



THE HARROW HILL TRUST

Caring for the heritage of the Hill and its future

Holm Oak
Mount Park Avenue
Harrow on the Hill
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18th December 2020

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

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

cc Ward councillors

RE: P/4159/20 Green Court, Orley Farm Road

Dear Campbell Grace

We view this planning application with concern. Green Court is in the garden suburb within the South Hill Avenue Conservation Area (with its Article 4 Direction) and exemplifies the reasons which led to this designation: high quality architecture surrounded by mature informal planting in a secluded, semi-rural setting. The area, as noted in Buildings of England's London 3: North West by Cherry & Pevsner, was 'planned on garden suburb principles by S. Poynton-Taylor in consultation with Raymond Unwin'. Together with Hampstead Garden Suburb and Letchworth it is an outstanding example of a garden suburb and Green Court occupies a key site.

The proposed enlarged windows without glazing bars would be entirely contrary to the original design of the house, most pronounced in front and side elevations. Whilst the roof design of the extension is set back and is consistent with the character of the existing roof, the loss of one of the two chimneys would be detrimental to the character.

It would appear from the plans that the owners are proposing to add a front porch with columns. So often these are an unfortunate pastiche of ancient Greek columns, which – if that were to be the case - would be entirely at odds with the architectural style of the house. The detailing is therefore very important. In addition, the proposed front door is again quite out of keeping with the 'cottage' style of the house.

An extra skylight in the roof at the front would be unsightly as would the addition of two dormers at the rear. The side elevation of the new extension is in the same plane as that of the existing single storey extension whereas it would be better to have some set back/break to reduce the perception of large continuous mass. The quality of the information supplied is poor with the combined existing and proposed plans showing the house in two different locations and a lack of detail for the porch. The proposed changes to the fenestration, front roof lights, and loss of a chimney demonstrate an incomplete understanding of the architectural merit of the property.

If these features were to be allowed, a distinguished house in a style appropriate to the Garden Suburb would be downgraded into a standard suburban house of no particular merit.

Yours sincerely

Paul Catherall

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Chair, Harrow Hill Trust Planning Committee

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