



Appeal Decisions

Site Visit made on 28 September 2021

by Ms S Watson BA(Hons), MCD, MRTPI

an Inspector appointed by the Secretary of State

Decision date: 19 OCTOBER 2021

Appeal A Ref: APP/L5810/W/21/3269757

2 Old Palace Place, The Green, RICHMOND, TW9 1NQ

- 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 and Mrs Vicky & Richard Peirson against the decision of Richmond Upon Thames London Borough Council.
 - The application Ref 20/2525/HOT, dated 10 September 2020, was refused by notice dated 15 December 2020.
 - The development proposed is one new air conditioning unit to replace existing unit; single storey rear glass extension; tanking works to the modern basement slab and retaining walls.
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Appeal B Ref: APP/L5810/Y/21/3269769

2 Old Palace Place, The Green, RICHMOND, TW9 1NQ

- The appeal is made under section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990 against a refusal to grant listed building consent.
 - The appeal is made by Mr and Mrs Vicky & Richard Peirson against the decision of Richmond Upon Thames London Borough Council.
 - The application Ref 20/2526/LBC, dated 10 September 2020, was refused by notice dated 15 December 2020.
 - The works proposed are one new air conditioning unit to replace existing unit; single storey rear glass extension; tanking works to the modern basement slab and retaining walls.
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Decisions

1. Appeal A is allowed and planning permission is granted for one new air conditioning unit to replace existing unit; a single storey rear glass extension and tanking works to the modern basement slab and retaining walls at 2 Old Palace Place, The Green, RICHMOND, TW9 1NQ in accordance with the terms of the application, Ref 20/2525/HOT, dated 10 September 2020, and the plans submitted with it, subject to the conditions in the attached schedule.
2. Appeal B is allowed and listed building consent is granted for one new air conditioning unit to replace existing unit; a single storey rear glass extension and tanking works to the modern basement slab and retaining walls at 2 Old Palace Place, The Green, RICHMOND, TW9 1NQ in accordance with the terms of the application Ref 20/2526/LBC dated 10 September 2020 and the plans submitted with it subject to the conditions in the attached schedule.

Preliminary Matters

3. As the proposal is in a conservation area and relates to a listed building, I have had special regard to sections 16(2), 66(1) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the Act).

4. The Council has no objection to the proposed tanking in the basement or to the replacement of the air conditioning unit. I have no reason to take another view. I consider that the tanking and the air conditioning would preserve the significance of the Listed Building. Furthermore, the tanking works have since been approved by the Council. Therefore, my decision will focus on the proposed rear extension which is the sole area of dispute.

Main Issues

5. The main issue is the effect of the proposed development on the significance of the Grade II* Listed Building and whether it would preserve or enhance the character or appearance of the Richmond Green Conservation Area.

Reasons

6. The appeal building is within Old Palace Place, a Grade II* Listed Building which dates from the 16th Century. The frontage dates from around the 17th Century. The fabric of the building includes Tudor elements. It has historic links with the adjacent Richmond Palace, Venture Radford and Kenneth Clark. Its high status as a building is illustrated by the quality of the fabric which incorporates aspects of an early Jacobean palace (c1580) into a later house of c1700. There is a close link between the fabric visible today and the earliest phases of the site's history and surviving evidence of this earlier phase, including an exposed timber framing to the second floor and a Tudor fire surround on the ground floor, reflects the earlier building.
7. The 18th century front elevation is of clear architectural merit and contains brown brick with red brick dressings and a deep timber modillion eaves cornice. There is an attractive pedimented doorcase on carved consoles which is thought to be contemporary with the façade. The architectural interest of the frontage is accentuated by the set-back building line behind a large hedge and the central gate, both of which provide the building with a sense of arrival, befitting its scale.
8. The rear elevation of Old Palace Place is of more limited architectural and historic interest. Whilst the majority of the building retains its c1700 brown and red brickwork, the rear elevation features an informal arrangement of windows and is altered with numerous changes to fenestration most likely reflecting changing occupant needs but also the physical changes the building has seen, including the removal of a large rear extension and numerous changes to the building's subdivision.
9. The significance of the building is due to its age, remnants of older architecture and its historic associations with people and places. The front elevation is architecturally more significant than the rear elevation.
10. The proposed rear extension would be constructed of glass and would enclose the rear door and doorcase to the house. This door and doorcase date from between 1930 and 1944. The doorcase is attractive but its extravagant style is more architecturally suited to a front elevation. Historic England have commented that the appellant's photographs suggest that the doorcase fabric is some of age and may have been salvaged from another building. Even so, its age is not confirmed, and it exactly matches the doorcase to No 1 Old Palace Place which was installed in the mid- 20th century on the reinstatement of the building back to two units (post 1944).

It may well be that the door installed to the rear elevation of no.2 was copied as it would be unusual to find two exact matches from architectural salvage. Nevertheless, the doorcase provides some interest in terms of the building's development over time. That said, the extension would be fully glazed and the door and doorcase would be visible when viewing the rear elevation from the garden. Given the alterations that have taken place over time on the rear elevation, I consider that the extension would represent a further phase in the building's rich history without obscuring any of the existing features which would remain visible through the glass. Moreover, the glazing would protect the door and doorcase from the elements.

11. The air conditioning units would be replacements of existing features and would be sited within lightwells. They would preserve the significance of the building. In addition, I have no reason to disagree with the Council that the basement tanking would preserve the significance of the building.
12. For the above reasons, I conclude that the alterations preserve the building and its special interest.
13. The appeal site is within the Richmond Green Conservation Area. The main central part of the conservation area is a large level open space with uninterrupted views across its wide expanse. The mature landscape is complimented by the quality of the paths and perimeter planting. It is a fine example of an early urban green with a feeling of formal elegance and provides a fittingly grand setting for the houses that surround it. The south east side consists mainly of good examples of late 17th and early 18th century terraces of brown and red brick townhouses complete with front basement areas, railings and entrance steps directly abutting the pavement. The southwest frontage is less uniform but the buildings, which tend to be larger, are of an equally high quality. The earlier buildings closer to the Palace, including the appeal site, retain front gardens behind railings and walls.
14. The extension would be of a light-weight appearance and discretely located at the rear, separated from adjoining dwellings by their boundary walls and vegetation. The appeal site has a deep rear garden and little of the space in the curtilage would be taken up by the proposed development. It would preserve the character and appearance of the conservation area. The air conditioning units, as they would be located in the lightwells would also preserve the character and appearance of the conservation area.
15. Consequently, I find no direct conflict with the aims and objectives of Policy LP3 of the Richmond Local Plan (2018) which seeks to preserve heritage assets and protect architectural features that contribute to their significance.

Conditions

16. In the interests of certainty, I have attached conditions in respect of Appeal A which specifies the approved plans; however, such a condition is not replicated in terms of Appeal B as progressing the works in accordance with the submitted plans is part of the formal decision above. Also, for Appeal A, I have attached a condition in respect of the operational noise of the air conditioning units in the interests of living conditions.

17. The proposed extension would contain a considerable amount of glazing, and its transparency would enable an appreciation of the appeal building's rear elevation. Consequently, to ensure that the special interest of the building is preserved I have attached conditions which require details of the proposed materials and fenestration, the structural elements of the extension, the junction between the extension and the existing elevation, and internalised features.

Conclusion

18. For the reasons set out above, and taking into account all other matters raised, I conclude that the appeals should succeed.

Ms S Watson

INSPECTOR

Schedule of Conditions

Appeal A

- 1) The development hereby permitted shall begin no later than 3 years from the date of this decision.
- 2) The development hereby permitted shall be carried out in accordance with the following approved plans:
 - Location Plan 1256.00.01.Imp.01
 - Proposed Basement Plan 1256.03.01.Pln.021
 - Proposed Ground Floor Plan 1256.03.01.Pln.022
 - Proposed First Floor Plan 1256.03.01.Pln.023
 - Proposed Rear Elevation – South 1256.03.01.Pln.061
 - Proposed Side Elevation – West 1256.03.01.Pln.062
 - Proposed taking details for basement – 1256.03.03.Pln.200
- 3) The plant hereby permitted shall be installed in strict accordance with the details provided in the acoustic report submitted by 24 Acoustics reference R8685-1 Rev 1 dated 2nd September 2020. The plant shall thereafter be retained as approved. The plant shall not be used unless the equipment is installed in compliance with these details.
- 4) No development to the rear elevation shall take place until samples of all materials have been submitted to and approved by the local planning authority in writing. The relevant works shall be carried out in accordance with the approved sample details.
- 5) Prior to the commencement of works to form the extension hereby approved, the development shall not be carried out other than in accordance with larger scale fenestration details (to a scale of not less than 1:20) to be submitted to and agreed in writing with the Local Planning Authority. The extension shall be constructed in accordance with the approved details.

- 6) Prior to the commencement of works to form the extension hereby approved, details of new structural elements of the extension, shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details.
- 7) Prior to the commencement of works to form the extension hereby approved, details of the junction between the new glazed extension and the existing rear elevation shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the works shall be carried out in accordance with the approved details.
- 8) Prior to the commencement of works to form the extension hereby approved, details of the treatment of the existing doorcase and existing rear façade which are to be made internal by the approved works, shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details.

Appeal B

- 1) The works hereby permitted shall begin no later than 3 years from the date of this decision.
- 2) No development to the rear elevation shall take place until samples of all materials have been submitted to and approved by the local planning authority in writing. The relevant works shall be carried out in accordance with the approved sample details.
- 3) Prior to the commencement of works to form the extension hereby approved, the development shall not be carried out other than in accordance with larger scale fenestration details (to a scale of not less than 1:20) to be submitted to and agreed in writing with the Local Planning Authority. The extension shall be constructed in accordance with the approved details.
- 4) Prior to the commencement of works to form the extension hereby approved, details of new structural elements of the extension, shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details.
- 5) Prior to the commencement of works to form the extension hereby approved, details of the junction between the new glazed extension and the existing rear elevation shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the works shall be carried out in accordance with the approved details.
- 6) Prior to the commencement of works to form the extension hereby approved, details of the treatment of the existing doorcase and existing rear façade which are to be made internal by the approved works, shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details.

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