



THE HARROW HILL TRUST

Caring for the heritage of the Hill and its future

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

cc Ward councillors

RE: PL/0798/24 Green Court, Orley Farm Road

13 March 2024

Dear Ben Greene

We understand that this is for retrospective permission for what has been already put in place. We object strongly to the current state of the development which has been dubbed locally as 'the runway'.

There are many references in the conservation area character appraisal regarding the verges and cross overs and their settings. This is truly a unique area in the Borough as quoted below from the appraisal.

The green verges and streetscape are key to this conservation area. The Garden Suburb character is important. The Conservation Area Appraisal and Management Strategy for South Hill Avenue Conservation Area state:

- 'The textures and smells from the street greenery and well -planted gardens make the area a highly desirable place in which to live'.
- Section '5.3 It is the relationship with the 'Garden Suburb' that makes South Hill Avenue Conservation Area so unique within Harrow. The distinctive cottage style architecture, wide grass verges, leafy character and resulting feeling of openness make for a very pleasant area.'
- 'The grassed verges considerably soften the impact of the road, especially where this is combined with soft boundary treatments of trees and hedges. Orley Farm Road and Hill Close, in particular, contain a high density of planting in a variety of species. Here the verges are expansive and the high quality of lush streetscape reflects the aims of the

South Hill Estates Company in developing an orderly and dignified development with close regard to a natural and informal landscape treatment’.

- ‘Most driveways and car accesses are constructed of informal materials such as peashingle. This is important, as most driveways cross the grass verges and the use of such materials is needed to complement the general visual quality. However, a few examples of hard surfacing for driveways exist such as redbrick paviers or crazy paving which do not integrate well with the otherwise soft, well-planted and informal layout of the Conservation Area. Additionally, any increase in the number of car accesses would be unwelcome’.
- ‘10.3 The hedgerows and verges constitute an important element of the landscape and street-scene in the conservation area in terms of their visual amenity and screening functions, and also their importance for nature conservation’.

This proposal would harm the character of the street due to increased hardstanding and crossover. There is no detail on the retaining wall which would be rendered brick. We understand that the grass verge belongs to the Trust as opposed to the applicant.

Yours sincerely

Paul Catherall

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Chair, Harrow Hill Trust Planning Committee

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