



Appeal Decision

Site visit made on 11 April 2022

by A.Graham BA(hons) MAued IHBC

an Inspector appointed by the Secretary of State

Decision date: 06 June 2022.

Appeal Ref: APP/T5150/D/22/3291482
65 Barn Way, Wembley HA9 9NP

- 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 Dr Hadi Hadi against the decision of Brent Council.
 - The application Ref 21/3650, dated 27 September 2021, was refused by notice dated 22 November 2021.
 - The proposed development is for erection of single store rear and side infill extension.
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Decision

1. The appeal is allowed for the erection of single storey rear and side infill extension to 65 Barn Way, Wembley, in accordance with the terms of the application, Ref 21/3650, dated 27 September 2021 subject to the following condition[s]:
 - a) The development hereby permitted must be begun before the expiry of three years from the date of this decision.
 - b) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.
 - c) The development hereby permitted shall be carried out in accordance with the approved plans: XEVA/65BW/101, XEVA/65BW/103, XEVA/65BW/104.

Main Issues

2. The main issue is the impact of the proposal upon the character and appearance of the Barn Hill Conservation Area.

Reasons

3. The appeal property is a semi detached house located along Barn Way that slopes down towards the Wembley Stadium with Harrow on the Hill visible in the distance. The property is constructed of red brick and pantiles and exhibits double storey bay windows to its front elevation with hipped roof. To the side there is a single storey flat roof extension that extends partially to the rear of the property where a small yard area is retained that is covered with a plastic white lean to structure covering an existing patio.

4. The property is located along the sloping land of the estate and due to this many of the gardens to properties are staggered. In this case the stagger provides minor glimpses of the existing single storey rear extension from Barn Way and the extension could potentially be visible if one was tall enough to view over the adjoining neighbours fence from Brampton Grove. Otherwise the rear of the property is well shielded from public view.
5. The property is located within the Barn Hill Conservation Area that largely exhibits a generally high level of quality design, continuity in built form and notable residential architectural features. Much of the significance of the conservation area appears to originate from the historic 18th century landscape design by Humphry Repton, parts of which were seemingly integrated into the layout and setting of the housing development from around 1926.
6. The area is therefore largely defined by high quality suburban houses that exhibit a plethora of architectural details that were synonymous with Arts and Crafts inspired housing development of the time. In the case of the conservation area many houses exhibit high quality Mock Tudor details, leaded windows and simple, but consistent materials of render and red brick. Many of the houses that maintain such features appear to be protected under an Article 4 Direction so as to help preserve these special characteristics.
7. Supplementary to this, the topographical setting of the conservation area reflects the dramatic landscape that Repton worked with and streets and houses work within this topography and the changes in levels and the resulting vistas are notable.
8. I saw on my site visit that the majority of the defining characteristics outlined in the Conservation Area Design Guide are however largely concentrated to the eastern parts of the conservation area which I understand represents the earlier phase of development here. I subsequently saw on my site visit that much of the architectural quality of houses appeared to diminish within later phases and this appears to be reflected in the extent of the Article 4 Direction that only covers a relatively defined part of the conservation area.
9. In light of this, although I consider that the northern and western parts of the conservation area do exhibit a continuity of the character of the earlier phases of the estate development, I consider that much of this significance is more concerned with the earlier layout of the site and the remaining influences this had in terms of landscaping, street layout. I consider therefore that the special architectural and historic interest here is more concerned with the layout and landscape of these areas and is not necessarily specifically related to the architectural design or details of the houses themselves, which for the most part, are of a much more standard architectural design.
10. The appeal property and its immediate neighbours, for instance, do exhibit some Arts and Crafts features as illustrated within the Design Guide, but much of this is also representative of typical semi detached housing as a whole. Therefore, although I consider that the spatial relationship, garden areas, associated landscape and general consistency of materials are characteristic of the conservation area, I do not consider that the appeal property and the houses near to it exhibit any particularly unique architectural characteristics that are or the same high standard to those properties in the earlier phases of development here.

11. Nevertheless, I am required by Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to give 'Special Attention' to the desirability of preserving or enhancing the character or appearance of the Barn Hill Conservation Area. This is reflected in The National Planning Policy Framework (The Framework), which states that 'Great Weight' should be given to the assets' conservation and illustrates the positive contribution that heritage assets can make to the creation of sustainable and economically viable communities.
12. The proposal before me seeks permission to construct a further single storey flat roof extension in addition to that which is already present so as to improve the internal kitchen and living spaces of the property. Moreover, the proposed extension would infill the gap between the appeal property and its neighbour thereby removing the plastic lean to shelter that currently exists here.
13. In assessing this appeal I give great weight to the guidance contained within the Barn Hill Conservation Area Design Guide and I note that the proposed extensions would exceed the guidance contained within. However, as mentioned above, I consider that the appeal property does not exhibit much of the rich architectural details and characteristics that define the earlier parts of the estate, especially to its rear, and as such the Design Guide should be applied within this in mind.
14. I consider therefore that the proposed extension, due to it being located to the rear in a less sensitive part of the conservation area, not readily visible from the streetscene and of a simple, red brick design, would not cause harm to the historic environment or the understanding or comprehension of the estate as a whole. As such the proposal would preserve the character and appearance of the area. I also consider that there is some public benefit in removing the poorer quality lean to extension and replacing it with a more contextual solution.
15. In this regard I consider that, in this particular case, Policies DMP1 and DMP7 of the Brent Development Management Policies Plan have been met and I do not consider that the specifics of this appeal contradict the guidance contained within the Barn Hill Conservation Area Design Guide 2013.

Conclusion

16. For the reasons above, taking into account all other matters raised and subject to the conditions outlined above, I allow the appeal.

A Graham

INSPECTOR