

Appeal Decisions

Site visit made on 18 October 2021

by Les Greenwood MRTPI

an Inspector appointed by the Secretary of State

Decision date: 04 November 2021

Appeal Ref: APP/L5810/D/21/3284100
18 Orleans Road, Twickenham TW1 3BL

- 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 Amos Grima against the decision of the Council of the London Borough of Richmond upon Thames.
 - The application Ref 21/2606/HOT, dated 20 July 2021, was refused by notice dated 13 September 2021.
 - The development proposed is to remodel the ground floor removing the glazed UPVC frame conservatory which is considered to harm the character of the property and to add a new outbuilding in the location of a former outbuilding for use as a home-working study.
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Decision

1. The appeal is allowed and planning permission is granted to remodel the ground floor removing the glazed UPVC frame conservatory and to add a new outbuilding in the location of a former outbuilding for use as a home-working study in accordance with the terms of the application Ref 21/2606/HOT, dated 20 July 2021, and subject to the conditions set out in the attached Schedule.

Preliminary matters

2. The description of the proposed development set out on the application form is recorded in the above heading. This contains an explanatory phrase which is not a description of the proposed development. I have stripped this out in the formal decision at paragraph 1 in the interest of clarity.
3. The proposal as detailed on the submitted plans includes new rooflights. Although these are not specified in the submitted description of proposed development they are clearly shown on the plans and included in the Council's own wording of the description. Also, amended plans were submitted during consideration of the application removing a replacement front porch and lowering the height of a parapet wall. I am satisfied that all these minor elements can be considered as part of the proposal without prejudice to any party.
4. Two other appeals for similar developments at 18 Orleans Road have recently been decided¹.

¹ APP/L5810/D/21/3276020 and APP/L5810/D/21/3276021

Main Issue

5. The main issue is whether the proposal would preserve or enhance the character or appearance of the Twickenham Riverside Conservation Area including a designated Building of Townscape Merit (BTM).

Reasons

Character and appearance of conservation area and BTM

6. The Council's Twickenham Riverside and Queen's Road Conservation Area Study (CAS) notes that Orleans Road is 18th Century in origin and has changed little over the years. The CAS does not state any relevant conservation concerns regarding this street but notes that one of the pressures on the area in general is the loss of traditional architectural features and materials due to unsympathetic alterations.
7. 18 Orleans Road is a 2 storey house in the middle of a handsome and uniformly designed terrace of houses which are designated by the Council as a BTM. The terrace is set well back from Orleans Road behind long front gardens, providing some relief from the otherwise closely built-up character of the lane. The Council has not provided any documentation showing the reasons for designation of the terrace as a BTM. These are good quality buildings which complement the semi-rural character of this area of Twickenham near to the river due to their harmonious architecture and their unusual siting.
8. Neither the Council nor I find any objection to the removal of the poor quality conservatory, the introduction of rooflights or the proposed new outbuilding, which would sit within a row of other outbuildings. There is furthermore no objection to the use of lead cladding on the new rear elevation of the existing ground floor extension and the outbuilding. This is a high quality material that would, together with the simple contemporary design of these elements, complement the more traditional brick construction and design of the house.
9. The Council's concern is about the height of the proposed bi-fold doors and parapet wall at the back of the existing rear extension. The revised elevational treatment of the rear extension would make it slightly higher than the rear extension of No 16 next door, but this would remain a modestly sized and clearly subsidiary element of the building. Most of the houses in this row have been extended at the back in various ways and the proposal would not look out of place in this varied context. The rear elevational changes would be out of public view and would only be seen in a very limited number of private views.
10. I conclude that the proposal would preserve the character and the appearance of the conservation area and the BTM. It therefore accords with the aims of London Borough of Richmond upon Thames Local Plan July 2018 Policies LP1, LP3 and LP4, the Council's Supplementary Planning Document *House Extensions and External Alterations* May 2015 and the National Planning Policy Framework, to ensure that development is of high architectural and urban design quality that conserves the historic environment including non-designated heritage assets like this BTM.

11. I impose a condition specifying the relevant plans to provide certainty. Conditions controlling the use of external materials and roof lights are necessary to protect the character and appearance of the conservation area and the BTM. A condition restricting the use of the roofspace is needed to protect neighbours' privacy. A further condition restricting use of the new outbuilding to ancillary purposes is imposed for clarity and in the interest of local living conditions. Finally, a condition requiring compliance with a submitted fire safety strategy is required for public safety reasons, in line with Policy D12 of the new London Plan. The Council has also suggested a condition controlling the type of plant or machinery used during construction, but has not justified this in terms of adopted policy. I do not find this type of condition to be necessary in order to grant permission for this small scale domestic development.
12. For the reasons set out above, and having regard to all other matters raised, I conclude that the appeal should succeed.

Les Greenwood

INSPECTOR

Schedule of Conditions

- 1) The development hereby permitted shall begin not later than three years from the date of this decision.
- 2) The development hereby permitted shall be carried out in accordance with the following approved plans: 278/A001, 278/A010, 278/A011, 278/A012, 278/A020, 278/A021, 278/A030, 278/A110, 278/A111, 278/A112, 278/A200-R2, and 278/A201.
- 3) No new external finishes, including fenestration and works of making good, shall be carried out other than in materials to match the existing, except as indicated otherwise on the submitted application form.
- 4) The rooflights hereby approved shall be black framed, conservation type and sit flush with the plane of the roof.
- 5) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting that Order) no part of the development hereby approved shall be used as a balcony or terrace nor shall any access be formed thereto.
- 6) The outbuilding hereby permitted shall not be used other than for uses ancillary to the use of the existing dwelling house known as 18 Orleans Road, Twickenham, TW1 3BL, and shall not be used as a separate self-contained dwelling.
- 7) The development must be carried out in accordance with the provisions of Fire Statement A278/App1/800.