



## THE HARROW HILL TRUST

Caring for the heritage of the Hill and its future

The Tower Cottage  
Harrow Park  
Harrow HA1 3JE

15<sup>th</sup> June 2020

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/1785/20 – Hillfield, Mount Park Road**

Dear Catriona Cooke

The Harrow Hill Trust Planning Committee has considered this revised application. We objected to the previous application (letter 18<sup>th</sup> Oct. 2019). We believe it still fails to justify approval.

We consider the scale of the proposed new house will cause considerable harm to the character and appearance of the conservation area. The character of the area is of large detached houses in large gardens. This small fronted house would damage this character, and harm the identity, individuality and presence of Hillfield itself. The siting is insensitive, appearing as a small isolated detached house set inappropriately in the extensive grounds of the large locally listed house.

We consider the proposed design is deficient. Its proportions are alien to the arts and crafts style it aims to replicate. The windows are too large, the detailing is poor and the side elevations are bland.

This revised application for a new house in the grounds of Hillfield continues to fail to show the necessary special circumstances to justify it. For example, no mitigating personal circumstances are cited to suggest it is necessary. Hillside itself is a large house capable of having guest accommodation. There is no justification for a new three-bedroom house as a granny annex. This appears to be an attempt to provide a new house for independent sale at some future point, and as such should be refused in its present form.

If any new granny annex was to be built, it should be of smaller scale and hidden at the rear of the property, similar to a stable block or garage courtyard. It should logically be single story to provide adequate disabled access.

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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