
Appeal Decision

Site visit made on 20 March 2025 by E Clifford BA (Hons) MA

Decision by Chris Forrett BSc (Hons) DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 09 May 2025.

Appeal Ref: APP/M5450/D/24/3353470

27 Althorpe Road, Harrow HA1 4RA

- 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 Saloria Architects against the decision of the Council of the London Borough of Harrow.
 - The application Ref is PL/1931/24.
 - The development proposed is alterations to roof to form end gable and two rear dormers, installation of two roof lights in front roof slope.
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Decision

1. The appeal is allowed, and planning permission is granted for alterations to roof to form end gable and two rear dormers, installation of two roof lights in front roof slope at 27 Althorpe Road, HA1 4RA in accordance with the terms of the application, Ref PL/1931/24, subject to the following conditions:
 - 1) The development hereby permitted shall begin no later than three years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with drawing nos: 230904-00-P0, 230904-01-P0 and 230904-02-P2.
 - 3) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used on the existing dwelling.

Appeal Procedure

2. The site visit was undertaken by a representative of the Inspector whose recommendation is set out below and to which the Inspector has had regard before deciding the appeal.

Main Issue

3. The main issue is the effect that the proposed alteration would have on the character and appearance of the host building and the wider area.

Reasons for the Recommendation

4. The appeal site is located in a largely residential area and forms an end of a terrace of six two-storey properties. The building is typical of development in the area with the street scene being characterised by close-set groups of small terraces and semi-detached properties positioned close to the footpath with small areas of either garden or driveways. Whilst there is a uniformity in the architectural style and age of the properties in the vicinity of the appeal site, a number of them have been

subject to various alterations, including fenestration, rooflights, side extensions and alterations to roof shapes creating a varied character in the street scene.

5. The proposal would see the alteration of the roof shape from a hipped to gable end and the introduction of dormer windows to the rear elevation. The wider street scene of Althorpe Road is characterised through a variety of roof shapes, and indeed when viewed from either end of the road, the aspect is overwhelmingly characterised by the gabled frontages of a number of the houses, including no. 27. This is also the case for the wider locality, and there are other examples of roof alterations from hipped to gabled roofs together with other properties having been designed with gabled roofs. In that context, the change to a gabled roof at the appeal property would not give rise to any harm to the character of the host building or the wider streetscape.
6. The proposal also includes rear dormers which would be visible in limited views from the western end of Althorpe Road, Chandos Road, and most notably from their rear gardens as well as Pinner View. However, these views are currently populated by the rear dormers which extend to the full width of the roof of a number of the dwellings on the aforementioned roads. As such, the addition of rear dormers at the appeal site would not appear to be out of character with existing development in the locality, nor create any further visual intrusion.
7. Consequently, I conclude that the proposed alterations and additions would not have a harmful effect on the character and appearance of the host building or the surrounding area. The proposal would accord with the National Planning Policy Framework (2024), Policy D3 of The London Plan (2021), Core Policy CS1 of the Harrow Core Strategy (2012), Policy DM1 of the Harrow Development Management Policies Local Plan (2013) and the Supplementary Planning Document: Residential Design Guide (2010) which collectively seek to ensure that development responds positively to the existing character of the area and that extensions should respect their host building and be of a high standard of design.

Conditions

8. Other than the standard time limit condition, it is necessary to ensure that the development is carried out in accordance with the approved plans for the reason of certainty. In the interests of the character and appearance of the area, a condition relating to matching materials is also necessary.

Conclusion and Recommendation

9. For the reasons given above the appeal should be allowed.

E Clifford

APPEAL PLANNING OFFICER

Inspector's Decision

10. I have considered all the submitted evidence and my representative's report and on that basis the appeal is allowed.

Chris Forrett

INSPECTOR