



Appeal Decision

Site visit made on 14 November 2025

by **B J Sims BSc (Hons) CEng MICE MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 26 November 2025

Appeal Ref: APP/M5450/D/25/3373908

81 Kings Road, South Harrow, HA2 9JG

- 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 Devendrarajah Senthuran against the decision of Harrow Council.
 - The application Ref is PL/1913/25.
 - The development proposed is the erection of a 2 metre high brick boundary wall.
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Decision

1. The appeal is dismissed.

Procedural Matter

2. The wall and an accompanying sliding gate appear to be essentially complete, but the consequent retrospective nature of the appeal makes no difference to the consideration of the planning issues arising.

Main Issue

3. The main issue is the effect of the 2m brick wall and sliding gate on the character and appearance of the local street scene.

Reasons

4. The proposed wall and gate are intended to enhance the privacy and security of the appeal property, which is vulnerable to trespass and break in, being currently open to the street and a nearby bus stop that generates pedestrian activity. This desire and genuine need carry due planning weight and have raised no neighbour objections.
5. However, I consider that the 2m brick wall and the sliding gate across the long frontage of the appeal property present an overbearing, solid appearance which is not repeated elsewhere along this part of Kings Road. This is contrary to the prevailing development pattern and substantially harmful to the character and appearance of the local street scene.
6. On my visit, I noticed a similarly prominent, tall timber fence fronting a property near the northeast corner of the adjacent Kings Road junction with Malvern Avenue. However, I consider that this creates no acceptable precedent and judge the wall and gate disputed in this appeal on individual merit in the street context of Kings Road.

7. For the reason explained, I find the wall and gate at 81 Kings Road to be in unacceptable conflict with Policy CS1 of the Harrow Core Strategy and Development Management Policy DM1 which, consistent with the London Plan and national policy, require development to be of high-quality design to protect local character and distinctiveness.
8. In my judgement, this significant planning objection substantially outweighs the material need and desire of the Appellant for a greater level of enclosure to the appeal property.
9. I therefore conclude that this appeal should be dismissed.

B J Sims

INSPECTOR