



Appeal Decision

Site visit made on 7 November 2023

by A Tucker BA (Hons) IHBC

an Inspector appointed by the Secretary of State

Decision date: 22nd November 2023

Appeal Ref: APP/T0355/Y/23/3315121

West Wing, Ouseley Lodge, Ouseley Road, Old Windsor, WINDSOR, SL4 2SQ

- 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 Dr Erik Svensson against the decision of the Council of the Royal Borough of Windsor and Maidenhead.
 - The application Ref 22/01517, dated 6 June 2022, was refused by notice dated 18 October 2022.
 - The works proposed are described as 'the existing gas boiler will be replaced with a new gas boiler'.
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Decision

1. The appeal is allowed, and listed building consent is granted for replacement gas boiler with flue, at West Wing, Ouseley Lodge, Ouseley Road, Old Windsor, Windsor, SL4 2SQ, in accordance with the terms of the application, Ref 22/01517, dated 6 June 2022, and the plans submitted with it, subject to the conditions in the attached schedule.

Preliminary Matters

2. On the application form the appeal site is referred to as 'Flat 14'. The name of this portion of Ouseley Lodge was formally changed to 'West Wing' in 2022. Accordingly, I have removed references to 'Flat 14' above.
3. I have used the Council's description of the works in my decision rather than the description on the application form as it is clearer and refers to the flue.

Main Issue

4. The effect of the proposal upon the significance of the grade II listed building known as Ouseley Lodge¹.

Reasons

5. Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (LBCA) requires the decision maker to have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses.
6. The appeal building is part of Ouseley Lodge, which is a substantial mid 19th century house that is now divided into separate dwellings. It has a formal front façade that implies a level of status and includes stucco dressings in the form of a plain band at ground floor sill level and a deeper moulded band just below

¹ Ref 1323656

the first floor windows. The original part of its front elevation is symmetrically arranged, with the central bay emphasised by a slight forward projection and additional ornamentation, from which a substantial front porch extends. This formal composition is largely unaltered; it retains its historic fabric and is a primary contributor to the building's special interest.

7. The building is approached at an angle from the north and is otherwise screened significantly by mature and well established vegetation to its road side boundaries. As a result, the area of the proposal to the northwest of the porch is not readily seen. The existing flue is reasonably discreet, and the proposed flue would be no more prominent as it would remain tucked in beside the porch and would thus not disrupt the current appreciation of the building's fine formal façade upon approach from the north. The visual impact of the condensate plume would be no different.
8. The proposed flue would be placed higher on the front wall but would occupy an area of plain brick. The loss of fabric would be very modest and, subject to the submission of details that could be secured by a condition, careful making good of the fabric around the new fitting would further minimise the impact.
9. Additionally, the removal of the existing flue would give an opportunity for the damage to the plain stucco band - which is a significant component of the building's original design - to be repaired, along with an area of badly matched brickwork above. The existing damage to the stucco band is considerable. Making good this area is sufficient to offset the modest loss of fabric resulting from the new flue. Such works could be secured by a condition if the appeal is allowed and would ensure that the proposal would have a neutral impact.
10. A small drain pipe would need to be routed at a low level; the plans suggest this could be tucked in against the porch so that it would not cause harm.
11. In summary, the proposal would not be harmful. It would thus preserve the special interest of the listed building in accordance with the requirement of the LBCA and paragraph 199 of the National Planning Policy Framework (the Framework), which states that great weight should be given to the conservation of heritage assets. Although development plan policies do not strictly apply to applications for listed building consent, the proposal would also accord with the Policy referred to in the Council's decision.

Conditions

12. I have had regard to the conditions suggested by the Council. I have considered these against the tests in the Framework and the advice in the Planning Practice Guidance. I have imposed conditions that are necessary to ensure that the work is carried out to a satisfactory standard to preserve the fabric and appearance of the listed building.

Conclusion

13. For the reasons above, the appeal should be allowed.

A Tucker

INSPECTOR

Schedule of Conditions

- 1) The works authorised by this consent shall begin not later than 3 years from the date of this consent.
- 2) Prior to the installation of the new flue and drainage pipe, further details including manufacturer information and detailed scaled drawings including elevations and sections of the new flue, drainage pipe and associated openings shall be submitted to and approved in writing by the Local Planning Authority. Works shall be carried out in accordance with the approved details.
- 3) Prior to the commencement of works to repair and/or replace any brickwork, a sample of the new brick shall be made available on site for inspection and approved in writing by the Local Planning Authority. Works shall be carried out in accordance with the approved details.
- 4) Prior to the commencement of any pointing works or other works of making good, a sample of the mortar shall be made available on site for inspection, alongside details of the specification including mortar mixes which shall be submitted to and approved in writing by the Local Planning Authority. Works shall be carried out in accordance with the approved details.