



THE HARROW HILL TRUST

Caring for the heritage of the Hill and its future

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

cc Ward councillors

RE: P/1197/22 Glasfryn, Waldren Road

Dear Morgan Roberts

Whilst we are appreciative of applications which seek to renovate and update buildings environmentally, the alterations need to be undertaken with sensitivity with due care and attention to the character of the building and its setting in the conservation area. We feel that this application has several aspects which do not sit well relative to the adjoining property and the conservation area.

With this property being a mirror image of the adjoining property the planned departures from that character would be more noticeable compared with how the current street scene looks. Albeit that with current vegetation in place the views from the street are primarily oblique in nature and apply less to the basement level. A significant departure in that mirroring would come from the proposed first floor extension above the main doorway, and we especially do not like the roof design for that section. Where solar panels are to be used it would be preferable that they were on a flat roof hidden from the street view by a parapet wall. As a result, we do not support these aspects of the plan.

We feel that the solar panels proposed for the main front section of the roof would be easily seen from the top of the street and would not enhance the conservation area. Also, we suggest that the air source heat pump is moved to the rear of the property if possible, or perhaps shielded with fencing or planting.

Where rendering is to be applied to buildings it should be a condition that the detailing of any mouldings should be maintained to preserve the character of the building, and care taken to hide or taper edges to the adjoining property, fortunately there is a rainwater downpipe currently in place.

We are less concerned about the proposed changes to the rear elevation. However, it would seem from the drawings that there is no insulation proposed at the rear elevation (apart from the lower

ground floor) which is rather inconsistent with the high environmental ambitions (especially as it is north-east elevation that would suffer grater heat loss).

Yours sincerely

Paul Catherall

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Chair, Harrow Hill Trust Planning Committee