

Appeal Decision

Site visit made on 11 January 2024

by John Whalley

an Inspector appointed by the Secretary of State

Decision date: 30 January 2024

Appeal ref: APP/T5150/D/23/3321135

38 Barn Rise, Wembley HA9 9NL

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal of planning permission.
 - The appeal is made by Mr Akram Choudhary against the decision of the London Borough of Brent Council.
 - The application, ref. 23/0089, dated 14 December 2022, was refused by a notice dated 27 March 2023.
 - The development is: Proposed replacement of front door and widening of front entry stairs to dwellinghouse.
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Decision

1. The appeal is allowed and planning permission is granted for the replacement of front door and widening of front entry stairs to dwellinghouse, at No. 38 Barn Rise, Wembley HA9 9NL in accordance with application ref. 23/0089, dated 14 December 2022, 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: Existing Elevations UK22008-TD-A-202 dated 01/11/2022; Existing Plans UK22008-TD-A-102 dated 01/11/2022; Proposed Elevations UK22008-TD-A-202 dated 14/12/2022; Proposed Plans UK22008-TD-A-102 dated 01/11/2022; Proposed Entrance Door UK22008-TD-G-701 dated 06/02/203 (sic).

Main issue

2. The decision turns on the likely effect of the proposed new front door to the house at No. 38 Barn Rise on the appearance of the road frontage in this part of the Barn Hill Conservation Area.

Appeal dwelling and proposed frontage works

3. The appeal dwelling, No. 38 Barn Rise, is a 2 storey detached house. It is within the Barn Hill Conservation Area, designated as such in 1990 in recognition of its special architectural and historic character. The Appellant, Mr Akram Choudhary, wishes to fit a new outer front door and widen the front steps to the house. The front door would have glazed timber panels to the same height on either side. The works would replace a fully glazed front door

and glazed panel to the side, that are flush with the external front wall of the house and enclose a shallow porch to the main entrance door within.

Considerations

4. The appeal property lies within the Barn Hill Conservation Area. Special attention is to be paid to the desirability of preserving or enhancing the character or appearance of that area, (s.72 Planning (Listed Building and Conservation Areas (Act) 1990). The Barn Hill Conservation Area Design Guide says: "*Barn Hill benefits from an attractive hill-side setting overlooking Wembley Stadium, Wembley town centre and Harrow on the Hill further in the distance. This enviable position coupled with the architectural quality of the, generally, mock-Tudor styled houses establishes the area's very special character.*". The Guide says: "*the changes, (to your home), ... must preserve or enhance the character or appearance of your home and the area.*", (para. 6.0).
5. The Council said the projected widening of the steps to the front door of the house at No. 38 was unobjectionable. I agree. The present steps have awkward to use short treads. However, the Council said the new door works would diminish the original character of the dwellinghouse, losing the original recessed entrance. The new door and side glazing would have an unacceptably adverse impact on the character of the dwelling, the surrounding street scene and the wider Conservation Area. The new front door would block views of the original door behind and would detract from the character and appearance of the Conservation Area. The Council concluded that the proposal was contrary to policy DMP1 and BHC1 of Brent's Local Plan 2019-2041 and guidance in the Barn Hill Conservation Area Design Guide (2013).
6. I saw from Google photos that the front door layout has been there for at least 15 years. It is of no visual merit. Its spare form detracts from the otherwise attractive frontage of the dwelling. The new door and associated glazed side panels would be flush with the outside house front wall. They would not be set in at the back of the entrance vestibule as was sought by the Council. But bearing in mind the existing long standing arrangement, the reconstruction of the entrance door to No. 38 would be an improvement. I consider it reasonable to make that comparison. As a result, the appeal scheme would preserve the character and appearance of this part of the Conservation Area.
7. I find no breach with policy DMP1 which states that new development must provide high levels of internal and external amenity. It would also comply with policy BHC1 in that the new door and side panels would make a positive contribution to the street scene, provided by their attractive design.

Conclusion

8. I conclude that the proposal would preserve the character and appearance of the Barn Hill Conservation Area. Planning permission is granted subject to the general condition limiting the duration of the permission is applied, (s.91 of the Act), as is a condition relating to the submitted plans defining the project.

John Whalley

INSPECTOR