

Hearing Statement submitted and emailed to:

louise@poservices.co.uk on 4.6.2025

Ref: LBH/ED5

My name is Wendy Ebrahim and I am representing the residents at Rosen House, at 11 – 17 Hindes Road, Harrow HA1 1SH. Rosen House is a retirement living development of 29 age-restricted apartments for people over 60. Most residents do not have English as their first language. All Rosen House residents are elderly (many are in their 80s and several in their 90s), some are clinically vulnerable and with long-term health problems (e.g. chronic lung disease, kidney disease, dementia, stroke, elderly frail, etc.), and are very concerned that our quality of life will be compromised, and that our physical and mental health will be severely affected if this proposed Local Plan is approved and implemented.

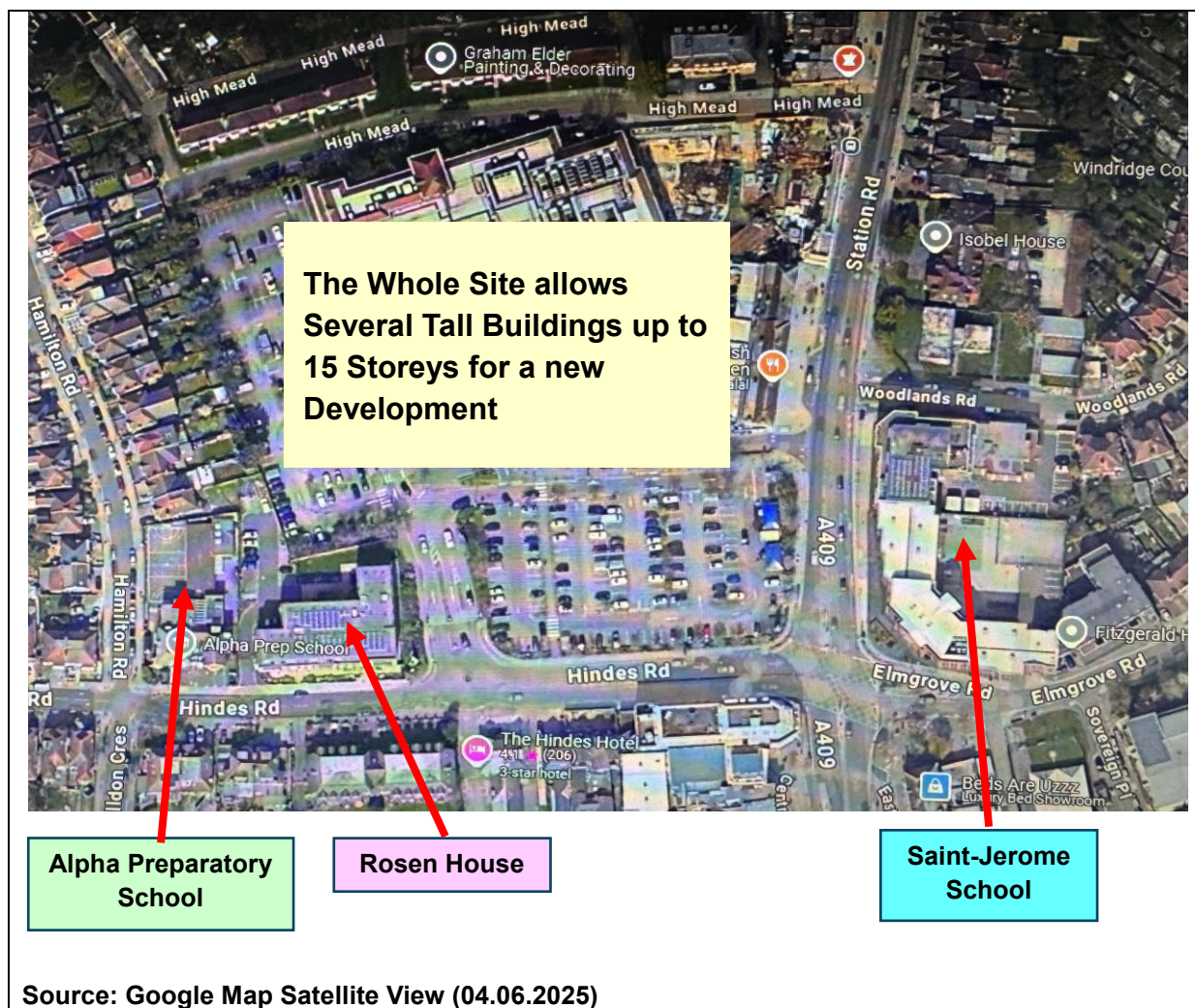
Having reviewed this new Local Plan and various policy documents, we consider the proposed development on sites within the Harrow and Wealdstone Opportunity Area (which encompasses the town centre, especially the area along the Station Road) has many negative impacts on the local areas, residents living within the town centre areas, and especially residents living at Rosen House.

I thank the Inspector in addressing a lot of our concerns about the Local Plan in her MIQ document. I would like to raise questions and address our concerns at Rosen House on the following Strategy:

Matter 6: Site Allocations including the Harrow and Wealdstone Opportunity Area, Strategic Policy 05, with focus on the Station Road site (Tesco Store)

Rosen House runs along Hindes Road, directly adjacent to a site on Station Road (Tesco Store) that has been designated as an Opportunity Area for development up to 15 storeys in this new local plan. This site is 157 yards away from Rosen House which is a 4-storey building, a scale that fits in with the locality. The proposed height of buildings are out of character with the surrounding suburban area, the vast majority of which are two-storey houses and some low-rise flats.

We agree that there is a need for homes to be built, particularly social rent and truly affordable family homes in Harrow. However, the residents at Rosen House question the method for determining these heights of buildings on these sites. They seem to reflect solely on property development requests, rather than strategic planning, or consideration to neighbouring buildings such as two schools and a retirement home (see photo on next page). We question why the Council has allowed these sites for tall buildings, and what are their rationales behind this?



We also question why the Council aims to protect the suburbs in Harrow by directing most of the development to different over-crowded sites within the Harrow Wealdstone and Station Road corridor?

We have the following concerns regarding the designation of tall buildings and the high-density development of the Station Road area (the current Tesco Store) within this new local plan:

1. Station Road is in an Air Quality Management Area. The current air quality in the area is not good. Residents of Rosen House will be directly affected by pollution (air, noise and vibration) both during the construction and operation of all the tall buildings in a new development. This will impact the health of residents and therefore contrary to London Plan policy GG3 F that seeks to improve the air quality of London. In addition, residents of Rosen House are particularly concerned about new development of tall buildings during any construction phase and the impact this may have on our health and wellbeing in our later years. These legitimate concerns include the dust from building works that will result in the inability to open windows during the summer months because of this and the noise created as a result of construction. It compromises one of the main objectives proposed by Sadiq Khan, the current London Mayor, to improve the quality of air for ALL Londoners as polluted air can cause early death.

2. Any construction of tall buildings at this site is predicted to be 5+ year. Sadly, many of our residents at Rosen House will not survive with long duration of pollution.
3. As the immediate height of Rosen House has not been considered, the mass and height of the proposed tall buildings will be overbearing on it, and it will hurt residents of Rosen House in terms of visual impact, views from the public realm, and impact on sunlight and daylight.
4. Given the elderly nature of the residents and the fact that we spend more of our time indoors, including in our bedrooms, than younger people, the loss of sunlight and daylight is highly damaging in any case particularly given the context of our age. The proposed height of development would not therefore allow residents with an acceptable or sufficient living standard.
5. As Rosen House will be surrounded by tall buildings, the circulation of air and breeze will be damped down. It will inevitably increase the temperature in the area. It will cause problems if we cannot open our windows because of noise and air pollution. It is especially problematic during summer time when the internal temperature is high.
6. In a court case at the European Court of Human Rights in Switzerland last year, a group of elderly women won a landmark case against the government, stating that elderly people are more likely to die in hot weather. Harrow already has a Climate Change strategy 2023-2030, in which they state that "climate change has the potential to impact the more vulnerable in our society". As quite a few of the residents at Rosen House are housebound, this will have a huge impact on their health. This is a grave concern for us.
7. Policy D6 (Housing quality and standards) of the London Plan requires 'The design of development should provide sufficient daylight and sunlight to new and surrounding housing that is appropriate for its context, whilst avoiding overheating, minimising overshadowing and maximising the usability of outside amenity space.'
8. There will be problems of overlooking and privacy.
9. An over-crowding environment will cause excessive traffic and problems of road safety. We worry about emergency vehicles such as ambulances reaching residents due to heavy traffic. It is a particular concern of one of our residents who is on kidney dialysis at Northwick Park Hospital few times a week.
10. All the tall buildings surrounding Rosen House may affect our communal TV aerial signals and mobile phone signals. It will be a big problem for many residents who are mostly housebound because of health conditions as TV is the main form of entertainment and helps them to keep current with the outside world. Some residents already have problems with their mobile phone signals because of the existing tall buildings even far away. With more tall buildings around Rosen House, they will not be able to use their mobile phone to communicate with families, friends, and other services they need.

11. There will be reduced production of the solar panels at Rosen House as our roof top will be shadowed by tall buildings around us.
12. There will be potential increases in crime rate and antisocial behaviour commonly occurring in a densely populated area. It is a safeguarding issue for elderly people who are vulnerable.
13. The range of development proposed in this Local Plan breaches our human rights to enjoy our property peacefully (the Human Rights Act, Protocol 1, Article 1). It might put us in danger or affect our life expectancy (Article 2). As mentioned before, this site is 157 yards away from Rosen House.
14. Article 14 of the Human Rights Act requires that all of the rights and freedoms set out in the Human Rights Act must be protected and applied without discrimination. It states that discrimination occurs when you are treated less favourably than another person in a similar situation and this treatment cannot be objectively and reasonably justified. In this instance, the council aims to protect the suburbs and other areas by directing most of the development into the opportunity area where the Tesco site is located. This strategy puts the rights (to a decent standard of living) of residents living in suburbs and other areas above those in and adjacent to the opportunity area. If this proposed height of tall building is approved, it will breach my human right to a decent standard of living.
15. Lastly, the infrastructure locally is at breaking point. There are constant power cuts and burst water pipes in the area. Has there been a detailed commentary and engagement with the Thames Water and National Grid to see if they can deliver sufficient and reliable water and power to these allocated sites for development?

We urge Harrow Council to amend the proposed New Local Plan to reflect that the Opportunity Area next to Rosen House is limiting to 4-7 storeys. It will be consistent with the current local plan and the Harrow and Wealdstone Opportunity Area Tall Buildings Study (Policy GR4: Building Heights, Strategic Policy 05: Harrow & Wealdstone Opportunity Area, Harrow and Wealdstone Opportunity Area Tall Buildings Study 5.11 STATION ROAD). This would comply with the original Town Plan of keeping Station Road low to medium rise (Option: High Road and Two Town Centres in the 2012 Public Consultation). This was the option chosen by Harrow Residents in the 2012 Consultation.

I would like to thank the Inspector for giving me the opportunity to address you today, as well as to **invite you to Rosen House for a site visit** so that you can see, first hand, our concerns and the impact to our lives.

Thank you.

Wendy Ebrahim
Flat 1, Rosen House
11-17 Hindes Road, Harrow HA1 1SH
07977 923954

Residents at Rosen House:

Veena Shah	Flat 3
Hansakumari Solanki	Flat 4
Indumati Solanki	Flat 7
Manjula Thakrar	Flat 8
Jitendra Kamdar	Flat 9
Chandrika Kamdar	Flat 9
Mary Warner	Flat 10
Arundathie Senanayake	Flat 11
Jaindrabala Gandhi	Flat 12
Kantilal Vasu	Flat 13
Lalita Vasu	Flat 13
Harsida Shah	Flat 14
Vinodkumar Shah	Flat 14
Jayantilal Shah	Flat 15
Sushila Shah	Flat 16
Suresh Shah	Flat 16
Bhikhubhai Solanki	Flat 17
Kokila Solanki	Flat 17
Shetna Withana	Flat 18
Galip Nouman	Flat 19
Dr Sidney Chu	Flat 19
Kishore Pandya	Flat 20
Bhagyvanti Pandya	Flat 20
Shila Nagaria	Flat 21
Shantilal Nagaria	Flat 21
Mater Dolorosa Fernandez	Flat 22
Annie Elizabeth Smith	Flat 24
Janardan Jani	Flat 25
Nalini Jani	Flat 25
Christopher Tilley	Flat 26
Geetha Dwarakanath	Flat 27
Issac Namabiri	Flat 28
Jyoti Shah	Flat 29