



Appeal Decision

Site visit made on 5 July 2022

by L J O'Brien BA (Hons) MA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 19 August 2022

Appeal Ref: APP/L5810/D/21/3285469

19 The Hermitage, Richmond, TW10 6SH

- 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 & Mrs Raper against the decision of Richmond Upon Thames London Borough Council.
 - The application Ref 21/2109/HOT, dated 4 June 2021, was refused by notice dated 2 August 2021.
 - The development proposed is installation of glass screen & balustrade roof of existing single storey rear extension to allow use of roof as roof terrace.
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Decision

1. The appeal is allowed and planning permission is granted for installation of glass screen & balustrade roof of existing single storey rear extension to allow use of roof as roof terrace at 19 The Hermitage, Richmond, TW10 6SH in accordance with the terms of the application, Ref 21/2109/HOT, dated 4 June 2021, subject to the following conditions:
 - 1) The development hereby permitted shall begin not 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: PNR/1/LOC, PNR/1/BLK, PNR/1/X1, PNR/1/OD1 REV A.
 - 3) The external surfaces of the development hereby permitted shall be constructed in the materials shown on the approved plans detailed above.
 - 4) The development hereby permitted shall not be occupied until the obscured glazed glass balustrade has been fitted. Once installed the obscured glazing shall be retained thereafter.

Main Issue

2. The main issue is the effect of the development on the character and appearance of the area; including the effect on the host Building of Townscape Merit and whether or not the proposal would preserve or enhance the character or appearance of the Richmond Hill Conservation Area.

Reasons

3. The appeal property is a four-storey semi-detached dwelling and is amongst a group of houses designated as a Building of Townscape Merit. The dwelling is within the Richmond Hill Conservation Area (CA). The Hermitage is a fairly narrow residential road characterised by attractive pairs of semi-detached residential properties. The properties differ on either side of the road but a

strong sense of uniformity is created by the traditional materials, character and appearance of the properties.

4. The proposal is for the installation of an obscure glazed glass screen and balustrade to the roof of an existing single storey rear extension to facilitate the use of this space as a roof terrace.
5. The proposed materials would, indeed, be of a modern character and appearance and would not seek to replicate the traditional materials used elsewhere within the property and the wider area. However, the proposal has been sympathetically designed so as to ensure that the materials would not visually compete with, or detract from, the host dwelling. Rather, due to the use of translucent materials, albeit obscure glazed, with minimal supporting structures the host dwelling would remain dominant and views through would be possible.
6. The obscure glazing would be between approximately 1.7m and 1.9m high. This would ensure that direct and clear views towards neighbouring dwellings would not be possible in order to protect the living conditions of neighbouring residents. Though I note that the proposal involves a large expanse of glazing, given the height of the host dwelling and the use of opaque materials, I nevertheless consider that the proposal would appear as a discreet, sympathetic modern addition which would assimilate well within its context.
7. Furthermore, the rear of the appeal property is well screened from public view, including from neighbouring properties and only glimpse views, if any at all, would be possible from the road. The front elevation of the property is the principal elevation which is key in terms of the uniformity which characterises the area. This elevation would not be affected by the proposal.
8. For the reasons set out above I consider that the proposal would preserve or enhance the character or appearance of the Building of Townscape Merit and the Richmond Hill Conservation Area. As such the proposal would comply with Policies LP1, LP3 and LP4, of the London Borough of Richmond Upon Thames Local Plan, July 2018 (LP). Amongst other things these policies seek to ensure that development is of a high architectural and urban design quality and state that developments are required to conserve and, where possible, take opportunities to make a positive contribution to, the historic environment of the borough.
9. The proposal would also meet the aims of guidance contained within the Local Plan Supplementary Planning Document House Extensions and External Alterations, May 2015, the Richmond Hill Conservation Area Statement & Study and the Richmond and Richmond Hill Village Planning Guidance, June 2016.
10. The development would also meet the expectations of The National Planning Policy Framework which promotes high standards of design and states that developments should be visually attractive and sympathetic to the character of the area.

Conditions

11. In the interests of precision and clarity I have undertaken some minor editing and rationalisation of the conditions proposed by the Council. Alongside the standard time limit condition, I have imposed a condition specifying the relevant plans as this provides certainty. In the interests of protecting the

character and appearance of the area I have imposed a condition with regard to the materials to be used. In order to ensure that the development does not have an adverse effect on the living conditions of neighbouring residents I have imposed a condition to ensure that the proposed balustrade is obscure glazed and retained as such.

Conclusion

12. For the reasons given above and considering all other matters raised I conclude that the appeal is allowed.

L J O'Brien

INSPECTOR