



Appeal Decision

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

an Inspector appointed by the Secretary of State

Decision date: 03 December 2025

Appeal Ref: APP/M5450/X/24/3352909

20 Suffolk Road, North Harrow, Harrow HA2 7QQ

- 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 Mr Minesh Punja against the decision of the Council of the London Borough of Harrow.
 - The application ref PL/1853/24, dated 8 July 2024, was refused by notice dated 2 September 2024.
 - 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 loft conversion with rear dormer extension and four rooflights to front.
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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. 20 Suffolk Road is a two-storey semi-detached dwelling. The roof over the dwelling is hipped. The proposed development is, principally, 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. The enlargement of a dwellinghouse consisting of an addition or alteration of its roof is development permitted under Class B of Part 1 of Schedule 2 of the GPDO subject to conditions. Condition B.2(b)(ii) requires that "...the enlargement must be constructed so that no part of the enlargement extends beyond the outer face of any external wall of the original dwellinghouse" (emphasis added).
4. The dwelling has a staggered east elevation so it has two side walls; the rear side wall being set further out than the front side wall. The proposed rear dormer would be situated wholly above the wider rear element of the dwelling but would extend beyond the outer face of the front side wall. It would, for this reason, be visible from the road but this is not a relevant factor. To be compliant with condition B.2(b)(ii) the side elevation of the dormer would need to be set back to be in line with the front side wall. As proposed, the dormer does not comply with condition B.2(b)(ii) and the development is not therefore permitted under Class B of Part 1 of Schedule 2 of the GPDO.
5. The Appellant has referred to other developments but it is a fundamental planning principle that a development proposal must be considered on its individual merits.

6. For the reasons given above, and on all the evidence now available, the Council's refusal to grant an LDC for hip to gable loft conversion with rear dormer extension and four rooflights to front at 20 Suffolk Road, North Harrow, 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