



THE HARROW HILL TRUST

Caring for the heritage of the Hill and its future

The Tower Cottage
Harrow Park
Harrow HA1 3JE

16th March 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/0797/20 – 7 Runnelfield

Dear Catriona Cooke

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

The property is close to, and Runnelfield is adjacent to, the boundary South Hill Avenue conservation area. A number of unwelcome aspects of the application (set out below) could set an unwelcome precedent, change the character of Runnelfield and affect the setting of the conservation area.

All Runnelfield houses have been designed as detached so this proposal would significantly change the character and street scene and increase in bulk. An additional house would be against Harrow's garden land policy.

The car parking crosses Runnelfield on a tight bend on the turning head of the road, which could be dangerous.

There would be on-site front garden car parking for both the existing and new house, which would prevent soft landscaping; hard-standing front gardens would be an alien feature and considerably detract from the street scene.

The design principles mentioned in the Design and Access statement do not appear to reflect the proposals. The new house does not respect existing residential views; the frontage is not

softened with planting; the new dwelling does not follow the existing urban grain; parking will dominate the front garden.

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