



THE HARROW HILL TRUST

Caring for the heritage of the Hill and its future

The Tower Cottage
Harrow Park
Harrow HA1 3JE

14th January 2020

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/4624/19 - Retlas Court, 77 Bessborough Road

Dear Selina Hotwani

The Harrow Hill Trust Planning Committee has considered this application and wishes to lodge an objection to the scheme, which sits adjacent to the boundary of the Roxborough Park Conservation Area.

Currently the rear building line is roughly consistent with the rear of the building to the north. This provides views behind the two buildings from Roxborough Avenue. This view provides a long vista to trees at the end. This gap provides a welcome buffer to the conservation area and to the important locally listed property at 4 Roxborough Park known as Holly Wood House.

The proposal extends Retlas Court to the rear blocking that view and eliminating the buffer to the conservation area. The north elevation shows how bulky this four-storey block is against the boundary of the conservation area and 4 Roxborough Avenue. It should not be allowed to be extended so far into the site, i.e. the part of the building above the proposed archway is not acceptable.

The proposed new tree does nothing to alleviate this overdevelopment.

The proposal causes harm to the conservation area by crowding its boundary with a bulky and out of character block, and we do not believe there are public benefits associated with the scheme that provide adequate mitigating circumstances for this part of the development.

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