



Appeal Decision

Site visit made on 13 February 2026

by N Unwin BSc (hons) MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 20 April 2026

Appeal Ref: APP/M5450/D/25/3371761

Cambrare, Park View Road, Pinner, Harrow, HA5 3YF

- 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 Arian Pjetrushaj against the decision of the Council of the London Borough of Harrow.
 - The application Ref is PL/1555/25.
 - The development proposed is: Proposed infilling of existing front arches and integrated solar tiles to front roof slope.
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Decision

1. The appeal is allowed and planning permission is granted for infilling of existing front arches and integrated solar tiles to front roof slope at Cambrare, Park View Road, Pinner, Harrow, HA5 3YF in accordance with the terms of the application, ref PL/1555/25, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following drawings:
 - CAM/PVR/P100 – Existing/ Proposed Plans & Elevations
 - Arboricultural Method Statement (2024)
 - Arbtech TPP 01 – Tree Protection Plan
 - 3) The external materials of the development hereby permitted shall match those used in the existing building.
 - 4) Prior to the first installation of the solar tiles hereby approved, full details of the solar tiles shall be submitted to, and approved in writing by the Local Planning Authority. The development shall be completed in accordance with the approved details and retained thereafter.

Preliminary Matters

2. Parties make reference to a rear extension, nonetheless this does not form part of the proposal before me.
3. Since the determination of this application, the London Borough of Harrow Local Plan 2021-2041 (2026) (the Local Plan) has been adopted and now forms the adopted local plan. As such, the Harrow Core Strategy (2012) and the Development Management Policies (2013) have been superseded, and I have

determined the appeal on this basis. Parties were given the opportunity to comment on this, and as such I am satisfied that no party's interests have been prejudiced.

Main Issues

4. The main issue is whether the proposal would preserve or enhance the character and appearance of the Pinner Hill Conservation Area.

Reasons

5. The appeal site is located within the Pinner Hill Conservation Area (CA) wherein I have a statutory duty under Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the Act) to pay special attention to the desirability of preserving or enhancing the character or appearance of the area.
6. The Pinner Hill Conservation Area Appraisal and Management Strategy (2009) (the CAAMS) describes the character of the CA as low density detached houses sited within large plots that include particularly spacious gardens. This low density of development and surrounding open greenery cultivates a semi-rural quality to the area forming the historic interest. It goes on to refer to the high architectural quality of these properties, including their Arts and Crafts, Art Deco, and Tudor revival designs, adding to the historic interest.
7. The appeal site is opposite Naseby, Park View Road (Naseby), which is a locally listed building offering a good example of the Tudor Revival design which contributes positively to the character and appearance of the CA. The appeal property is set back from the highway within a large plot. It comprises a two-storey, detached dwelling with a front porch, and is similar in design and materials to other dwellings along park view. It's spacious plot and set back position contribute to the low density, semi-rural quality of the area and thus the character and appearance of the CA.
8. The proposal would demolish part of the existing front elevation and fill-in the front porch, modestly increasing the internal area of the ground floor and thus the building line would remain similar and therefore in keeping with the existing built environment. Further, the Council raise no concerns regarding this element of the proposal.
9. The proposal would additionally involve the installation of solar tiles on the front roof slope. The CAAMS says that solar panels could potentially be very visually obtrusive and detract from the uniform, high architectural quality. Despite their number, the proposed tiles appear quite different to traditional solar panels, integrating into the roof slope itself so as not to increase its profile. The submitted Truly Integrated Solar Tiles brochure illustrates a range of colour options for the proposed solar tiles. This would further enable their integration with the host building and limit any visual prominence, retaining the existing form and design of the appeal property including the spaciousness of the plot, preserving its contribution to the character and appearance of the CA and its significance. Neither would it effect the significance of the locally listed Naseby through development within its setting.
10. As such, the proposal would not conflict with the relevant provisions of Policies D3, D4, and HC1 of the London Plan: The Spatial Development Strategy for Greater

London, and Policies 02, HE1, and HE2 of the London Borough of Harrow Local Plan 2021-2041 (2026) (the Local Plan). When read together these require development to conserve the significance of heritage assets and support those that preserve a heritage asset's significance including non-designated heritage assets.

Conditions

11. In addition to the standard time limit condition, I have imposed a condition specifying the approved plans as this provides certainty. I have imposed a condition relating to materials to safeguard the character and appearance of the building and the area.
12. I have imposed a condition requiring details of the solar tiles to safeguard the character and appearance of the building and the area.

Conclusion

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

N Unwin

INSPECTOR