



Appeal Decision

Site visit made on 23 September 2020

by Stephen Wilkinson BA BPI DIP LA MBA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 19 October 2020

Appeal Ref: APP/M5450/D/19/3240395

32 Adelaide Close, Stanmore, HA7 3EN

- 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 V N Patel against the decision of the Council of the London Borough of Harrow.
 - The application Ref P/3717/19, dated 22 August 2019, was refused by notice dated 18 October 2019.
 - The development proposed is part single and part two storey front extension; part single and part two storey rear extension; external walls reclad, roof rebuilt as part pitched and part flat, pitched roof to side replaced with flat roof single, amendments to fenestration and landscaping.
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Decision

1. The appeal is allowed and planning permission is granted for single and two storey front extension, single and two storey rear extension, single storey rear extension, front porch; two rear dormers; external alterations at 32 Adelaide Close Stanmore HA7 3EN in accordance with the terms of the application, Ref P/3717/19, dated 22 August 2019, and the plans submitted with it, 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: 058/EX/001, 058/EX/100, 058/EX/101, 058/EX/102, 058/EX/103, 058/EX/104, 058/EX/120, 058/EX/121, 058/EX/122, 058/EX/161, 058/PL/200 REV C, 058/PL/201 REV C, 058/PL/202 REV C, 058/PL/203 REV C, 058/PL/220 REV C, 058/PL/221 REV C, 058/PL/222 REV C, 058/PL/261 REV C, Design and Access Statement.
 - 3) No development shall commence until details / samples of the materials to be used in the construction of the external surfaces of the extension hereby permitted, have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details / samples.
 - 4) The new dwelling hereby permitted shall not be occupied until the windows in the flank walls facing 33 Adelaide Close, have been fitted with obscured glazing, and no part of those windows that is less than 1.7 metres above the floor of the room in which they are installed shall be capable of being opened. Details of the type of obscured glazing shall be submitted to and approved in writing by the local planning authority

before the windows are installed and once installed the obscured glazing shall be retained thereafter.

Procedural Matters

2. During its consideration of the application, the Council amended the description of the proposed development. Both parties have accepted this description and for the avoidance of doubt I have determined the appeal on the basis of the following, 'single and two storey front extension, single and two storey rear extension, single storey rear extension, front porch; two rear dormers; external alterations'.
3. During my site visit, building works were underway. For this reason, I have made my assessment of this appeal on the basis of the submitted existing and proposed drawings.

Main Issue

4. The effect of the proposals on the character and appearance of the area.

Reasons

5. The appeal site is a large detached property which lies in an estate of similar properties set in generous gardens. Although many of these properties are built to a traditional style, several are of a more contemporary design.
6. The proposal involves large extensions resulting in an extensive redesign of the existing property. The main point of issue between the parties is concerned with the position of the proposed rear dormers and the integration of the roof extensions with the main roof design.
7. Although the two rear dormers would be off set from the centre of the rear elevation and would not align with the pattern of fenestration of the first floor, rear elevation I consider that this would be in keeping with the contemporary design of the scheme. The proposed flank extensions involving parapets would not detract from the overall roof design given that they are subordinate elements. Whilst I acknowledge the importance of roof design as recognised by the Council's Residential Design Guide, the resultant design would not detract from the overall design of this property and would not detract from the character and appearance of the area.
8. Policies 7.4B and 7.6B of the London Plan (2016) require that new development respects the pattern and grain of existing streets through a high quality design response and be of high architectural quality. Furthermore, the Harrow Core Strategy (2012) Policy CS1B, seeks amongst other matters to ensure that new development does not harm the character of suburban areas and Policy DM1 of the HDMPLP¹ seeks a high standard of design. Both individually and when taken together, the different elements of the proposed roof design would not cumulatively detract from this property.
9. The Council's only objection is to the roof extensions which form only a part of the overall scheme. To the extent that the proposals completely redesign the existing building it would lose its existing character which is the crux of the Council's objection. I conclude on this main issue that the proposals would not

¹ Harrow Development Management Policies Local Plan 2013

detract from the building and through extension the character and appearance of the area and would not be contrary to the adopted London Plan Policies 7.4b and 7.6B, Policy CSB1 of the Core Strategy and Policy DM1 of the HDMPLP and for this reason I hereby allow the appeal.

Conditions

10. I have decided to impose conditions in line with the National Planning Policy Framework (2019) and Planning Policy Guidance. In addition to one requiring commencement within the statutory time limit, others require the submission of materials and the need for obscure glazing to the external flank wall of the proposed house to protect the character and appearance of the area and ensure that the living conditions of the neighbouring occupiers are not infringed. A condition requiring completion of the scheme in accordance with specified drawings is attached for certainty.

Stephen Wilkinson

INSPECTOR