



Appeal Decisions

Site visit made on 29 June 2022

by Matthew Jones BA(Hons) MA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 19th July 2022

Appeal A Ref: APP/L5810/W/21/3278074

43 Sheen Road, Richmond TW9 1AJ

- 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 Paice Kent against the decision of the Council of the London Borough of Richmond-upon-Thames.
 - The application Ref 21/0317/HOT, dated 25 January 2021, was refused by notice dated 1 June 2021.
 - The development proposed is single storey rear extension to replace existing. Alterations to stairs to access rear garden. Widening of stairs to front lower ground lightwell. New storage area underneath front parking, accessible from front lower ground lightwell.
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Appeal B Ref: APP/L5810/Y/21/3278070

43 Sheen Road, Richmond TW9 1AJ

- 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 Paice Kent against the decision of the Council of the London Borough of Richmond-upon-Thames.
 - The application Ref 21/0318/LBC, dated 25 January 2021, was refused by notice dated 1 June 2021.
 - The works proposed are single storey rear extension to replace existing. Alterations to stairs to access rear garden. Widening of stairs to front lower ground lightwell. New storage area underneath front parking, accessible from front lower ground lightwell.
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Decisions

Appeal A

1. The appeal is allowed and planning permission is granted for replacement single storey rear extension and access steps to rear at 43 Sheen Road, Richmond TW9 1AJ in accordance with the terms of the application, Ref 21/0317/HOT, dated 25 January 2021, subject to the following 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: Block Plan, Location Plan, A100 Rev P1, A101 Rev P1, A102 Rev P1, A200 Rev P1, A300 Rev P1, A110 Rev P2, A112 Rev P2, A210 Rev P2.
 - 3) 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 roof hereby approved shall be used as a balcony or terrace.
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Appeal B

2. The appeal is allowed and listed building consent is granted for replacement single storey rear extension and access steps to rear at 43 Sheen Road, Richmond TW9 1AJ in accordance with the terms of the application, Ref 21/0318/LBC, dated 25 January 2021, and the plans submitted therewith, subject to the following conditions:
 - 1) The works authorised by this consent shall begin not later than three years from the date of this consent.
 - 2) Prior to installation, samples of the roof and walling materials shall have been submitted to and approved in writing by the local planning authority. The works shall be carried out in accordance with the approved details.

Procedural Matter

3. Before the Council refused planning permission and listed building consent, the proposal relating to both appeals was revised by omitting the elements forward of the dwellinghouse. I have therefore assessed the appeals against the drawings subject to the Council's decisions and have taken the description of works/development in my decisions above from the Council's decision notices.

Main Issue

4. 43 Sheen Road is an eighteenth-century terraced dwelling which is listed at Grade II and is inside the Sheen Road Conservation Area (the CA). In this context, the main issue in these appeals is the effect of the proposal on the special architectural and historic interest of 43 Sheen Road and, linked to that, whether it would preserve or enhance the character or appearance of the CA.

Reasons

5. The significance of 43 Sheen Road derives from its architectural detailing, particularly its well preserved, polite Georgian façade. This in turn allows the building to contribute to the character and appearance of the CA, with Sheen Road noteworthy as an elegant and busy throughfare, fronted by many Georgian properties, which historically connected Richmond with London.
6. No 43's rear windows appear largely Victorian. The rear elevation has also been altered by a tall, cuboid circa 1990 enlargement in brickwork to its west side and a subsequent ground floor extension after 2010, with a deeper plan and across the width of the property. The latter is a very typically modern, simple, glazed extension, to the point of being somewhat insipid, but nonetheless respects the dwelling through its low profile and obvious contrasting form.
7. The Council considers that its glazed construction is also valuable in allowing external views of the historic wall from which it extends. However, the original rear elevation is partly concealed by the 1990 element. The roof of the glazed extension is translucent, preventing clear inward views from neighbouring properties. From the rear garden, internal furnishings impede views and will likely continue to do so. The ground floor is not clearly visible from Church Road to the southeast. Given also the level of glare I observed off it, the glass extension does not, in all reality, palpably function as the Council suggests.
8. Despite being significantly more solid, the replacement extension would also maintain deference to No 43 through its subservient scale and contrasting

design approach. Indeed, it would provide new interest to the listed building through the use of ceramic tile cladding and gentle roof curves evocative of Victorian glass houses. The garden steps are modern, and replacing them as sought would also not affect the significance of the listed building nor the CA.

9. Consequently, the development/works would satisfy the requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990, and Policies LP1 and LP3 of the Local Plan (adopted 2018) which require schemes to be well designed and conserve the historic environment, Policy HC1 of the London Plan 2021, which has similar objectives, and the approach to designated heritage assets set out in the National Planning Policy Framework.

Conditions

10. In order to secure the detailed finishes of the scheme, it is necessary for samples of the wall and roof finish materials to be submitted to the Council and agreed prior to their installation. As the extension would create a partly flat roof at first floor level, a condition is necessary in the interests of the living conditions of neighbouring residents to preclude its use as a balcony or such. However, given the modest scale of the development/works, it is not essential for a construction environment management plan nor for the details of onsite machinery to be agreed prior to the start of work. Given that the scheme would replace a modern extension similar in plan form and in function, a condition requiring adherence to a fire safety strategy is not essential in this case.

Conclusion

11. For the reasons outlined above, and taking all other matters raised into account, I shall allow the appeals.

Matthew Jones

INSPECTOR