

Appeal Decision

Site visit made on 4 October 2016

by Siobhan Watson BA(Hons) MCD MRTPI

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

Decision date: 19 October 2016

Appeal Ref: APP/L5810/W/16/3154771

9 Rosslyn Road, Twickenham, Richmond Upon Thames, TW1 2AR

- 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 Mr Charles Ellis (Paragon Community Housing Group) against the decision of the Council of the London Borough of Richmond-upon-Thames.
 - The application Ref 16/1209/FUL, dated 23 March 2016, was refused by notice dated 18 May 2016.
 - The development proposed is the replacement of windows to upper ground, first, second and third floor with white painted double glazed softwood windows to match the existing style.
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Decision

1. The appeal is dismissed.

Main Issue

2. The main issue is whether the proposed windows would preserve or enhance the character or appearance of the conservation area and their effect upon the host Building of Townscape Merit (BTM).

Reasons

3. The building is within the Twickenham Park Conservation Area which is characterised by a spacious Victorian leafy grandeur. The appeal building is a large and tall Victorian detached residence of considerable stature. It contains historic single glazed windows from the ground floor upwards.
 4. Details of the frames have been submitted and the proposals are clear that the replacement windows would match the timber double glazed windows on the lower ground floor. I was able to see the lower ground floor windows at my visit. However, those windows are a lot deeper, thicker and chunkier than the historic windows and because the glazing bars are stuck onto the glass the internal spacers are visible from the outside. The lower ground floor replaced windows lack the slim profile and finesse of the existing windows and if the remainder of the windows were similarly replaced the appearance of the building would be materially and harmfully altered. The proposed windows would therefore erode the architectural quality and interest of the BTM. In turn they would harm the character and appearance of the conservation area.
 5. S72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a statutory duty upon me to pay special attention to the desirability of
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preserving or enhancing the character or appearance of the conservation area. As the windows would affect only one building, the development would cause less than substantial harm to the special interest and significance of the conservation area.

6. In these circumstances paragraph 134 of the National Planning Policy Framework says that the harm should be weighed against the public benefits of the proposal. I have no reason to doubt that the proposed windows would have better thermal efficiency than the existing single glazed ones but this would be a relatively small benefit in comparison to the harmful visual impact of the scheme. In consequence I do not consider that the public benefits of the proposal outweigh the harm I have found.
7. I note the appellant's comments that the existing windows are rotten but this does not justify inappropriate replacement.
8. I therefore conclude that the proposed development would neither preserve nor enhance the character or appearance of the Twickenham Park Conservation Area and it would harm the BTM. It would be contrary to the London Borough of Richmond Upon Thames Core Strategy Policy (2009) CP7; its Development Management Plan (2011) Policies DM DC1, DM HD1, and DM HD3; and Supplementary Planning Documents *House Extensions and Alterations* (2015) and *Buildings of Townscape Merit* (2015). In combination, these policies seek to ensure that development should protect visual amenity; conserve and enhance the character and appearance of the conservation area and protect BTMs from insensitive alterations.
9. For the above reasons, the appeal is dismissed.

Siobhan Watson

INSPECTOR