



Appeal Decision

Site visit made on 21 October 2025

by Juliet Rogers BA (Hons) MA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 26 NOVEMBER 2025

Appeal Ref: APP/K3605/Y/25/3366826

Basing House, Watts Road, Thames Ditton, Surrey KT7 0BX

- The appeal is made under section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) against a refusal to grant listed building consent.
 - The appeal is made by Mr Richard Bramworth against the decision of Elmbridge Borough Council.
 - The application Ref is 2025/0146.
 - The works proposed are to retrofit vacuum insulated double glazing to 26no. single glazed sash window frames on the ground and first floors. Existing sashes and glazing bars will be retained. The sashes will be refurbished, draught-proofed and re-balanced.
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Decision

1. The appeal is allowed and listed building consent is granted for retrofit vacuum insulated double glazing to 26no. single glazed sash window frames on the ground and first floors. Existing sashes and glazing bars will be retained. The sashes will be refurbished, draught-proofed and re-balanced at Basing House, Watts Road, Thames Ditton, Surrey KT7 0BX in accordance with the terms of the application Ref 2025/0146 subject to the following conditions:
 - 1) The works authorised by this consent shall commence not later than 3 years from the date of this consent.
 - 2) The works authorised by this consent shall be carried out in accordance with the following:
 - Location Plan (date produced 19 January 2025)
 - Lower Sash Section
 - Upper Sash Section
 - Design and Access Statement – photographs on pages 1 and 2

Preliminary Matters

2. As the appeal site comprises a listed building, I have had regard to sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) (the Act).

Main Issue

3. The main issue is whether the proposal would preserve the Grade II listed building known as Basing House¹, or its setting, or any of the features of special architectural or historic interest that it possesses.

¹ List Entry Number: 1271963, date first listed 26 November 1998.

Reasons

4. Built in 1926, Basing House is a large, detached Neo-Georgian brick house. The front (east) elevation comprises a two-storey central recessed section of three bays including a centred entrance door with pediment above, plus three dormers in the attic space. To each side of the central section, a single dormer in the hipped roof sits above two bays of classically proportioned sash windows within flush wooden architraves. To the side (south) and rear (west), the symmetrical arrangement of similar sash windows continues although both elevations have a consistent building line.
5. Although with several additions and having undergone some internal renovation works, particularly to the service wing/garage, nonetheless, Basing House is a high quality, well-maintained property, both externally and internally. Insofar as is relevant to this appeal, the special interest of Basing House relates to the fenestration's classical proportions, symmetrical arrangement and the simple elegance of the unhorned sash windows.
6. The proposal comprises the replacement of glazing panes in 26no. sash windows with slimline vacuum sealed double glazed units. The windows affected comprise 4no. at ground floor, two each side of the central entrance bay (6 over 9 panes), 4no. at first floor, two each side of the central bay (6 over 6 panes) and 3no. arched dormers above the service wing/garage (3 over 3 panes) to the front; 2no. at first floor (8 over 8 panes) in the side elevation and; 6no. at ground floor (6 over 9 panes) and 7no. at first floor (6 over 6 panes) to the rear. The historic frames and glazing bars within the wooden sashes would be retained, with draught proofing and rebalancing undertaken to compensate for the additional weight as part of the refurbishment of the sashes.
7. Whilst the proposal would result in the removal of glass dating from the 1920s, from the evidence before me and my observations during my site visit, the existing panes, being flat, plain and devoid of any visible features of artisanry, display signs of having been mass produced into sheets. I also observed that the majority of the panes had scratches around the edge of the glass where paint had been removed using an abrasive tool. Several panes also had small cracks. Therefore, due to the condition and plainness of the glazing, the glass makes little contribution to the special architectural and historic interest of the listed building.
8. Although thicker than the existing single glass panes, the section drawings provided demonstrate that the existing frame and glazing bars would be capable of accommodating the proposed slimline glazing units. Additionally, as the external pane of the proposed unit is shown to be positioned where the existing pane is located in the sash frames, there would be no perceptible change to the window profiles externally. As such, this would preserve the special architectural and historic interest of these features.
9. Whilst not a reason for refusal, as the appeal site is located within the Giggs Hill Green Conservation Area (GHGCA), section 72(1) of the Act is relevant. The significance of the GHGCA, as set out in the Character Appraisal² is predominantly derived from its resemblance to a traditional village green, which is lined by a series of modest development and interspersed with mature trees. Although not fronting onto the green, Basing House is orientated towards Watts Road which

² Thames Ditton and Giggs Hill Green Character Appraisal and Management Plan (the Character Appraisal)

extends from the green and is lined by mature trees. Together with the brick front boundary walls, as referenced in the Character Appraisal, it is these mature trees which define the character of this part of the GHGCA, despite the importance and distinctiveness of the built form, including Basing House.

10. The Character Appraisal refers to various threats to the special character of parts of the GHGCA, including the loss of timber windows and doors. In this case, the timber sash frames would be retained, thereby avoiding such a threat. Therefore, this, combined with the scale of the works, ensures the proposal would preserve the character and appearance of the GHGCA.
11. Hence, I conclude that the Grade II listed building, and its setting, and the features of special or historical interest it possesses would be preserved. The proposal, therefore, satisfies the requirements of the Act and the National Planning Policy Framework's desirability to sustain and enhance the significance of a designated heritage asset. It also accords with Policy DM12 of the Development Management Plan, and the Elmbridge Design Code Supplementary Planning Document, insofar as they seek to preserve the significance of designated heritage assets.

Conditions

12. Aside from the standard time limit condition, for clarity and precision I have attached a condition which identifies the relevant plans, including the Design and Access Statement as this is the only document which shows the windows affected, as indicated on the photographs on pages 1 and 2 therein.

Conclusion

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

Juliet Rogers

INSPECTOR