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## 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

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**Appeal Ref: APP/M5450/D/25/3374320**

**Brakelond, South Hill Avenue, South Harrow, HA1 3PB.**

- 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 Raithatha against the decision of Harrow Council.
  - The application Ref is PL/1867/25.
  - The development proposed is: conversion of garage to habitable room; replacement garage doors in front elevation; single- and two-storey side to rear extension; rear dormers; Juliette balcony to first floor rear elevation; external alterations; 1.2m timber gate to front; and alterations to the front hardstanding and rear patio.
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### Decision

1. The appeal is allowed and planning permission is granted for conversion of garage to habitable room; replacement garage doors in front elevation; single- and two-storey side to rear extension; rear dormers; Juliette balcony to first floor rear elevation; external alterations; 1.2m timber gate to front; and alterations to the front hardstanding and rear patio at Brakelond, South Hill Avenue, South Harrow, HA1 3PB, in accordance with the terms of the application, Ref PL/1867/25, and subject to the following conditions:
  - 1) The development hereby permitted shall begin not later than three years from the date of this decision.
  - 2) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.
  - 3) The development hereby permitted shall be carried out in accordance with approved plans Refs 114/P2/1 to 3 inclusive, dated 11 July 2025.
  - 4) Notwithstanding Condition 3 of this permission, no development shall take place until details of soft landscaping to the forecourt of Brakelond have been submitted to and approved in writing by the local planning authority, including a programme of implementation and maintenance; and the development shall be carried out and the soft landscaping maintained in accordance with the details and programme approved.

### Main Issue

2. The written representations are made with reference to a previously refused application for a larger extension, but this appeal is considered strictly on a fresh appraisal of the individual merits of the present proposal.

3. This is a many-faceted scheme wherein the Council objects only to the side and rear extension. Whilst noting concerns expressed by the Conservation Area Advisory Committee, I agree with the Council that the front garage conversion and timber gate would be acceptable and that the forecourt alterations could be made to avoid undue loss of soft landscaping by way of a planning condition.
4. The main issue in this appeal is therefore the effect the proposed two-storey side and rear extension would have on the character and appearance of the dwelling house at Brakelond and on the surrounding South Hill Avenue Conservation Area (CA) and Area of Special Character, including the setting of the locally listed building at the adjacent property, Oakmead.

### Reasons

5. Brakelond is specifically acknowledged in the Conservation Area Appraisal as making a positive contribution to the character and appearance of the South Hill Avenue CA.
6. Brakelond has been extended in the past and has a partial crown roof at the rear, which would be significantly extended by the enlargement now proposed. A crown roof is a contrivance much used in the design of domestic additions to facilitate additional internal accommodation.
7. Unlike Oakmead on higher ground to the west and the Orley Farm School building opposite, Brakelond is not locally listed. I do not consider that the increase in the extent of the crown roof or the commensurate greater bulk or detailed design of the extension would alter the visual appearance or character of the existing house to an unacceptable degree.
8. The extension would not be readily seen from the front and would not harm the street scene. Brakelond is relatively well separated from neighbouring Oakmead and also from Dunsmore immediately to the east. I do not consider that the increased extent of the crown roof would much alter the overall impression of the house in rear views.
9. In summary, I find that the proposed development would avoid harm to the character and appearance of the South Hill Avenue CA, which would thus be preserved, as required by planning law. And I do not consider that the larger extension would harm the setting of the locally listed Oakmead.
10. Accordingly, the proposed development would comply with the aims of the adopted Harrow Council Core Strategy and Development Management Policies CS1 and DM1, 6 and 7. These are consistent with London Plan Policies HC1 and D3, and with national policy, in together seeking high-quality design to protect special local character and distinctiveness and preserve heritage assets.
11. For the reasons explained, I conclude that this appeal should be allowed, subject to standard conditions and an additional requirement, as contemplated by the Council, for advance approval of details to ensure that appropriate soft landscaping is maintained within the forecourt of Brakelond, in the interest of preserving the character and appearance of the South Hill Avenue Conservation Area.

*B J Sims*  
INSPECTOR