



THE HARROW HILL TRUST

Caring for the heritage of the Hill and its future

The Tower Cottage
Harrow Park
Harrow HA1 3JE

22nd September 2019

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

Via email to: planning.applications@harrow.gov.uk

cc Ward councillors

Planning application: P/3431/19 – 34 Roxborough Park

Dear Aadil Essa

The Harrow Hill Trust Planning Committee has considered this application and has the following comments.

The property has previously had an 8-metre side return extension. The proposal is for a further 6 metres to be added to the rear at ground floor and a further 3 metres at first floor level. This means that the side return extension would be 12 metres from the rear wall of the original house. This is excessive.

The 3-metre first floor extension would further elongate the already long rear projection. This would impact on the adjacent properties by adding bulk and length. The 3-metre first floor projection would encroach on the 45 degree line from No. 34.

In addition:

- The side elevation has the roof drawn incorrectly as the ridge height beyond the first floor extension is too low.
- The straight joints in the brickwork where the building is extended will be difficult to construct without a visible junction.

The proposal represents over development, excessive length and is out of proportion. It also makes for a very dull extended architectural solution. Going beyond permitted development dimensions is a bad precedent for the conservation area. We consider the application should be refused.

Kind regards,

A handwritten signature in black ink, appearing to read 'S. Less', with a horizontal line underneath.

Dr Simon Less

Chair, Harrow Hill Trust Planning Committee

simonless@googlemail.com