



Phillips Planning Services Ltd.
Town Planning and Development Consultants

LEYDEN HOUSE
LONDON

PLANNING STATEMENT

REPLACEMENT OF 11 DORMER WINDOWS AT ROOF LEVEL
(RESUBMISSION OF 20/0590/HOT & 20/0591/LBC)

DECEMBER 2020

1.0 INTRODUCTION

- 1.1 These applications seek the grant of planning permission and listed building consent to enable the replacement of 11 modern roof level dormer windows to the same design but with 'Slimlite' double rather than single glazing.
- 1.2 The applications are resubmissions following the Council's refusal of applications 20/0590/HOT (Planning) and 20/0591/LBC (Listed Building) and the dismissal of a subsequent appeal on 2 November 2020.
- 1.3 Although the Appeal was dismissed, this was primarily due to concerns regarding the accuracy and consistency of the submitted drawings and the level of detail provided regarding the replacement windows rather than the principle of the replacement or use of Slimlite double glazing. We highlight the following extracts from the Inspectors decision letter by way of context to this resubmission:

10. *From the evidence before me and my observations on site, **I accept that the existing dormer windows are not original or historic and that their replacement would not result in the loss of historic fabric.***

11. *However, **it is also apparent that the existing dormer windows are constructed of poor quality timber, of poor construction and detailing, have modern glass and possess modern ironmongery.** In addition, they are **suffering from decay and deterioration as well as allowing water ingress which, if left unchecked, may adversely affect the historic fabric of the building.** On this basis and having regard to guidance produced by Historic England, **it may be possible to introduce slim-profile double-glazing into the existing dormers without harming the significance of the listed building.***

12. *However, the submitted plans and supporting information **possess discrepancies and are ambiguous in a number of critical aspects***

13. *Moreover, **the details of the proposed window unit are deficient and are not consistent between the drawing of a 'typical window', the heritage statement and the appeal statement.***

15. *.....from the limited information provided, I have concerns **that the incorporation of a centre mullion with what appears to be a thicker casement window frame and an overtly modern trickle vent, would result in dormer windows that would be noticeably different in form, design and pattern to the existing and/or historic dormer windows.** In these respects, the proposal would have the potential to adversely alter the form and appearance of the dormer windows and diminish the positive contribution they make to the special interest and significance of this designated heritage asset.*

*17. I am aware of the appellants' pressing desire to replace the existing dormer windows in order to sustain the building, improve its energy efficiency and reduce its thermal footprint. Given the particular circumstances of the building and the existing dormer windows, **the potential exists for an acceptable scheme to be devised which would secure their appropriate replacement***

1.4 Whilst acknowledging that there can be potential for those reviewing Appeal decisions to place a differing emphasis on them, it is respectfully our submission that in this case a reasonable summary of the content of the Inspectors decision is as follows:

- The existing windows are accepted as not original or historic (p.10)
- The windows are agreed as being of poor quality timber and construction and to include inappropriate ironmongery (p.11)
- The windows are decaying and in need of replacement to prevent damage to the historic fabric of the building (p.11)
- The use of slim double glazing may be possible without harming the significance of the building. (p.11)
- However, the plans as submitted for consideration at appeal included discrepancies and inaccuracies such that the Inspector did not feel able to support the proposals as presented at that time. (p.12 & p.13)
- The Inspector also held potential concerns regarding the use of a central mullion and modern trickle vents (p.15)
- Subject to addressing the issues regarding the discrepancies and the mullion it should be possible to devise a scheme for the appropriate replacement of the windows. (p.17)

1.5 In this context the current application proposals have been prepared and we highlight the following amendments and updates which are included to address the Inspectors concerns:

1. The application plans and elevations have been updated to accurately show all 11 windows. They are annotated to confirm which detailed window drawing relates to each window on the elevations.
2. The triple windows have been revised to accurately show the fanlights in the centre panels.
3. The discrepancies noted between the typical window details and the dimensions and profile of the glazing bars have all been corrected.
4. Trickle vents have been removed.

5. The mullions / pilasters have been removed other than on the triple windows where these exist presently and are essential for the stability of the large windows.

- 1.6 These changes fully address the issues raised by the Inspector and we consider offer an appropriate way forward. Officers support for the amended proposals is therefore requested.

- 1.7 This statement provides further context and justification for the proposals and is set out as follows:
 - 2.0 Site Analysis & Context
 - 3.0 Planning History
 - 4.0 Summary of Relevant Planning Policy
 - 5.0 Analysis
 - 6.0 Conclusions

2.0 SITE ANALYSIS & CONTEXT

- 2.1 The Application property has been called, 'Ladon' or Leyden House since the 1840s. It is located on Thames Bank, on the south side of the river in Mortlake, just east of Chiswick Bridge.



Aerial view of the Application property in context

- 2.2 A modern residential redevelopment scheme known as Parliament Mews lies to the west. Immediately east is a detached residence known as Thames Bank House with a further property (the stables) set back between the two.
- 2.3 The property lies within the Mortlake Conservation Area. The Conservation Area Character Appraisal notes:

“Most of the buildings at Thamesbank are listed and form an attractive, cohesive group of riverside housing. The area is fairly quiet and free from constant traffic..... The houses are predominately two storeys in height with mansards or dormer windows in steep pitched roofs. The majority are stucco rendered and some are brightly painted in contrasting colours. New development at Parliament Mews.....makes a positive contribution to the townscape, there is an impressive overall view of Thamesbank from Chiswick Bridge where the houses form a picturesque façade to the river.....”

- 2.4 Leyden House was listed Grade II in 1951. The listing description states:

“C18. Brick rendered. Steeply pitched roof with casement dormers behind parapet. Two storeys, 5 bays wide, the central (entrance) bay with canted, 2-storey bay. Band course to canted bay between ground and first floor and above first floor windows. Entrance doorway semi-circular headed.”

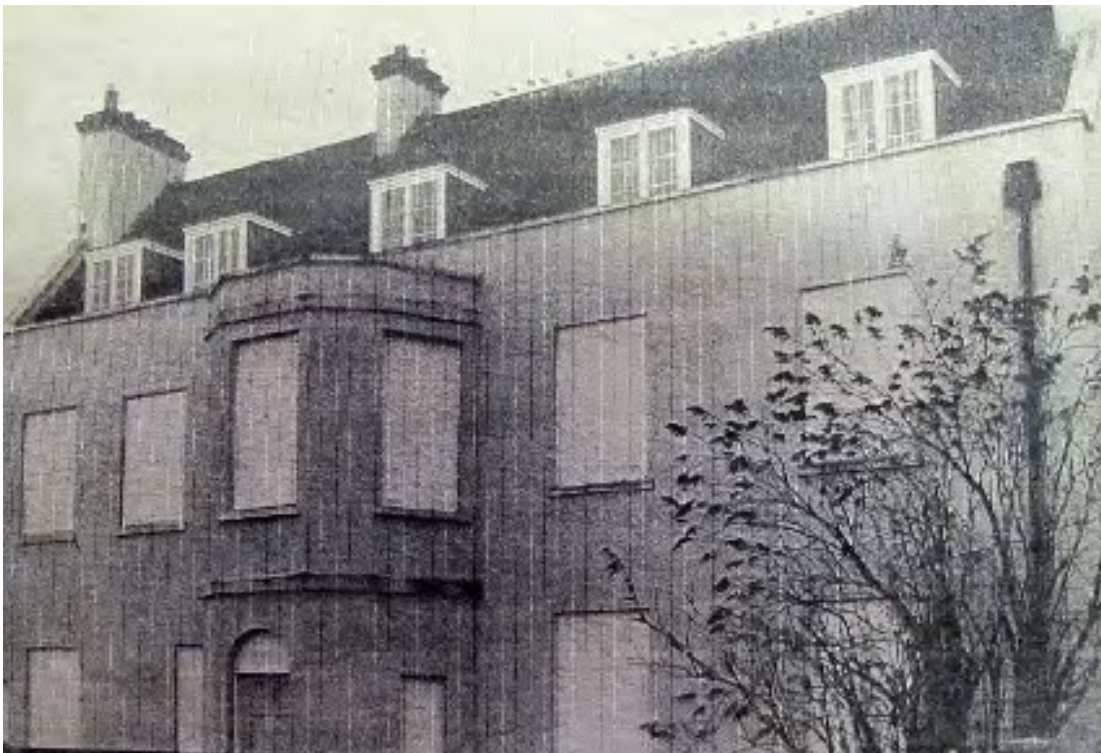
- 2.5 A review of the available historic and planning records confirms that the house was significantly redeveloped in the 1960s followed by subsequent periods of redecoration and refurbishment. Very little early internal fabric, cornicing, skirting, windows or other features remain as a result.
- 2.6 As demonstrated in the following photographs the 1960's redevelopment included the demolition of the rear east wing, and the removal of the mansard roof and original dormers (below) and the provision of the steeper pitched roof evident at the site today.



View of the frontage of Leyden House in 1944



Leyden House frontage 1961



Leyden House frontage 1976

- 2.7 As is clear, between 1961 and 1976 the roof of the property was rebuilt with a steeper pitch and five dormers inserted into the front roof slope in place of the original four. The front façade was also rendered changing its appearance from the original brick. The 1976 photograph shows the house boarded up at this time to facilitate the comprehensive works that were undertaken.



View of rear showing east wing before removal (1961) and simialr view as of 2019



Further view of rear showing east wing before removal (1961) and simialr view as of 2019



View of rear west wing in 1961 and simialr view as of 2019

2.8 These photographs show the position and configuration of the dormers at the rear in 1961 (black and white) compared at the existing (2019). As with the frontage where the dormers were repositioned to line through with the windows on the floors below it is very clear that the number and configuration of the dormers are very different today compared to the position prior to the major works in the mid 1960's.

2.9 English Heritage's document Conservation Principles, Policies and Guidance (2008) provides guidance on how to assess the significance of heritage assets as part of an understanding of a range of heritage values.

2.10 These values are *evidential*, the potential of a place to yield evidence about past human activity; *historical*, the ways in which past people, events and aspects of life can be connected through a place to the present; *aesthetic*, the ways in which people draw sensory and intellectual stimulation from a place and *communal*, the meaning of a place for the people who relate to it, or for whom it figures in their collective experience and memory. Each of the values is considered below.

Evidential Value

2.11 The house has been subject to significant alteration over time. At the rear the east wing was demolished and in the 1960's the original mansard was removed and replaced with the current pitched roof and the frontage was rendered. It is clear therefore that the roof is not historic, the fabric, shape of the roof and the dormers hold little or no evidential significance.

Historical Value

2.12 Historical value can be illustrative or associative. Illustrative is the historical value that is the perception of a place as a link between past and present people.

2.13 Leyden House has played an integral part to the setting of Thames Bank for many years. Leaving aside the replacement of the roof which to casual observers may not be readily apparent, the reasonably well-preserved front elevation illustrates the architectural taste of the mid 18th century albeit now rendered. The property is of moderate to high historical significance.

Aesthetic Value

2.14 The aesthetic value of Leyden House derives from its grand scale, projecting frontage bay and the prominent position that it occupies in the street scene of Thames Bank, in views from Chiswick Bridge and the wider Conservation Area.

2.15 Whilst the roof has been replaced the pitch and reconfigured dormer arrangement has not significantly diminished the aesthetic value of the property which remains in our view moderate to high and characteristic of other buildings both to the west (modern) and east (more historic) which exhibit similar styles of roofs punctuated by proportionate dormers.

Communal Value

- 2.16 The property is a private residence not a public building. It does however occupy a reasonably prominent location within the road and on the riverside such that it plays a small role in the lives of those who pass and appreciate the building on a daily basis.

Summary

- 2.17 Leyden house is a building of grand scale which makes a positive contribution to Thames Bank and views along the Thames riverside from Chiswick Bridge.
- 2.18 The building retains some evidential significance but it is clear that the roof is of modern origin and so does not contribute evidentially. The building is of high historic significance by virtue of its age and constant presence on the riverside since the mid18th century. This is not diminished by the replacement roof or more recent rendering of the elevations. The house is of moderate to high aesthetic value and low communal value being a private residence enjoyed only fleetingly by passers-by.
- 2.19 This general assessment was largely acknowledged by the Inspector at Appeal who advised as follows in paragraph 8 of the decision letter:

*“8.I find that the special interest and significance of the listed building to be **primarily derived from its historical illustrative value and aesthetic design value, as a large domestic property of the Georgian era.** Its age, historic fabric and architectural form and design, including its fenestration, all make important contributions to its special interest and significance. These aspects also cause the building to contribute positively to the character and appearance of the MCA.”*

3.0 PLANNING HISTORY

- 3.1 The planning history records date from the 1960's and early 1970's references 67/1971, 69/1252, 74/1320 and 77/1307. These four permissions were granted to allow garages to be constructed to the side / rear of the property with a vehicular access formed to the east side taken from Thames Bank.
- 3.2 Then in 1980 reference 79/1687 permission was granted for the erection of a new wall and gates to the frontage. This was followed in 1988 by further permissions to demolish and replace the boundary wall (87/1249/LB and 87/1284).
- 3.3 In 1998 reference 98/0024 and 98/0023 permissions were granted to allow the reinstatement of a box sash window at first floor level within the western (side) elevation. At the same time permissions 98/1033 and 98/1034 were granted to allow the construction of a Greenhouse to the west side of the house and also 98/1031 and 98/1032 enabling a partial demolition and rebuilding of the pool house within the rear garden area.
- 3.4 In 2007, planning permission and listed building consents were granted to erect a boundary wall between the property and the adjacent house known as The Stables (07/3083/HOT and 07/3816/LBC).
- 3.5 As described in Section 1, the most recent applications and those most directly relevant to the current applications are 20/0590/HOT and 20/0591/LBC which also sought permission to replace the existing dormer windows at the property.
- 3.6 These applications were refused and moved onto Appeal. The Appeal was dismissed in November 2020. In dismissing the Appeal, the Inspectors decision letter was very helpful in providing a potential way forward for the replacement of the dormers at the site. Again, as outlined in Section 1, the proposals which are now the subject of this application address the matters raised through the appeal so that planning permission and listed building consent may now be granted.

4.0 RELEVANT PLANNING POLICY

National Planning Policy Framework

- 4.1 Chapter 16 is entitled “Conserving and Enhancing the Historic Environment”. It advises:

*“189. In determining applications, local planning authorities should require an applicant to **describe the significance of any heritage assets affected, including any contribution made by their setting**. The level of detail should be proportionate to the assets’ importance and **no more than is sufficient to understand the potential impact of the proposal on their significance**.....*

190. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset’s conservation and any aspect of the proposal.

192. In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing **the significance of heritage assets** and putting them to viable uses consistent with their conservation;*
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- c) the desirability of new development making a positive contribution to local character and distinctiveness.*

*193. When considering the impact of a proposed development on the significance of a designated heritage asset, **great weight should be given to the asset’s conservation** (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.*

196. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, **this harm should be weighed against the public benefits of the proposal** including, where appropriate, securing its optimum viable use.”

The Development Plan

4.2 In refusing the previous applications the Council referenced Policies LP1 and LP2 of the adopted local plan.

4.3 Policy LP1 ‘Local Character and Design Quality’ advises that:

“A. The Council will require all development to be of high architectural and urban design quality..... Development proposals will have to **demonstrate a thorough understanding of the site and how it relates to its existing context**, including character and appearance, and take opportunities to improve the quality and character of buildings, spaces and the local area. To ensure development respects, contributes to and enhances the local environment and character, the following will be considered when assessing proposals:

1. **compatibility with local character including the relationship to existing townscape**, development patterns, views, local grain and frontages as well as scale, height, massing, density, landscaping, proportions, form, **materials and detailing**;

2. **sustainable design and construction, including adaptability, subject to aesthetic considerations**;

3. layout, siting and access, including making best use of land;

4. space between buildings, relationship of heights to widths and relationship to the public realm, heritage assets and natural features;

5. inclusive design, connectivity, permeability (as such gated developments will not be permitted), natural surveillance and orientation; and

6. suitability and compatibility of uses, taking account of any potential adverse impacts of the collocation of uses through the layout, design and management of the site. All proposals, including extensions, alterations and shopfronts, will be assessed against the policies

contained within a neighbourhood plan where applicable, and the advice set out in the relevant Village Planning Guidance and other SPDs relating to character and design.

4.4 Policy LP 3 'Designated Heritage Assets' states:

"A. The Council will require development to conserve and, where possible, take opportunities to make a positive contribution to, the historic environment of the borough. Development proposals likely to adversely affect the significance of heritage assets will be assessed against the requirement to seek to avoid harm and the justification for the proposal. The significance (including the settings) of the borough's designated heritage assets, encompassing Conservation Areas, listed buildings, Scheduled Monuments as well as the Registered Historic Parks and Gardens, will be conserved and enhanced by the following means:

- 1. Give great weight to the conservation of the heritage asset when considering the impact of a proposed development on the significance of the asset.*
- 2. Resist the demolition in whole, or in part, of listed building. Consent for demolition of Grade II listed buildings will only be granted in exceptional circumstances and for Grade II* and Grade I listed buildings in wholly exceptional circumstances following a thorough assessment of the justification for the proposal and the significance of the asset.*
- 3. Resist the change of use of listed buildings where their significance would be harmed, particularly where the current use contributes to the character of the surrounding area and to its sense of place.*
- 4. **Require the retention and preservation of the original structure, layout, architectural features, materials as well as later features of interest within listed buildings,** and resist the removal or modification of features that are both internally and externally of architectural importance or that contribute to the significance of the asset.*
- 5. Demolitions (in whole or in part), alterations, extensions and any other modifications to listed buildings should be based on an accurate understanding of the significance of the heritage asset.*
- 6. Require, where appropriate, the reinstatement of internal and external features of special architectural or historic significance within*

listed buildings, and the removal of internal and external features that harm the significance of the asset, commensurate with the extent of proposed development.

*7. **Require the use of appropriate materials and techniques** and strongly encourage any works or repairs to a designated heritage asset to be carried out in a correct, scholarly manner by appropriate specialists.*

8. Protect and enhance the borough's registered Historic Parks and Gardens by ensuring that proposals do not have an adverse effect on their significance, including their setting and/or views to and from the registered landscape.

9. Protect Scheduled Monuments by ensuring proposals do not have an adverse impact on their significance."

Relevant Guidance Documents

4.5 Historic England has produced guidance on the way in which alteration and replacement proposals should be considered on historic buildings. Section 6 of the document titled "Traditional Windows, Their Care, Repair and Upgrading" specifically discusses the replacement of windows within listed buildings.



Traditional Windows

Their Care, Repair and Upgrading

4.6 As may be expected the guidance advocates the retention of historic windows and their repair rather than replacement. However, on pages 62 and 63, paragraphs 3 and 4, the guidance also explains that:



*"3. Where historic windows or replacement windows of historic pattern survive **without historic glass it may be possible to introduce slim-profile double-glazing without harming the significance of the listed building**. There are compatibility issues to consider as the introduction of double-glazing can require the renewal of the window frame to accommodate thicker glazing, thereby harming significance. These issues are covered in Section 4 of this guidance*

4. Where historic windows have been replaced with ones whose design does not follow historic patterns, these are unlikely to contribute to the significance of listed buildings. *Replacing such windows with new windows of a sympathetic historic pattern, whether single-glazed **or incorporating slim-profile double-glazing, may cause no additional harm.** It also provides an opportunity to enhance the significance of the building, which is the desired outcome under national policy.”*

- 4.7 As noted in Section 1, when considering this issue at Appeal the Inspector noted that due to the circumstances in this case it may be possible to install slim profile double glazing at Leyden House without harming the significance of the building. (Paragraph 11)

5.0 ANALYSIS

- 5.1 As set out in Section 1, this application is a resubmission of applications 20/0590/HOT (Planning) and 20/0591/LBC (Listed Building) which were refused by the Council and dismissed subsequently at Appeal.
- 5.2 The Council had refused the applications due to concerns that they would result in harm to the “special historical and architectural character and appearance (and so significance) of the building” by reason of the removal of single glazing and replacement with double glazing which it was suggested would be unsympathetic.
- 5.3 When considering this matter at Appeal the Inspector placed weight on the fact that the existing windows are not original or historic (p.10). He noted that the existing windows are in fact of poor quality timber and construction and include inappropriate ironmongery. He also held concerns that the windows are decaying and in need of replacement to prevent damage to the historic fabric of the building (p.11).
- 5.4 In this context and having regard to the Historic England guidance highlighted in Section 4 of this statement the Inspector concluded that the use of slim double glazing may be possible in this case without harming the significance of the building. (p.11)
- 5.5 However, the Inspector was concerned that the submitted plans and information in respect of the window details and profiles were not sufficiently accurate (p.12 & p.13) and notwithstanding this that the use of a central mullion and modern trickle vents (p.15) could not be supported.
- 5.6 These aspects have now been fully addressed and the application includes only accurate plans, elevations and detailed window drawings which are cross referenced to the elevations. Trickle vents have been removed. Mullions / pilasters have also been removed other than where these are to replace the existing on the triple pane windows.
- 5.7 It is respectfully submitted that the proposals therefore fully respond to the Appeal decision and can be supported on this basis. Notwithstanding this the remainder of this section provides further justification for the proposals in the context of relevant policy and guidance.

Impact upon the significance of the building and wider Conservation Area

Impact upon the Listed Building

- 5.8 Leyden House was substantially remodelled in the 1960's. As a matter of fact, the roof and the dormers are not original, having been completed around 1970. The photographs provided in Section 2 highlight that the current shape of the roof (pitch) is different to the original (mansard) and that the number and position of the dormers which punctuate the new pitched roof are different to the number and position which had been located within the original mansard, both to the front and rear.
- 5.9 It is therefore clear and acknowledged that the replacement of the dormers would not have any impact upon original or historic fabric or a historically accurate roof form.
- 5.10 The Historic England Guidance summarised in Section 4, recognises that in circumstances where historic windows have already been replaced and so there is no historic fabric, no historic glazing and the windows do not follow historic patterns they are unlikely to contribute to the significance of the building. It states that *"replacing such windows with new windows of a sympathetic historic pattern, whether single-glazed or incorporating slim-profile double-glazing, may cause no additional harm."*
- 5.11 This guidance and in particular this circumstances at Leyden House were noted by the Appeal Inspector who agreed that slim double glazing (subject to provision of clear / accurate drawings and the removal of trickle vents and mullions where not existing), may be appropriate and so preserve the significance of the building.
- 5.12 It is considered that the plans and details now provided with this application clearly demonstrate that this is indeed the case and that if granted the proposals would preserve the significance of the Listed Building as required by Police LP1 and LP3.

Impact upon the wider conservation area

- 5.13 When considering the previous planning and listed building applications, whilst raising concerns regarding the impact of the proposals upon the listed building the Council accepted that there would be no adverse impacts upon the wider Conservation Area.
- 5.14 However, when considering the Appeal, the Inspector noted that he could not be certain as to the impacts upon the CA for the same reason as with the listed building i.e. the accuracy of the information submitted.

5.15 Therefore for the same reasons as outlined above, the submission of the updated plans, elevations and details and the fact that the proposals have been demonstrated to preserve the character and appearance of the host building, it follows that the proposal also preserves the character and appearance of the CA and comply with the requirements of Policy LP3.

Need for the works

5.16 As outlined above as the proposals do not result in any harm, it is not necessary to provide justification (public benefits) to set against harmful impacts. However, it is relevant to have regard to the clear need to replace the existing windows in the consideration of this application.

5.17 Firstly, as acknowledged by the Inspector the existing windows are in very poor condition and require replacement to avoid a situation occurring whereby water / dampness begins to adversely impact the remaining historic fabric of the building.

5.18 Secondly, the Inspector recognised the poor construction and inappropriate ironmongery of the windows and so there is a need to correct and improve these aspects.

5.19 Thirdly there are clear energy efficiency and so sustainability advantages to improving the windows within the roof space of the property. The energy improvements that would result from this proposal may be afforded some weight in the consideration of the application.

Other Material Considerations

5.20 Planning applications and applications for listed building consent should be judged on their merits. However, the way in which Inspectors approach the consideration of similar proposals can in principle be material considerations to which weight may be attributed.

5.21 As part of the previous appeal process an Appeal decision relating to similar proposals for replacement windows at South End Cottage, Orleans Road, Twickenham was highlighted. Whilst the Inspector felt he was unable to allow the appeal for the reasons rehearsed in this statement, at paragraph 23 of his decision the Inspector noted the similarities of South End Cottage to Leyden House as follows:

“23. My attention has been drawn to an appeal decision for the replacement of sash windows and casement windows with ‘slimlite’ double-glazed units in a listed building. The appeal was allowed with a condition attached to control the detail of the proposed windows. I recognise that there are similarities between the circumstances of that appeal proposal and the one before me.”

5.22 We therefore highlight the following extracts:

*“5. The works proposed would replace the majority of the windows on the property with wooden windows either replacing in totality, or through more limited interventions, the frames, sashes or casements. **The glazing would be replaced with ‘slimlite’ 4/5/4 double glazing units***

*6. In considering whether to grant listed building consent I am required to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. The proposal would result in the removal or alteration of a number of existing windows within the building. However, from my observations on site and the detailed analysis of the windows provided in support of the application **it is evident that there is little historic fabric remaining from the original windows and there is no historically significant glass.** The design and detail of the proposed windows, their form and profiles would reflect the pattern and appearance of existing early windows in the property and this detailing could be secured by condition.*

*7. **The resistance to the use of double glazed units as a matter of principle is not a reasonable position to adopt without a proper and detailed understanding of the significance of the existing windows and their state of repair.** It is evident that the appellant has sought to undertake such a critical analysis, but I am not so confident that the Council has done so. Both parties refer to the recently published Historic England document ‘Traditional windows: their care, repair and upgrading’. I note that this suggests that double glazing, even with slim profile systems, is often impractical to replace existing glass in multi paned historic windows. **However, it does identify exceptions, such as where the historic window contains no significant glass** and has sufficiently deep glazing rebates, or where an existing replacement window of sympathetic design is to be retained and is capable of accommodating such elements. I am satisfied that the proposed window designs for the replacement windows and the alterations to those retained elements would provide that degree of sympathetic design. The adjustments to the rebates and the nature of the profiles would be able to accommodate the proposed glazing units in a manner that would retain and maintain the architectural and historic interest of the building.”*

5.23 The Appeal was allowed with appropriate conditions to secure the final detailing of the joinery. It demonstrates that in similar circumstances i.e. where there was clearly no historic fabric or glass to be lost, proposals to utilise Slimlite glazing of an appropriate design and appearance were considered acceptable.

- 5.24 The Inspector also placed some weight on the Historic England guidance referenced above and in Section 4 regarding the acceptability of Slimlite double glazing in certain circumstances, primarily where it is clear that the windows to be replaced or altered are not original and so retain no original glass or other fabric as in this case.
- 5.24 Whilst full details of all proposed windows are included with this application the appeal demonstrates that should the Council consider any additional detail may be required this could readily be secured by condition.

6.0 CONCLUSIONS

- 6.1 The Application proposals have been designed based upon a clear analysis and so understanding of the significance of the property, its contribution to Thamesbank and wider views along the river, particularly from Chiswick Bridge as identified by the Conservation Area Appraisal as being of importance.
- 6.2 Importantly the proposals also respond in full to the clear guidance provided by the Planning Inspector when dismissing the Appeal at the site in November 2020.
- 6.3 As the Council is aware, guidance provided by Inspectors in their decision notices must be taken into account as a material consideration when assessing subsequent applications.
- 6.4 In this context it is respectfully submitted that the heritage significance of the property would be at least preserved if not enhanced by these proposals and so ask that both planning permission and listed building consents are granted for the works as proposed.