



Appeal Decision

Site visit made on 6 March 2024

by J Smith MRTPI

an Inspector appointed by the Secretary of State

Decision date: 14 March 2024

Appeal Ref: APP/M5450/W/23/3324014

48 Canons Drive, Edgware HA8 7QY

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant approval to details required by a condition of a planning permission.
 - The appeal is made by Mr A Lamba against the decision of London Borough of Harrow.
 - The application Ref P/0381/23 sought approval of details pursuant to condition No 1 of Ref P/1013/22, granted on 11 January 2023, under Appeal Reference APP/M5450/D/22/3305566.
 - The application was refused by notice dated 3 April 2023.
 - The development proposed is details pursuant to condition 1 (security grilles/brickwork) attached to planning permission P/1013/22 allowed on appeal reference APP/M5450/D/22/3305566 dated 11/01/2023 for Security grilles to ground floor front elevation windows (retrospective).
 - The details for which approval is sought are the paint coloration for the fixing plates and any related metalwork which extends over the brickwork surrounding the windows.
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Decision

1. The appeal is allowed and details approved insofar as it relates to condition 1 attached to planning permission P/0381/23, dated 2 February 2023.

Preliminary Matters

2. I noted during my site visit that the security grilles are in situ and painted white, along with their fixing plates.

Main Issue

3. The main issue is whether the fixing plates and related metal work to the security grilles are painted in a suitable colour, having particular regard to the effect on the character and appearance of the host dwelling and Canons Park Estate Conservation Area (CA).

Reasons

4. Planning permission was granted for new security grilles to the ground floor windows of the front façade, with a condition requiring their removal unless the fixing plates and any related metal work are painted in a suitable colour. The appellant submitted details of these grilles to discharge the condition. As noted above, this work has been carried out and the details submitted contain plans and photographs.
5. The CA is characterised by large open spaces and a mixture of large properties with a variation in architecture and materials. A Tudor Revival style creates a grand and peaceful locality, with more simple buildings constructed of brick, as noted by the Conservation Area Appraisal and Management Strategy 2013. As

such, this creates a mixture in the colour palette amongst the built environment of the CA. Red brick, brown brick, black painted timber, white render and natural timber make up the traditional appearance of the CA. The host dwelling utilises brown brick and white fenestration treatments, with a large set back from the public highway.

6. The security grilles in this case would match with the white colour used in the fenestration of the host building and the design of the glazing bars to the windows behind. Where the white grilles are attached to the brickwork of the host dwelling by fixing plates, this is a small aspect which is more clearly visible. However, I find that the use of white paint against brown brick is an acceptable mixture and is not alien or unexpected. More decisively, when viewed within the context of the wider CA, the white painted grilles and fixings would match the traditional colours found throughout; they are barely noticeable in the public realm, given the building's set back from the highway. As such, the grilles do not catch the eye in an unacceptable way. Therefore, there is no harm to the character and appearance of the CA.
7. I have had regard to the previous decision related to this property (APP/M5450/D/22/3305566). This decision considered the physical structure of the security grilles. The Inspector in this decision did consider the over-painting of these grilles. Whilst I have not been presented with alternative colours, I have considered the use of black or a brick-coloured paint. However, I find that due to the reasons outlined above, white is a suitable colour.
8. I am mindful of my duty set out in Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have regard to the desirability of preserving or enhancing the character or appearance of the CA. I find that the colour of the fixing plates and metal work of the security grilles is suitable and would not harm character and appearance of the host dwelling and would preserve the character and appearance of the CA. As such, I find no conflict with Policies HC1 and D3 of the London Plan (2021), Policy CS1 B and D of the Harrow Core Strategy (2012), Policies DM1 and DM7 of the Harrow Council Development Management Policies Local Plan (2013) and the Canons Park Conservation Area Appraisal and Management Strategy (2013).

Other Matters

9. Comments have been received from interested parties. These comments refer to the physical grilles themselves, suggesting that these detract from the character of the estate. The application to permit the physical structure of the security grilles has previously been determined under appeal reference APP/M5450/D/22/3305566. As such, this is not for consideration under this appeal.

Conclusion

10. For the above reasons, I conclude that details submitted in respect of condition 1 of the planning permission Ref P/0381/23 should be approved and the appeal allowed.

J Smith

INSPECTOR