at ground floor level to the rear elevation; removal of the rear garage roof.
- 1.5 In June 2024, planning permission 2024/01601/FUL was refused for a proposal that included the erection of a rear roof extension including the formation of a hip to gable roof extension involving an increase in the ridge height by 300mm. The proposals also included erection of a rear extension at second floor level, over part of the existing back addition; removal of part of the remaining pitched roof of the existing back addition at second floor level to form a roof terrace, enclosed with a 1.7-metre-high obscured glazed screen and installation of 2 rooflights in the front roofslope. The application was refused on the following grounds: -
  - 1) The proposal would be harmful to the character and appearance of the host building, the terrace group and the wider area. The hip-to gable extension along with the increase to the ridge height would result in an incongruous and unsympathetic addition to the host property. Furthermore, the depth and extent of the proposed terrace 2024/01601/FUL screening would be overly dominant on the roof and out of character with the established form and roofscape of the wider terrace. In general, the proposal would constitute an inappropriate, visually jarring

and discordant type of development which is contrary to Policies DC1 and DC4 of the Local Plan (2018).

2) The proposed hip-to-gable roof extension, in combination with the proposed raised roof ridge and rear roof extension is considered to be unacceptable in the interests of residential amenity. More particularly, the proposed extensions by reason of their scale, bulk and elevated position would result in an overbearing form of development to cause an increase sense of enclosure, and loss of outlook for the nearby occupiers at Nos. 130, 132 and 134 Stephendale Road. The proposal is therefore considered to be unneighbourly and contrary to Policy HO11 of the Local Plan (2018) and Key Principle HS6 of the Planning Guidance SPD (2018).

- 1.6 In June 2025, the subsequent appeal against the refusal 2024/01601/FUL was dismissed by the Planning Inspectorate.

## **2. PUBLICITY AND CONSULTATION**

### **Public Consultation**

- 2.1 The application was publicised by site and press notices. Individual notification letters were also sent to 16 neighbouring properties. In Response, 1 objection letter was received which raised the following summary representations: -

- Vertical roof extension would not be in keeping with neighbouring buildings or surrounding conservation area
- Loss of privacy

- 2.2 The material planning considerations raised above are considered in the relevant section of this report.

## **3. POLICY CONTEXT**

- 3.1 The Town and Country Planning Act 1990, the Planning and Compulsory Purchase Act 2004 and the Localism Act 2011 are the principal statutory legislation for Town Planning in England.
- 3.2 Collectively, the three Acts create a plan led system which requires local planning authorities to determine planning applications in accordance with an adopted statutory development plan unless there are material considerations which indicate otherwise (Section 38 (6) of the 2004 Act as amended by the Localism Act).
- 3.3 In this instance, the statutory development plan comprises of the London Plan (2021), the Local Plan (2018). Other strategic and local supplementary planning guidance and other documents from the Council and the Greater London Authority/Mayor of London are also material to the determination of the application.

## **National Planning Policy Framework (2024)**

- 3.4 The National Planning Policy Framework - NPPF (as updated 2024) is a material consideration in planning decisions. The NPPF, as supported by the Planning Practice Guidance (PPG), sets out national planning policies and how these are expected to be applied.
- 3.5 The NPPF does not change the statutory status of the development plan as the starting point for decision making. Proposed development that accords with an up to-date Local Plan should be approved and proposed development that conflicts should be refused unless other material considerations indicate otherwise.

## **The London Plan (2021)**

- 3.6 The London Plan (2021) was published in March 2021 and is the Spatial Development Strategy for Greater London. The Plan provides the strategic planning policies for London, setting out an integrated economic, environmental, transport and social framework for growth over the next 20-25 years. The proposed development has been assessed in line with the policies set out in the London Plan. The London Plan is supported by guidance, which provides further information about how the London Plan Policies should be implemented in the form of Supplementary Planning Guidance ('SPG') documents which have also been considered in determining this application.

## **The Local Plan (2018)**

- 3.7 The Council Local Plan was adopted on 28 February 2018. The policies in the Local Plan together with the London Plan make up the statutory development plan for the borough. The 'Planning Guidance' (February 2018) and 'Climate Change' (October 2023) Supplementary Planning Documents (SPDs) are also material considerations. These provide supplementary detail to the policies and are organised around key principles.
- 3.8 With regard to this application, all planning policies in the National Planning Policy Framework (NPPF, 2024), London Plan (2021), Local Plan (2018), and Supplementary Planning Guidance (SPG) / Supplementary Planning Documents (SPDs) have been referenced where relevant.
- 3.9 The main planning considerations in light of the London Plan (2021), and the Local Plan (2018) (hereafter referred to as Local Plan), the 'Planning Guidance' Supplementary Planning Document (2018) (hereafter referred to as the 'Planning Guidance' SPD) include:
  - 1) design, character and appearance; and
  - 2) residential amenity.

## **4. DESIGN, AND HERITAGE**

- 4.1 The NPPF recognises that creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

- 4.2 Section 72 of the Planning (Listed Buildings and Conservation areas) Act 1990 requires that in the exercise, with respect to any buildings or other land in a conservation area, of any functions under or by virtue of any of the provisions mentioned in subsection (2) (which includes the planning Acts), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.
- 4.3 Paragraph 212 of the NPPF states: When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.
- 4.4 Paragraph 215 of the NPPF states: Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.
- 4.5 London Plan Policy D3 (Optimising site capacity through the design-led approach) states that, in terms of quality and character, development proposals should "respond to the existing character of a place by identifying the special and valued features and characteristics that are unique to the locality and respect, enhance and utilise the heritage assets and architectural features that contribute towards the local character; and be of high quality, with architecture that pays attention to detail, and gives thorough consideration to the practicality of use, flexibility, safety and building lifespan through appropriate construction methods and the use of attractive, robust materials which weather and mature well".
- 4.6 Local Plan Policy DC1 states that all development within the borough should create a high-quality urban environment that respects and enhances its townscape context and heritage assets. There should be an approach to accessible and inclusive urban design that demonstrates how good design, quality public realm, landscaping and land use can be integrated to help regenerate places.
- 4.7 Policy DC4 of the Local Plan states that the Council will require a high standard of design in all alterations and extensions to existing buildings. In particular, design in all alterations and extensions should be: - compatible with the scale and character of existing development, neighbouring properties and their setting; - successfully integrated into the architectural design of the existing building; and - subservient and should never dominate the parent building in bulk, scale, materials or design.
- 4.8 Policy DC8 states that the Council will conserve the significance of the borough's historic environment by protecting, restoring and enhancing its heritage assets. These assets include: listed buildings, conservation areas historic parks and gardens, the scheduled monument of Fulham Palace Moated site, unscheduled archaeological remains and buildings and features of local interest.
- 4.9 As previously mentioned, the site is located within the Central Fulham Conservation Area. Therefore, given its roof top location on a corner property, the

proposal would be visually prominent from views in the Marville and Bloom Park Road street scenes as well as the Conservation Area.

### **Central Fulham area**

- 4.10 The Central Fulham conservation area was designated in April 1989 and has been subject of review and amendments since this time. The area is a predominantly residential area that is typified by mid to late 19th century terraced houses, mainly of gault brick construction. The Conservation Area displays a mixture of some detached houses and villas, alongside variations on the decorative elements throughout which include ornate balustrades, stucco, red brick, and moulded brick decorations. This section of the conservation area feature well preserved modestly scaled and well detailed Victorian houses in the streets between Filmer Road and Homestead Road. The application site forms part of a terrace of three dwellings located on the eastern side of Bloom Park Road. The flank elevation of the house is located on the back edge of pavement in Marville Road and the side roofslope is hipped.
- 4.11 The proposal would involve the erection of a rear roof extension to the main roof of the application property and would include the formation of a side hip-to-gable roof extension, as well as the insertion of 3 rooflights on the front roof slope.
- 4.12 Hipped roofs at the end of terraces are a characteristic feature of the area, designed to ensure that the side of the properties do not appear more dominant than the pitched roofs of front elevations and to provide visual relief to the pedestrian experience in what are tight terraced streets. In this case, there are four corner properties nearby at Nos. 18 Bloom Park Road, 75 Rosaville Road and Nos 75 and 76 Brookville Road; all of these properties have existing hip roofs. Together with application site, No.18 Bloom Park Road on the opposite corner provide a framed entrance onto Marville Road. Similarly, the hipped roofs of at Nos75 and 76 Brookville Road for an entrance for that road and long views from Marville Road onto Bloom Park Road.



### Photos: Neighbouring properties with existing hipped roofs



76 Brookville Road (50m)



18 Bloom Park



75 Brookville Road (28m)



76 Rosaville Road (78m)

4.14 The Council attaches significant weight to the corresponding end-of-terrace properties within the immediate vicinity. In this instance, the subject end-of-terrace property's front and side elevation are visible along the junction of Bloom Park Road and Marville Road and it forms part of symmetrical entrance to Marville Road. The removal of the hipped roof would undermine the relationship between the host building and No.18 and would be contrary to Key Principle CAG2 of the Planning Guidance SPD which states that "hip-to-gable roof extensions can undermine the symmetry of groups of properties or terraces. Where hipped roofs form part of the pattern of original development in an area their loss will be resisted." Para. 12.20 of the Local Plan further elaborates that "the design of extensions or alterations to buildings is of considerable importance, because they can change the character of individual buildings and that of an area as a whole. This is of particular concern in terraces of uniform appearance. The council recognises that there will be changing needs and requirements of occupiers, but



seeks to ensure that extensions and alterations, even the most minor ones, do not affect the inherent qualities of existing properties”.

- 4.15 The result of the extension would be a gable end which would also include the wall of the rear roof extension resulting in a flank wall of significant scale on the side boundary. As set out above this would disrupt the symmetry of the entrance to Marville Road and result in a built form of significant scale which would appear out of character in the context of the immediate street scene and the appearance of entrances to side roads within this part of the Conservation Area.
- 4.16 Within the submitted Design and Access Statement, the applicant refers to four properties elsewhere in the surrounding area which had received planning consent for hip to gable alterations. However, it should be noted that these schemes had different site contexts and specific circumstances to the proposal being considered and some were approved prior to the adoption of the current Local Plan. Notably, every application must be considered on its own merits based upon the particular context and assessed against current policy and guidance. The examples at Nos 1 and 2 Marville Road and 62 and 69 Felden Street, referred to by the applicant are not directly relevant to the current proposal.
- 4.17 Nos.1 (2016/05247/FUL, not implemented) and 2 Marville Road (2017/03107/FUL and 2022/02463/FUL) are some 200m away from the application site. Whilst No.1 Marville Road has a similar in context to the application site, that 2017 permission has expired and predates the current Local Plan 2018. Similarly, at No2 the initial 2017 planning approval predates the current Local Plan, and the subsequent 2022 approval was a renewal. There two other examples provided within the applicant's Design and Access Statement, at Nos.62 and 69 Felden Street, are also located approximately 200m away from the application property. Both of those properties, however, back onto opposing properties that include existing gabled roofs along Swift Street, which means that they are in keeping with the existing established context.
- 4.18 In June 2025, the Inspectorate dismissed an appeal (2024/01601/FUL) at No.1 Byam Street for a comparable hip-to-gable extension. The Inspector considered that “the hip to gable extension and increase in ridge height would result in the loss of the original character of the host property” and that it would be “readily apparent from the street scene and their visual impact would be accentuated by the site’s prominent position at the end of the terrace.”
- 4.19 Officers note that the Byam Street appeal site is not located within a conservation area, however, the same principles of good urban design are applicable in this instance.
- 4.20 Officers have assessed the impact of the proposals upon the character and significance of the Central Fulham conservation area and based upon due consideration of the considerations above, conclude that the proposals would result in less than substantial harm to the character and significance of this section of the conservation area. Considering the well-preserved character of hipped roofscapes within this section of the conservation area, this harm would be at the mid-range of the scale of less than substantial harm. As such, the proposed roof extensions would create an incongruous addition which fails to appear subservient to the host dwelling and would result in the loss of uniformity and balance within

the wider terrace group, the roofscape and the street scene and be harmful to the character of the Conservation Area, failing to preserve the character and appearance of the heritage asset; it is not considered that there is any heritage, or public benefits which would outweigh this harm

- 4.21 The proposal would be contrary to section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, policies DC1, DC4 and DC8 of the Local Plan (2018) and Key Principle CAG3 of the Planning Guidance Supplementary Planning Document (2018).
- 4.22 The proposed rooflights on the front roof slope would align with the windows on the floor below and would be of an appropriate scale. Although these elements would not be possible without the hip-to-gable, the principle of rooflights on the front elevation would be acceptable and in keeping with the appearance of the wider street.

## **5. RESIDENTIAL AMENITY**

- 5.1 Policies DC1, DC2, CC11, CC13 and HO11 of the Local Plan require all proposals to be formulated to respect the principles of good neighbourliness. The 'Planning Guidance' SPD Housing Key Principles HS6 and HS7 seek to protect the existing amenities of neighbouring residential properties in terms of outlook, light, privacy and noise and disturbance.
- 5.2 Policy HO11 of the Local Plan includes requirements for residential developments to avoid detrimental impacts on the amenities of residents in the surrounding area. The policy states the protection of existing residential amenities, including such issues such as loss of daylight, sunlight, privacy, and outlook. In this case, there are no concerns relating to daylight and sunlight or noise and disturbance; the main issues relate to outlook and privacy.

### **Outlook**

- 5.2 'Planning Guidance' SPD Key Principle HS6 notes that the proximity of a development can have an overbearing and dominating effect detrimental to the amenities of adjoining residential occupiers. Although it is dependent upon the proximity and scale of the proposed development, a general standard can be adopted by reference to a line produced at an angle of 45 degrees from a point at ground level or at 2m on the rear curtilage. An on-site judgement will be a determining factor if any part of the proposed building extends beyond these lines.
- 5.3 In this instance, the rear boundary abuts the windowless flank wall of a two-storey end of terrace No.71 Marville Road. As such, the proposal would not result in a significant increase in a sense of enclosure or overbearing impacts on the amenity of residents at this rear adjoining property.
- 5.4 Key Principle HS7 (i) states that 'Any proposed rear extension should not worsen the outlook from any rear habitable room window located lower than the proposed extension'.
- 5.5 The adjoining property at No.15 benefits from a rear roof extension similar to that which is proposed. Furthermore, the proposed rear roof extension would be limited

to main roof level and would not project beyond the rear wall at first floor level below. As such, this extension would not result in a significant loss of light or overbearing impact upon this neighbour.

- 5.6 Overall, the proposals accord with Policy HO11 and Key Principle HS7.

### **Privacy**

- 5.7 The 'Planning Guidance' SPD Key Principle HS7(iii) requires that any new windows should be positioned at least 18m from existing habitable room windows. This will be measured by an arc of 60 degrees taken from the centre of the proposed new window to ensure there is no loss of privacy. If this standard cannot be met, then windows should be designed to ensure that no loss of privacy will occur.
- 5.8 No new windows would be positioned within 18m from existing habitable room windows as measured from an arc of 60 degrees.
- 5.9 Overall, the proposal accords with Policy HO11 and Key Principle HS7 of the Planning Guidance SPD.

## **6. CONCLUSION**

- 6.1 The proposed hip-to-gable and rear roof extension would represent a visually prominent and incongruous development that is overly dominant, discordant, and out of character with the established form of roof level development in this locality. The proposed extension by reason of its siting and mass would not appear subordinate to the existing building and would be harmful to its character, the Bloom Park Road and Marville Road street scenes and would fail to preserve the character of the Central Fulham Conservation Area. The proposal would be contrary to s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Policies DC1, DC4 and DC8 of the LBHF Local Plan (2018) and Key Principle CAG3 of the Planning Guidance Supplementary Planning Document (2018).

## **7. RECOMMENDATION**

- 7.1 The application is therefore recommended for refusal.