



## THE HARROW HILL TRUST

Caring for the heritage of the Hill and its future

The Tower Cottage  
Harrow Park  
Harrow HA1 3JE

18<sup>th</sup> October 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: P/3887/19 – Hillfield, Mount Park Road**

Dear Catriona Cooke

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

The proposal is for a two-storey new three-bedroom house in the grounds of the existing Hillfield house. It is completely isolated from the main house.

This cannot be described as a granny annexe nor accommodation associated with or ancillary to Hillfield. “Granny” accommodation on this site can be provided in the existing large dwelling, or perhaps in a sensitive single storey addition to it. There is no requirement for a three-bedroom, two-storey house in a separate part of the grounds.

The Heritage Statement suggests that the proposal does not harm the heritage asset and that the landscaped setting is not compromised. It clearly does both by introducing a new dwelling into a area characterised by large dwellings set in spacious gardens and supported by abundant greenery and lush garden planting. Open landscape is vital to illustrate the area’s historic past and make positive visual and atmospheric contributions.

This proposal does not sit comfortably with the character appraisal of the Mount Park Conservation Area. The design, appearance, and character is poor in proportion to scale, height, massing, and bulk. The proposal does not conserve the openness of the site and detracts from the character and appearance of the conservation area.

New houses should be resisted because they would cause harm to the openness. This is reflected through the Metropolitan Open Land (MOL) designation of the site on which this house sits. Development of this sort in MOL is completely unacceptable. The Heritage Statement is silent on this yet it is a major factor in determination of such applications.

The proposal resembles an opportunity to establish a new house on the side garden for eventual sub-division and further enlargement to establish a new substantial house in its own separate plot.

The references to health, wellbeing and the Care Act are spurious and irrelevant. They do not justify an additional house and do not represent exceptional circumstances in this case.

There are no mitigating circumstances for this development on this site and on Metropolitan Open Land and the application should very clearly 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

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