



## THE HARROW HILL TRUST

Caring for the heritage of the Hill and its future

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21 November 2022

cc Ward councillors

**RE: P/3760/22 Grove End Cottage**

Dear Ben Thompson

We strongly object to everything about this application. It is clearly overdevelopment of this very small site. The proposed building is without architectural merit and is a very bland building for such a location on the Hill. It is placed far too close to the road and is too tall relative to the surrounding properties. It is completely out of character for this conservation area. We consider that it would harm the nearby listed buildings and the conservation area, and the area of special character.

The design layout is also poor with an insufficient mix of properties and no family units available. No parking for access is provided. Half of the rear bedrooms have insufficient daylighting because their external walls are built on the boundary with the adjoining property. There is poor amenity space for the flats, insufficient space for planting which is an important feature of the homes in this location.

We expect that this will probably be the easiest application to reject which the planning department have seen this entire year in this conservation area, as it is wholly without merit and is contrary to numerous planning policies.

Yours sincerely

*Paul Catherall*

**Paul Catherall**  
Chair, Harrow Hill Trust Planning Committee