

## Notes on Appeal Decision APP/Y1945/W/23/3317838

- Para 28: the significance of the CA derives from three main factors, including *"the small scale streetscapes and roofscapes"*.
- Para 29: *"... the low height of the buildings, coupled with the rising topography to the south gives a feeling of enclosure on Estcourt Road [the road backing onto the appeal site] in particular. This roofscape has a strong silhouette against an open sky as experienced walking along the street. [...] However, this is not universally true and the existing commercial scale buildings are visible in places on those roads, and are prominent in other locations ..."*
- Para 31: *"The proposal would be more visible than the existing building but no building of any scale would hinder the ability to appreciate the mixed-use character of the CA itself."*
- Para 32: *"The streetscapes and roofscapes of the CA are already visually breached in several places by the existing building, other existing buildings along Clarendon Road, and by nearby existing and under construction buildings [...] The presence of the large scale commercial buildings is therefore already felt and seen from within the CA."*
- Para 33: *"The proposal would be more visible than the existing building, including in glimpsed views to both residents and people walking along the streets of the CA. It would be more prominent than any existing or emerging building by a combination of its height and proximity. [...] Although prominent it would not be dominant because it would be clearly distinct from the buildings in the CA by its materiality and scale and because the abrupt transition from the domestic scale of the CA to the large scale of Clarendon Road is an existing characteristic."*
- Para 34: *"The ability to appreciate the small scale architecture and roofscape, which are primarily experienced in the foreground of the CA at street level, is not meaningfully harmed by the existing buildings. The proposal would not materially alter this relationship or harmfully distract from the ability to appreciate the small scale architecture and roofscape. This element of the significance of the CA would not, therefore, be harmed."*