



Appeal Decision

Site visit made on 8 January 2025

by **Siobhan Watson BA(Hons), MCD, MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 24 January 2025

Appeal Ref: APP/R5510/C/23/3329047

14 Bondfield Avenue, HAYES, UB4 9HZ

- The appeal is made under section 174 of the Town and Country Planning Act 1990 (as amended). The appeal is made by Mr Walid Al Jondi against an enforcement notice issued by the Council of the London Borough of Hillingdon.
 - The notice was issued on 11 July 2023.
 - The breach of planning control as alleged in the notice is: Without planning permission, the unauthorised erection of a front boundary brick wall incorporating metal railings and entrance gate.
 - The requirements of the notice are to: (i) Demolish and remove front boundary brick wall, incorporating metal railings and entrance gate and (ii) Remove from the land all debris, items, fixtures and fittings, plant and machinery resulting from the compliance with point (i) above.
 - The period for compliance with the requirements is 3 months.
 - The appeal is proceeding on the ground set out in section 174(2)(a) of the Town and Country Planning Act 1990 (as amended). Since an appeal has been brought on ground (a), an application for planning permission is deemed to have been made under section 177(5) of the Act.
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Decision

1. The appeal is dismissed, the enforcement notice is upheld and planning permission is refused on the application deemed to have been made under section 177(5) of the 1990 Act as amended.

Main Issue

2. The main issue is the effect of the development upon the character and appearance of the area.

Reasons

3. The site is within the Barnhill Estate which the Council has designated as an Area of Special Local Character. This is a housing estate with a homogenous character and was developed in the late 1940s and early 1950s.
4. Front boundary treatments on Bondfield Avenue predominantly consist of low brick walls and privet hedges. Railings are not a common characteristic. Dwellings in the area are constructed of a mid-brown brick colour and front boundary walls in the area tend to be consistent with the colour of the houses.
5. The appeal front boundary wall is noticeably taller than most of the other front boundary walls in the vicinity. Its height is exacerbated by the metal railings on top of it and the tall piers at either side of the gates. The golden lions on the gates and piers and the ornate arched metalwork of the gates and railings are at odds with the functional simplicity of the prevailing architectural style and character. The red brick is a mismatch with the brick of the surrounding houses and walls. The light

grey coping stones on top of the red brick forms a strident contrast in colour which is uncharacteristic of other walls in the area.

6. For these reasons, the walls, railings and gates are incongruous and visually intrusive in the street scene and harm the character and appearance of the area. The development is therefore contrary to London Borough of Hillington Local Plan Part One Policy BE1 which seeks to ensure that development is appropriate to its context and Part Two Policy DMHB 5 which indicates that within Areas of Special Local Character, new development should reflect the character of the area, including in terms of its scale, height, design and materials.

Conclusion

7. For the reasons given above, I conclude that the appeal should not succeed. I shall uphold the enforcement notice and refuse to grant planning permission on the application deemed to have been made under section 177(5) of the 1990 Act (as amended).

Siobhan Watson

INSPECTOR