



THE HARROW HILL TRUST

Caring for the heritage of the Hill and its future

Holm Oak
Mount Park Avenue
Harrow on the Hill
HA1 3JN

12th March 2021

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

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

cc Ward councillors

RE: P/0671/21 Green Court, Orley Farm Road

Dear Campbell Grace

We appreciate that the applicant has addressed some of our concerns, in particular to the proposed front elevation where the fenestration has returned to match existing, the extra roof light removed, details of the timber porch columns provided, and the chimney retained. Whilst the proposed front door is more in keeping it does not quite succeed as there is still a single pane side panel alongside the door. This can easily be addressed with glazing bars or a wider but still cottage style door. Having addressed the other windows to this elevation it is a shame not to complete the job.

As we mentioned in our previous letter this is important as 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.

Whilst the proposed windows to the front elevation are now in keeping, (except to the side of the front door) the enlarged windows without glazing bars to the side and rear would be entirely contrary to the original design of the house. Both the retention of glazing bars to the proposed front elevation, and the side elevations as currently exist which include larger expanses of glass

but with glazing bars, show that this can be addressed. We consider that it is important to address this point for the overall character of the property given its prominent location and dual aspect relative to the public view from the roads.

The overall size is somewhat bulky, and first floor extended roof line appears unbalanced. The proposed changes to the side and rear fenestration and to the front door side panel still need to be addressed to retain the architectural merit of the property, a distinguished house in a style appropriate to the Garden Suburb.

Yours sincerely

Paul Catherall

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Chair, Harrow Hill Trust Planning Committee

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