



## THE HARROW HILL TRUST

Caring for the heritage of the Hill and its future

The Tower Cottage  
Harrow Park  
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28th June 2019

Planning Department  
Harrow Council  
Civic Centre, Station Road  
Harrow HA1 2UY

*Via email to: [planning.applications@harrow.gov.uk](mailto:planning.applications@harrow.gov.uk)*

*cc Ward councillors*

### **Planning application: John Lyon School, Middle Road, Harrow on the Hill. Ref: P/2504/19**

The Harrow Hill Trust Planning Committee has considered this application. We strongly object to this application.

We understand the application proposes a change to the relevant section 106 agreement to move the area for allowed development on the Oldfield House site to a different location with the same footprint area. This would facilitate John Lyon School's application P/1813/19 to rebuild Oldfield House as a 4 storey teaching block in a new location.

My letter of 11<sup>th</sup> June (attached) objected that application, and the arguments in that letter are therefore also relevant to this application for a facilitating change to the section 106 agreement. The arguments in that letter should be considered again in connection with this application.

A key point to make that the section 106 agreement restricts development to certain areas and locations. It is not acceptable simply to propose the same developable footprint in a different location. Position on this site is critical. There are no public benefits to the scheme, but the relocated position causes harm to the conservation area and heritage assets.

To summarise the arguments in my 11<sup>th</sup> June letter, we consider that the proposed building is not appropriately located:

- It blocks views and blocks the sense of openness.
- It is insensitive to the street scene of the Harrow on the Hill Conservation Area.
- It is against the urban grain.
- It is in an inferior position to the existing Oldfield House building.

The area of the footprint does not reflect the increase in massing, height, and volume of the proposal:

- The height is totally inappropriate for the site.
- It will be very dominant. (Even the applicant's Heritage Statement suggests that the proposed building should respect the current ridge height of Oldfield House). The drawings suggest an increase in height between ridges of 3.73 metres.
- There will be significant impacts on views which will be blocked by the proposal in this location.
- There will be impact on adjacent listed buildings.

The footprint adjustment does not recognise the removal of six trees and a group of trees:

- There will be an impact on screening and loss of significant landscape features.

The proposals are contrary to the Conservation Area Management Plan and Appraisal:

- The area should be protected from large scale developments to prevent the erosion of the area's character.

There is no acceptable rationale for a new building:

- There is insufficient justification to explain why a larger new building is necessary.
- It is unacceptable to suggest a justification based on potential future expansion in student numbers or any external use.

In 2003 the headmaster wrote that the School had no plans or needs to build beyond the defined envelope.

- The footprint was defined to stop development outside a sensibly located and considered footprint.
- The important issue is that this proposal is outside that envelope and should therefore be refused.
- The exact footprint is immaterial.
- The original purpose of the Section 106 was to preserve the character of the conservation area. This proposal fails to preserve or enhance.

The application should be refused.

Kind regards,



**Dr Simon Less**

Chair, Harrow Hill Trust Planning Committee

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