



Appeal Decision

by John Braithwaite BSc(Arch) BArch(Hons) RIBA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 06 November 2025

Appeal Ref: APP/M5450/X/24/3343855

39 Lyon Meade, Stanmore, Harrow HA7 1HZ

- The appeal is made under section 195 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant a certificate of lawful use or development (LDC).
 - The appeal is made by Miss Lara Dite against the decision of the Council of the London Borough of Harrow.
 - The application ref P/2665/23, dated 19 September 2023, was refused by notice dated 14 November 2023.
 - The application was made under section 192(1)(b) of the Town and Country Planning Act 1990 (as amended).
 - The development for which an LDC is sought is hip to gable (with dormer) loft conversion.
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Decision

1. The appeal is dismissed.

Preliminary Matters

2. Determination of the appeal requires an assessment of the proposed development against the provisions of The Town and Country Planning (General Permitted Development)(England) Order 2015 (the GPDO). The proposed development is shown on drawings submitted with the application. In these circumstances visiting the site is unnecessary. The appeal has been determined without undertaking a site visit.

Reasons

3. 39 Lyon Meade is a two-storey semi-detached dwelling. The dwelling has a side element that is set back from the frontage of its main part. The roof over the dwelling is hipped. The proposed development is the conversion of the roof over the main part of the dwelling from a hip to a gable and the introduction of a rear dormer, all to create an additional room in the roof space. The Council has no concerns with the rear dormer or with any aspect of the proposed development other than its compliance with the restrictions of Class B of Part 1 of Schedule 2 of the GPDO. Development is not permitted under Class B if, amongst other things, (c) any part of the dwellinghouse would, as a result of the works, extend beyond the plane of any existing roof slope which forms the principal elevation of the dwellinghouse and fronts a highway.
4. The dwelling has two roof slopes on its principal elevation fronting the highway; the front roof slope over the main part of the dwelling and the front roof slope over the side element of the dwelling. Altering the hipped roof over the main part of the dwelling to a gable roof would result in the dwellinghouse extending beyond the plane of the existing front roof slope over the side element that fronts the highway. Given the configuration of the hipped roof over the dwelling it would not be possible to alter the hipped roof over the main part of the dwelling to a gable roof without causing this effect. But the GPDO must be taken as it is written and it must be concluded that the proposed development

would not comply with the restrictions of Class B of Part 1 of Schedule 2 of the GPDO. The proposed development would not be permitted under the provisions of the GPDO.

5. The Appellant has referred to other dwellings in the vicinity where alterations have been made under permitted development rights afforded by the GPDO. The specific circumstances of these other cases are not known so they do not affect the conclusion reached above. The details of this decision would be a factor to take into account if the Appellant applied for planning permission for the development that she is seeking.

6. For the reasons given above, and on the evidence now available, the Council's refusal to grant an LDC for hip to gable (with dormer) loft conversion at 39 Lyon Meade, Stanmore, Harrow was well-founded and the appeal fails. The powers transferred under section 195(2) of the 1990 Act as amended have been exercised accordingly.

John Braithwaite

Inspector