



**Planning Potential secured planning permission for the restoration and alteration of a Grade II Listed Georgian House, on a Metropolitan Open Land site near Hampton Court Palace.**

Working alongside Heritage Potential and Dyer Grimes Architects (DGA), we secured planning permission and listed building consent for the restoration and alteration of a Grade II Listed Georgian house adjacent to both Bushy Park and the Royal Paddocks of Hampton Court Palace.

This special house dates back to 1720, comes with a royal view, and a fascinating list of prior residents – including Captain W. E. Johns, author of the children’s wartime adventure series *“Biggles”*.

The property is located within a site that’s designated as Metropolitan Open Land (MOL). Akin to Greenbelt sites, MOL is afforded a level of protection from development, which is only allowed in *“very special circumstances”*.

Planning Potential and Heritage Potential were both instructed alongside DGA after the applicant received a negative pre-application response from planning officers, relating to a previous scheme in 2019. We successfully led a new pre-application process and obtained full support from the council for a comprehensive list of works to the property.

Specifically, the works allow for the significant widening of a lightwell at lower ground floor level to form a terrace; extensions to the existing garage to create additional residential accommodation; use of Crittal glazing at lower ground floor level both internally and externally (within the lightwells); movement of the kitchen from the basement to the drawing room at ground floor level; a number of new openings within the property; new bathrooms; secondary glazing; and alterations to the layout.

Through detailed investigation and justification, we were able to prove that the extensive list of works to a listed property within this special designation area were fully acceptable and worthy of approval.

### Summary of achievements

- Advice on documentation required to obtain favourable permission
- Review of co-consultants reports and information in order to formulate / justify proposals
- Preparation and submission of pre-application material, including meeting with officers
- Preparation of a planning statement and supporting planning documents
- Successful monitoring of pre-application process
- Provision of strategic planning advice in respect of the proposals

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