

Appeal Decision

Site visit made on 23 April 2024

by Les Greenwood MRTPI

an Inspector appointed by the Secretary of State

Decision date: 14th May 2024

Appeal Ref: APP/M5450/D/24/3336644

25 Whitchurch Gardens, Edgware, Harrow HA8 6PF

- 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 Nigel Davis against the decision of the Council of the London Borough of Harrow.
 - The application Ref P/2444/23, dated 24 August 2023, was refused by notice dated 20 October 2023.
 - The development proposed is a replacement roof to the existing first floor hipped roof.
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Decision

1. The appeal is dismissed.

Main Issue

2. The main issue is the effect of the proposal on the character and appearance of the house and this part of Whitchurch Gardens.

Reasons

3. 25 Whitchurch Gardens is a semi-detached house with plain tiled hipped roofs, set within a varied, suburban street of mainly 1930s style houses. The proposal is to replace the existing hipped roof over a 2 storey side section with a flat roof.
4. The Council's Supplementary Planning Document *Residential Design Guide* (RDG) stresses the importance of roof design, normally requiring 2 storey extensions to have pitched roofs that would reflect both the material and design of the existing roof. It further advises that all other proposed alterations to roofs of existing dwellings will be assessed on a case by case basis.
5. In this case, the stepped arrangement of hipped roofs gives the house a harmonious appearance. The proposed replacement flat roof would be widely visible in the street scene where it would be an unsympathetic feature, reducing the attractiveness of the house. There would be a very low section of pitched roof at the front but this would be too small to have any significant visual effect. Although the appellant refers to similar roofs in the general vicinity, I saw only one on this part of Whitchurch Gardens - and even that is set well away from No 25 where it does not significantly alter the character of the street. The proposed high level flat roof would be a prominent and

incongruous feature which would detract from the street scene, despite the general architectural variation here.

6. I conclude that the proposal would unacceptably harm the character and appearance of both the house and this part of Whitchurch Gardens. It conflicts with policy D3(D1 and D11) of the London Plan, policy CS1(B) of the Harrow Core Strategy, policy DM1 of the Harrow Development Management Policies and the National Planning Policy Framework, which aim to secure a high standard of design that responds to the existing character of places and protects the character of Harrow's suburbs.
7. The property is near to the Canons Park Conservation Area and a grade II listed registered Park and Garden, but the house is set away from these heritage assets so that their settings would be preserved. This is a neutral factor in my decision.
8. The appellant says that the proposal is a sustainable solution to the use of the property to meet the needs of the family, refurbishing and upgrading the roof and allowing for easier maintenance. The proposal would not, however, increase accommodation at the house and I have seen no evidence of a particular maintenance problem. I see nothing here to override my conclusion in regard to the main issue.
9. I find that the proposal conflicts with the development plan. For the reasons set out above, and having regard to all other matters raised, I conclude that the appeal should not succeed.

Les Greenwood

INSPECTOR