

Appeal Decision

Site visit made on 12 November 2024

by N McGurk BSc (Hons) MCD MBA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 20 November 2024

Appeal Ref: APP/T5150/D/24/3352252
42 Corringham Road, Wembley, Brent, HA9 9PU

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
 - The appeal is made by Mr Murali Pujari against the decision of the Council of the London Borough of Brent.
 - The application Ref is 24/1271.
 - The development proposed is a new front porch to front of house.
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Decision

1. The appeal is dismissed.

Procedural Matters

2. The proposal the subject of this appeal is for a new front porch. The original recessed porch was infilled without consent in 2018. The infilling of the recessed entrance was subject to an enforcement notice requiring the removal of the porch by October 2022.¹
3. An application for a proposal including a new front porch and removal of the "infill door set to recessed entrance way to dwellinghouse"² was refused in April 2019.

Main Issue

4. The main issue in this case is the effect of the proposed development on the character and appearance of the Barn Hill Conservation Area.

Reasons

5. The appeal property comprises a two storey detached dwelling situated in a prominent location, at the corner of Corringham Road and Barn Way.
6. The appeal property is located within a residential area, where dwellings tend to be two stories in height and either detached or semi-detached.
7. The appeal property is situated within the Barn Hill Conservation Area which is characterised by the presence of mock Tudor detached and semi-detached dwellings set out on garden plots on a hillside above Wembley Stadium.

¹ Reference: E/18/0622.

² Reference: 19/0433.

8. Common design features include distinctive mock-Tudor dwellings include decorative half-timbering, mullioned windows, recessed porches and two storey gables. The presence of these features makes a notable positive contribution to local character and distinctiveness.
9. Dwellings are set back from wide, spacious streets and are generally situated within comfortable garden plots, with gardens and/or driveways to the front and longer gardens to the rear. This results in an attractive sense of uniformity. Further, the presence of grass verges, street trees, hedgerows and planting combine to provide for a green and spacious environment.
10. I observed during my site visit that whilst many dwellings in the area have been altered and/or extended, such changes generally appear to be in keeping with the character of the Barn Hill Conservation Area and to respect the appearance of host dwellings.
11. I also noted during my site visit that the presence of dwellings with recessed porches, amongst other original features, make a positive contribution to the character and appearance of the Barn Hill Conservation Area. In this regard, I am mindful that the Council's Barn Hill Conservation Area Design Guide (2013) explicitly advocates for the retention of entrances in their original form and seeks to prevent the infilling of recessed entrances.
12. The proposed development would include the loss of the original recessed entrance. Further, it would result in the creation of a projecting flat-roofed porch. I find that this would result in the proposal drawing attention to itself as an unsympathetic addition that would fail to respect the host dwelling's original form and would detract from its appearance.
13. In addition, I consider that the projection and flat roof of the proposal would result in it appearing awkward against the dwelling's existing gable and bay, adding to the proposal's visual conflict with the original form of the host dwelling.
14. The harm arising from the above would be exacerbated as a result of the prominent corner location of the appeal property, whereby changes to the front of the dwelling would draw attention to themselves.
15. As noted above, original recessed porches make a positive contribution to the character and appearance of the Barn Hill Conservation Area. I find that the proposal, resulting in the loss of a recessed porch and the addition of an intrusive projecting porch, would result in a development that would be uncharacteristic of the Barn Hill Conservation Area's important traditional built attributes.
16. Taking all of the above into account, I find that the proposal would detract from and would not conserve the appearance of the Barn Hill Conservation Area. Having regard to paragraph 208 of the National Planning Policy Framework (the Framework) and to Planning Practice Guidance, I consider that the harm to the character and appearance of the Barn Hill Conservation Area would be less than substantial. This needs to be balanced against any public benefits the development may bring.

17. In this regard, there is nothing before me that comprises or amounts to a public benefit that outweighs the harm identified.

18. Taking all of the above into account, I find that the proposal would harm the character and appearance of the Barn Hill Conservation Area, contrary to the National Planning Policy Framework, to Policies BHC1 and DMP1 of the Brent Local Plan (2022) and to the Council's Barn Hill Conservation Area Design Guide (2013), which together amongst other things, seek to protect local character.

Other Matters

19. In support of his case, the appellant refers to other developments elsewhere. However, there is nothing before me to demonstrate that the circumstances relating to these are so similar to those of the proposal before me as to provide for direct comparison. Notwithstanding this and in any case, I have found that the proposal would result in significant harm and this is not something that is mitigated by the presence of other developments elsewhere

Conclusion

20. For the reasons given above, the appeal does not succeed.

N McGurk

INSPECTOR