
Appeal Decision

Site visit made on 27 November 2023

by Les Greenwood MRTPI

an Inspector appointed by the Secretary of State

Decision date: 18TH December 2023

Appeal Ref: APP/R5510/D/23/3331311

Timbers, 26 Gatehill Road, Northwood, Hillingdon HA6 3QQ

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr and Mrs A Dattani against the decision of the Council of the London Borough of Hillingdon.
 - The application Ref 35361/APP/2023/1736, dated 15 June 2023, was refused by notice dated 31 August 2023.
 - The development proposed is a front porch infill, part single and part double storey side and rear extension and associated internal alterations.
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Decision

1. The appeal is allowed and planning permission is granted for a front porch infill, part single and part double storey side and rear extension and associated internal alterations in accordance with the terms of the application 35361/APP/2023/1736, dated 15 June 2023, subject to the conditions in the attached Schedule.

Main issue

2. The main issue is the effect of the proposal on the character and appearance of the house, Gatehill Road, Gate End and the Gatehill Farm Estate Area of Special Local Character (ASLC).

Reasons

3. Timbers is a 2 storey detached house sitting on a large corner plot at the junction of Gatehill Road and Gate End, within a residential area designated as an ASLC. The Council advises that this area was originally developed in the 1930s as a garden suburb, to designs by an architect who also worked on Hampstead Garden Suburb. The houses here are laid out at a low density that allows for landscaping and helps to give the area a spacious, leafy character.
4. Timbers is typical of the area, with Arts and Crafts influenced architecture. It has a single storey, crown roofed garage to the side facing Gate End. The proposal would extend this to the rear, convert it to living accommodation and storage space and add a smaller first floor element over. The ground floor

extension would be a low structure, in character and in proportion with the house and its surroundings.

5. The proposed first floor extension would be small in scale and its hipped roof would sit well below the level of the main roof. It has been designed as a subsidiary element that would sit comfortably within the highly articulated form of the building. Gate End rises up from the junction so that the extension would sit comparatively low down in views from that street. A high beech hedge further limits views from Gate End but even if the hedge was removed at some point in the future, this extension would not be visually dominant or intrusive.
6. The Council is concerned that the cumulative increase in the size of the house, taking into account other extensions, would fail to harmonise with the architecture of the house and disrupt the established pattern of development on Gate End. The extensions are, however, reasonably designed to fit in with the house and the street scene. The building would continue to remain proportionate to its large plot and the spaciousness of the area would be maintained.
7. I conclude that the proposal would not harm the character or the appearance of the house, Gatehill Road, Gate End or the ASLC. It accords with policies BE1 and HE1 of the Hillingdon Local Plan Part 1 Strategic Policies, policies DMHB1, DMHB5, DMHB11, DMHB12 and DMHD1 of the Hillingdon Local Plan Part 2 Development Management Policies and the National Planning Policy Framework, which taken together aim to secure high quality design that conserves and enhances Hillingdon's distinct and varied environment, harmonising with the local context and reflecting the character of the ASLCs.
8. I impose a condition specifying the relevant plans to provide certainty. Conditions requiring the use of matching materials to protect local character and appearance, the short-term protection of trees and hedges and, where necessary, replanting are all needed to preserve local character and appearance. I have amended the Council's suggested conditions in places in the interest of concision and reasonableness.
9. For the reasons set out above, and having regard to all other matters raised, I conclude that the appeal should succeed.

Les Greenwood

INSPECTOR

SCHEDULE OF CONDITIONS

- 1) The development hereby permitted shall begin not later than three years from the date of this decision.
- 2) The development hereby permitted shall be carried out in accordance with the following approved plans: Location Plan, P101, P102, P103A, P201, P202, P203B, P204C, P205B and P206C.
- 3) The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.
- 4) The development hereby approved shall be carried out strictly in accordance with the arboricultural method statement, tree protection measures and tree

protection plan TH/A3/4090/TPP detailed in the approved document titled Arboricultural Impact Assessment Method Statement & Tree Protection Plan (to BS:5837 2012) by Trevor Heaps Arboricultural Consultancy Ltd dated 6 July 2023, Ref: TH 4090.

- 5) Trees and hedges shown for retention on plan TH/A3/4090/TPP shall not be damaged, uprooted, felled, lopped or topped without the prior written consent of the Local Planning Authority. If any tree or hedge noted for retention is removed or severely damaged during construction or within a period of 3 years after completion, or is found to be seriously diseased or dying during the same time period, another tree, hedge or shrub of the same size and species shall be planted at the same position or shall be of a size, species and position first agreed in writing by the Local Planning Authority. Where damage is less severe, a schedule of remedial works necessary to ameliorate the effect of damage by tree surgery, feeding or groundwork shall be implemented in accordance with details agreed in writing by the Local Planning Authority. Any new planting shall comply with BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs'. Remedial work shall be carried out to BS 3998:2010 'Tree work - Recommendations' and BS 4428:1989 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. All agreed re-planting and other works shall be completed within the first planting season following the detection of problems with retained plant(s).