

APPEAL STATEMENT

To: Development Management

Subject: Appeal against Refusal of Planning Application 77891/APP/2023/577

Date: [Your Submission Date]

1. Introduction:

I am writing to formally appeal the decision of the Development Management to refuse planning permission for application number 77891/APP/2023/577. This application pertained to the erection of a boundary fence and gate, timber double garage, and proposed landscaping at 493 Bath Road Longford UB7 0EN, submitted by Mr. John Finlayson on 27th February 2023.

2. Grounds of Appeal:

- **Setting and Scale:** The primary ground for refusal, as stated in the decision notice, relates to the "siting and scale of the outbuilding" which would be "harmful to the setting of the listed building". I firmly believe that the design, siting, and scale of the proposed development have been carefully considered to ensure minimal impact on the surrounding environment and, particularly, the nearby listed building. The intent has always been to produce a development that is sympathetic and complementary to the existing architecture.
 - **Compliance with Local Plan and Conservation Act:** The proposal was designed keeping in mind the Planning (Listed Buildings and Conservation Areas Act) 1990, 66 (1) and Hillingdon Local Plan Part 2 (2020); DMHB2. While it's understood that interpretations of these policies can vary, we believe the proposal does not contravene the spirit or letter of these policies.
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3. Proactive Engagement and Pre-Application Service:

We acknowledge the Council's commitment to working with applicants in a positive and proactive manner. We have also accessed and reviewed detailed advice from the Council in the form of statutory policies, supplementary planning documents, planning briefs, and other guidance. I believe that this proposal was in line with the advice and guidelines provided.

4. Right to Property & Private Life:

While understanding the need to maintain and protect the integrity of listed buildings, it is also essential to balance the rights of property owners. Under the Human Rights Act (1998), specifically Article 8 (right to respect for private and family life) and Article 1 of the First Protocol (protection of property), it's crucial that property owners have a fair opportunity to develop and enjoy their property.

5. Proposed Next Steps:

I kindly request the Development Management to reconsider the decision, taking into account the appeal grounds mentioned above. I am also open to discussing possible modifications or conditions that could be imposed on the permission, ensuring that the development remains sympathetic to the listed building's setting while also allowing for a reasonable development of the property.

6. Conclusion:

In light of the above, I trust that the appeal will be considered earnestly and hope that a resolution that is both in the interest of heritage conservation and the rights of property owners will be achieved.

Thank you for considering this appeal.

Yours faithfully,

Artur Szymonik

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