



# STRATEGIC PLANNING COMMITTEE WEDNESDAY 22 APRIL 2009 6.30 PM

COMMITTEE AGENDA  
COMMITTEE ROOMS 1 & 2,  
HARROW CIVIC CENTRE

## MEMBERSHIP (Quorum 3)

Chairman: Councillor Marilyn Ashton

### Councillors:

Husain Akhtar  
Don Billson  
Julia Merison  
Joyce Nickolay (VC)

Mrinal Choudhury  
Keith Ferry  
Thaya Idaikkadar

### Reserve Members:

1. Manji Kara  
2. G Chowdhury  
3. Dinesh Solanki  
4. Ashok Kulkarni  
5. \_

1. Krishna James  
2. Graham Henson  
3. Jerry Milles

Issued by the Democratic Services Section,  
Legal and Governance Services Department

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**NOTE FOR THOSE ATTENDING THE MEETING:  
IF YOU WISH TO DISPOSE OF THIS AGENDA, PLEASE LEAVE IT BEHIND AFTER THE MEETING.  
IT WILL BE COLLECTED FOR RECYCLING.**

## HARROW COUNCIL

### STRATEGIC PLANNING COMMITTEE

WEDNESDAY 22 APRIL 2009

#### **AGENDA - PART I**

#### **Guidance Note for Members of the Public Attending the Strategic Planning Committee (Pages 1 - 2)**

1. **Attendance by Reserve Members:**  
To note the attendance at this meeting of any duly appointed Reserve Members.

Reserve Members may attend meetings:-

- (i) to take the place of an ordinary Member for whom they are a reserve;
- (ii) where the ordinary Member will be absent for the whole of the meeting; and
- (iii) the meeting notes at the start of the meeting at the item 'Reserves' that the Reserve Member is or will be attending as a reserve;
- (iv) if a Reserve Member whose intention to attend has been noted arrives after the commencement of the meeting, then that Reserve Member can only act as a Member from the start of the next item of business on the agenda after his/her arrival.

2. **Right of Members to Speak:**

To agree requests to speak from Councillors who are not Members of the Committee, in accordance with Committee Procedure 4.1.

3. **Declarations of Interest:**

To receive declarations of personal or prejudicial interests, arising from business to be transacted at this meeting, from:

- (a) all Members of the Committee, Sub Committee, Panel or Forum;
- (b) all other Members present in any part of the room or chamber.

Enc. 4.

**Minutes:** (Pages 3 - 6)  
That the minutes of the meeting held on 11 March 2009 be taken as read and signed as a correct record.

5. **Public Questions:**

To receive questions (if any) from local residents/organisations under the provisions of Committee Procedure Rule 19 (Part 4B of the Constitution).

6. **Petitions:**

To receive petitions (if any) submitted by members of the public/Councillors.

7.

#### **Deputations:**

To receive deputations (if any) under the provisions of Committee Procedure Rule 17 (Part 4B) of the Constitution.

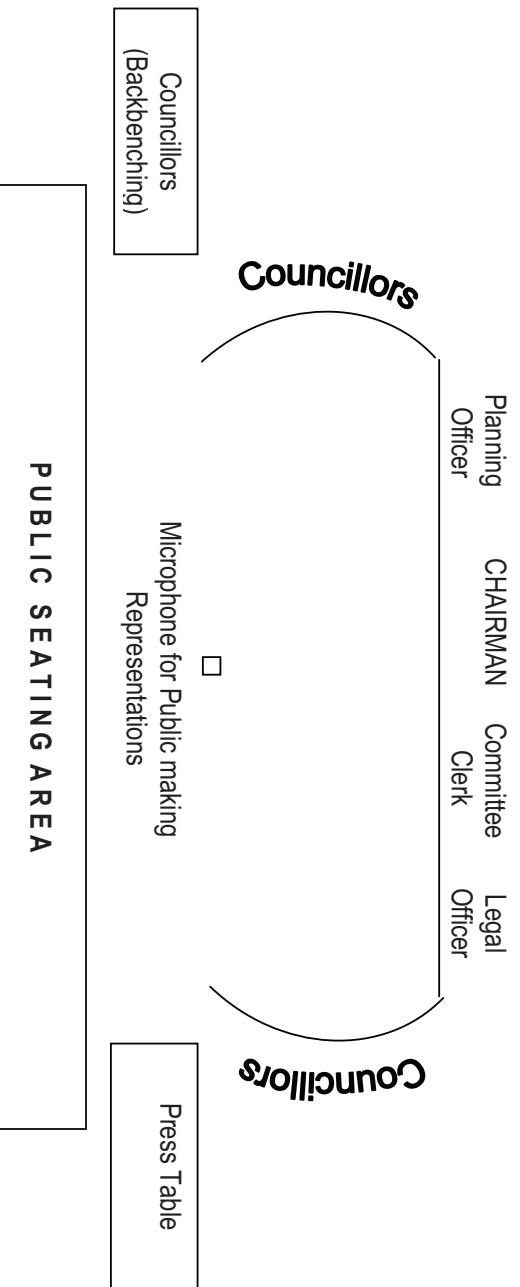
8. **References from Council and other Committees/Panels:**  
To receive references from Council and any other Committees or Panels (if any).
9. **Representations on Planning Applications:**  
To confirm whether representations are to be received, under Committee Procedure Rule 18 (Part 4B of the Constitution), from objectors and applicants regarding planning applications on the agenda.
10. **Planning Applications Received:**  
Report of the Head of Planning - circulated separately.  
  
Members are reminded that, in accordance with the Planning Protocol, where Councillors disagree with the advice of the Chief Planning Officer, it will be the Members' responsibility to clearly set out the reasons for refusal where the Officer recommendation is for grant. The planning reasons for rejecting the Officer's advice must be clearly stated, whatever the recommendation and recorded in the minutes. The Officer must be given the opportunity to explain the implications of the contrary decision.
- Enc. 11. **Planning Appeals Update:** (Pages 7 - 56)  
Report of the Head of Planning – for information.
- Enc. 12. **Tree Preservation Order No. 930:** (Pages 57 - 70)  
Report of the Tree Preservation Officer.
13. **Member Site Visits:**  
To arrange dates for Member site visits that have been agreed during the course of the meeting (if any).
14. **Any Other Urgent Business:**  
Which cannot otherwise be dealt with.

**AGENDA - PART II - NIL**

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**GUIDANCE NOTE FOR MEMBERS OF THE PUBLIC  
ATTENDING THE STRATEGIC PLANNING COMMITTEE**

**Typical Committee Room Layout (for Committee Rooms 1&2)**



**Order of Committee Business**

It is the usual practice for the Committee to bring forward, to the early part of the meeting, those planning applications where notice has been given that objectors wish to speak, or where members of the public have come to hear the debate.

You will find a slip of paper on your seat for you to indicate which item you have come for. This should be handed to the Committee Administrator prior to the start of the meeting.

Although the Committee will try to deal with the application which you are interested in as soon as possible, often the agendas are quite long and the Committee may want to raise questions of officers and enter into detailed discussion over particular cases. This means that you may have to wait some time. The Committee may take a short break around 8.30 pm.

**Rights of Objectors/Applicants to Speak at Strategic Planning Committees**

Please note that objectors may only speak if they requested to do so before 5pm on the working day before the meeting. In summary, where a planning application is recommended for grant by the Head of Planning, a representative of the objectors may address the Committee for up to 3 minutes. Where an objector speaks, the applicant has a right of reply. Planning Services advises neighbouring residents and applicants of this procedure.

The Strategic Planning Committee is a formal quasi-judicial body of the Council with responsibility for determining applications, hence the need to apply rules governing the rights of public to speak. Full details of this procedure are also set out in the "*Guide for Members of the Public Attending the Strategic Planning Committee*" which is available in both the Planning Reception or by contacting the Committee Administrator (tel 020 8424 1542). This guide also provides useful information for Members of the public wishing to present petitions, deputations or ask public questions, and the rules governing these procedures at the Strategic Planning Committee.

## Addendum Sheet

In addition to this agenda, an Addendum Sheet is produced on the day of the meeting. This updates the Committee on any additional information received since the formal agenda was published and also identifies any applications which have been withdrawn by applicants or which officers are recommending for deferral. Copies of the Addendum are available for the public in the Committee Room from approximately 6.00 pm onwards.

### Decisions taken by the Strategic Planning Committee

Set out below are the types of decisions commonly taken by this Committee

#### **Refuse permission:**

Where a proposal does not comply with the Council's (or national) policies or guidance and the proposal is considered unacceptable, the Committee may refuse planning permission. The applicant can appeal to the Secretary of State against such a decision. Where the Committee refuse permission contrary to the officer recommendation, clear reasons will be specified by the Committee at the meeting.

#### **Grant permission as recommended:**

Where a proposal complies with the Council's (or national) policies or guidance and the proposal is considered acceptable, the Committee may grant permission. Conditions are normally imposed.

#### **Minded to grant permission contrary to officer's recommendation:**

On occasions, the Committee may consider the proposal put before them is acceptable, notwithstanding an officer recommendation of refusal. In this event, the application will be deferred and brought back to a subsequent meeting. Renotification will be carried out to advise that the Committee is minded to grant the application.

#### **Defer for a site visit:**

If the Committee decides that it can better consider an application after visiting the site and seeing the likely impact of a proposal for themselves, the application may be deferred until the next meeting, for an organised Member site visit to take place.

#### **Defer for further information/to seek amendments:**

If the Committee considers that it does not have sufficient information to make a decision, or if it wishes to seek amendments to a proposal, the application may be deferred to a subsequent meeting.

#### **Grant permission subject to a legal agreement:**

Sometimes requirements need to be attached to a planning permission which cannot be dealt with satisfactorily by conditions. The Committee therefore may grant permission subject to a legal agreement being entered into by the Council and the Applicant/Land owner to ensure these additional requirements are met.

***(Important Note: This is intended to be a general guide to help the public understand the Strategic Planning Committee procedures. It is not an authoritative statement of the law. Also, the Committee may, on occasion, vary procedures).***

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## REPORT OF STRATEGIC PLANNING COMMITTEE

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### MEETING HELD ON 11 MARCH 2009

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Chairman: \* Councillor Marilyn Ashton

Councillors: \* Husain Akhtar

\* Don Billson

\* Mrinal Choudhury

\* Keith Ferry

\* Graham Henson (2)

\* Marji Kara (1)

\* Julia Merison

\* Denotes Member present  
(1) and (2) Denote category of Reserve Members

#### PART I - RECOMMENDATION

##### **RECOMMENDATION I - Proposed Changes to Structure of Strategic Planning and Development Management Committees**

In accordance with the Local Government (Access to Information) Act 1985, a report of the Head of Planning was admitted late to the agenda to enable the item to be discussed at the next available Council meeting.

The report set out a proposal for the rationalisation of the Strategic Planning Committee and Development Management Committee into a single committee in the interest of efficiency and effectiveness. The same report would be submitted to the Development Management Committee at its meeting on 25 March 2009.

It was noted that this was the result of a significant reduction in planning applications received by the Council as a result of the slowdown in the economy.

##### **Resolved to RECOMMEND: (to Council)**

That (1) there be a return to a single decision making committee for all non-delegated planning decisions to be known as the Planning Committee and with the terms of reference as attached as an appendix to the report; and

(2) any consequential and necessary amendments to the Constitution be undertaken.

[The Committee wished it to be recorded that the decision was unanimous]

(See also Minute 366).

**PART II - MINUTES****354. Attendance by Reserve Members:**

**RESOLVED:** To note the attendance at this meeting of the following duly appointed Reserve Members:-

Ordinary Member

Reserve Member

Councillor Thaya Idaikkadar  
Councillor Joyce Nickolay

Councillor Graham Henson  
Councillor Manji Kara

**355. Right of Members to Speak:**

**RESOLVED:** That no Members, who were not members of the Committee, had indicated that they wished to speak at the meeting.

**356. Declarations of Interest:**

**RESOLVED:** To note that there were no declarations of interests made by Members in relation to the business to be transacted at this meeting.

**357. Minutes:**

**RESOLVED:** That the minutes of the meeting held on 4 February 2009, be taken as read and signed as a correct record.

**358. Public Questions, Petitions and Deputations:**

**RESOLVED:** To note that no public questions were put, or petitions or deputations received at this meeting under the provisions of Committee Procedure Rules 19, 16 and 17 respectively.

**359. References from Council and other Committees/Panels:**

**RESOLVED:** To note that there were no references from Council or other Committees or Panels to be received at the meeting

**360. Representations on Planning Applications:**

**RESOLVED:** To note that no requests for representations had been received.

**361. Planning Applications Received:**

**RESOLVED:** That (1) in accordance with the Local Government (Access to Information) Act 1985, the following item be admitted late to the agenda by virtue of the special circumstances and grounds for urgency detailed below:-

Agenda item

Special Circumstances / Grounds for Urgency

10. Addendum

This contained information relating to the planning application on the agenda and was based on information received after the dispatch of the agenda. It was admitted to the agenda in order to enable Members to consider all information relevant to the item before them for decision.

and;

(2) authority be given to the Head of Planning to issue the decision notices in respect of the applications considered, as set out in the schedule attached to these minutes.

**362. Planning Appeals Update:**

The Committee received a report from the Head of Planning which listed those appeals being dealt with and those awaiting decision.

**RESOLVED:** That the report be noted.



363.

**Urgent Non-Executive Decision - Woodpeckers and 9 Eastglade:**

The Committee received an Information Report concerning an Urgent Non-Executive Decision that had been taken. This decision related to removing a reason for refusal prior to a public enquiry for three planning applications on the site which incorporated Woodpeckers, Moss Lane, HA5 3AW and 9 Eastglade, Pinner, HA5 3AN.

**RESOLVED:** That the report be noted.

364.

**Urgent Non-Executive Decision - Land at 1-16 Challiner Court, 1-12 Fern Court, 1-12 Price Court, 1-12 Hines Court and Richards Close, Harrow:**

The Committee received an Information Report concerning an Urgent Non-Executive Decision that had been taken. This decision related to the variation of the resolution in order to reword the required heads of terms for the unilateral undertaking for the avoidance of doubt as to which of the properties in Becket Fold were to be the subject of the undertaking.

**RESOLVED:** That the report be noted.

365.

**Member Site Visits:**

**RESOLVED:** To note that there were no site visits to be arranged.

366.

**Proposed Changes to Structure of Strategic Planning and Development Committees:**

**(See Recommendation I)**

**(Note: The meeting, having commenced at 6.30 pm, closed at 6.56 pm).**

(Signed) COUNCILLOR MARILYN ASHTON  
Chairman

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**SECTION 2 - OTHER APPLICATIONS RECOMMENDED FOR GRANT**

**LIST NO:** 2/01                      **APPLICATION NO:** P/3473/08/RH

**LOCATION:** 287-293 Hitchurch Lane, Edgware

**APPLICANT:** Banner Homes

**PROPOSAL:** Approval Of Reserved Matter (External Appearance) Pursuant To  
Permission P/3309/06 - Revised Drawings

**DECISION:** GRANTED permission for the development described in the application and submitted plans subject to the conditions and informatives reported, as amended on the Addendum, and the insertion of an extra condition to read:

Notwithstanding the submitted plans, the balcony on the west elevation second floor shall be a Juliet balcony and be constructed so as not to be a functional balcony upon which occupiers can stand or sit.

**REASON:** To maintain the amenities of nearby properties in accordance with Harrow Unitary Development Policy D5.

[The Committee wished it to be recorded that the decision to grant the application was unanimous].

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## CURRENT APPEALS

WRITTEN REPRESENTATIONS							
Appellant/Appeal Location/Ward	LPA Ref: PINS Ref: Planner	Appeal Description	Questionnaire Due/Sent	Statement Due/Sent	Final Comments Due/Sent	Site visit Date/Time	Notes
Mr Mark Skinner 95 Roxeth Green Avenue South Harrow  Ward: Roxbourne	P/2642/08/ 3965	FIRST FLOOR FRONT TO SIDE AND SINGLE STOREY REAR EXTENSION TO FORM TWO FLATS WITH REAR DORMER AND EXTERNAL ALTERATIONS AND ROOF ALTERATIONS TO EXISTING HOUSE	19/03/09	16/04/09			
Ms Ruth Chigwada-Bailey 37 Nelson Road Stanmore HA7 4ES  Ward: Stanmore Park	P/2232/08/ 3966	CONTINUED USE OF FORMER DWELLING HOUSE AS THREE FLATS, RETENTION OF SINGLE STOREY REAR EXTENSION	18/03/09	15/04/09			
Mr Phillip Scalzo 110 College Hill Road Harrow Weald HA3 7DA  Ward: Harrow Weald	P/2919/08/ 3967	RETENTION OF REAR PATIO AND BOUNDARY FENCE	20/03/09	17/04/09			
Mr H Carolan 1 Talbot Road Harrow HA3 7QQ  Ward: Marlborough	P/2111/08/ 3968	CONVERSION OF DWELLINGHOUSE INTO TWO FLATS; TWO STOREY SIDE EXTENSION; PART SINGLE PART TWO STOREY REAR EXTENSION; SINGLE STOREY FRONT EXTENSION	24/03/09	21/04/09			

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## CURRENT APPEALS

Mr J Martin 1 Cumberland Road Harrow HA1 4PH  Ward: Headstone South	P/3620/08/ 3969	SINGLE STOREY FRONT AND SIDE EXTENSION; ALTERATIONS TO ROOF TO FORM END GABLE AND REAR DORMER; EXTERNAL ALTERATIONS	19/03/09	N/A Householder Fast Track Appeal			
Mr Anoop Unadkat 50 Wychwood Avenue Edgware HA8 6TH  Ward: Canons	P/2488/08/ 3970	DETACHED THREE STOREY DWELLINGHOUSE WITH BASEMENT	01/04/09	29/04/09			
Dr R De Silva Flat 2 96 Elmsleigh Avenue Harrow HA3 8HZ  Ward: Kenton West	P/3844/08/ 3971	SINGLE STOREY REAR EXTENSION	30/03/09	N/A Householder Fast Track Appeal			
Dr R De Silva Flat 4 96 Elmsleigh Avenue Harrow HA3 8HZ  Ward: Kenton West	P/3851/08/ 3972	ALTERATIONS TO ROOF TO FORM END GABLE AND REAR DORMER AND FRONT ROOFLIGHT	30/03/09	N/A Householder Fast Track Appeal			
Mr Rohit Shah 44 Jellicoe Gardens Stanmore HA7 3NS  Ward: Stanmore Park	P/3947/08 3973	FIRST FLOOR REAR EXTENSION	02/04/09	30/04/09			
Mrs J K Boca 34 Shaftesbury Avenue South Harrow HA2 0PN  Ward: Harrow on the Hill	P/3535/08/ 3974	CONTINUED USE OF SIDE EXTENSION AS STUDIO FLAT	03/04/09	01/05/09			

## CURRENT APPEALS

<p>Mr Peter Moe 2 Chestnut Drive Pinner HA5 1LY</p> <p>Ward: Pinner South</p>	<p>P/2627/08/ 3975</p>	<p>ROOF EXTENSIONS TO PROVIDE HABITABLE ROOF SPACE INCLUDING RAISING OF RIDGE HEIGHT, PROJECTING REAR GABLE, SIDE GABLES AND A FRONT DORMER, EXTERNAL ALTERATIONS</p>	<p>07/04/09</p>	<p>05/05/09</p>			
<p>Mr Andrew Dobinson 32 Latimer Gardens Pinner HA5 3RA</p> <p>Ward: Pinner</p>	<p>P/3275/08/ 3976</p>	<p>REPLACEMENT WINDOWS ON FRONT ELEVATION</p>	<p>08/04/09</p>	<p>06/05/09</p>			
<p>Mr Stephen Foster 7 Rose Garden Close Edgware HA8 7RF</p> <p>Ward: Canons</p>	<p>P/3340/08/ 3977</p>	<p>SINGLE / TWO STOREY SIDE TO REAR AND FIRST FLOOR REAR EXTENSIONS; FRONT AND REAR DORMER; CONVERSION OF GARAGE INTO HABITABLE ROOM WITH ALTERATIONS TO FRONT ELEVATION INCLUDING CANOPY</p>	<p>08/04/09</p>	<p>07/05/09</p>			
<p>Mr &amp; Mrs M A Siddiqui 85 Greenway Pinner HA5 3SN</p> <p>Ward: Pinner</p>	<p>ENF/0228/08/ P/3978</p>	<p>UNAUTHORISED ERECTION OF AN OPEN-ENDED CANOPY/ROOF PROJECTION FORMING PART OF A SINGLE STOREY SIDE TO REAR EXTENSION</p>	<p>10/04/09</p>	<p>08/05/09</p>			

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## CURRENT APPEALS

Mr Ken Popat 33 Dennis Lane Stanmore HA7 4JS  Ward: Stanmore Park	P/3261/08/ 3979	DEMOLITION OF EXISTING DWELLINGHOUSE, CONSTRUCTION OF REPLACEMENT TWO/THREE STOREY DWELLINGHOUSE WITH PART BASEMENT, INTEGRAL GARAGE AND SINGLE STOREY REAR PROJECTION	17/04/09	15/05/09			
Mrs Stella Baum 11 Wychwood Avenue Edgware HA8 6TL  Ward: Canons	P/2618/08/ 3980	SINGLE STOREY FRONT EXTENSION AND CONVERSION OF GARAGE TO HABITABLE ROOM	20/04/09	18/05/09			

## CURRENT APPEALS

HEARINGS							
Appellant/Appeal Location/Ward	LPA Ref: PINS Ref: Planner	Appeal Description	Questionnaire Due/Sent	Statement Due/Sent	Hearing Date	Venue	Notes
Mr R Karia 'Turf Hills' Priory Close Stanmore Middlesex  (Ward: Stanmore Park)	P/1451/08 /3881  APP/M5450/A/ 08/2083636  ML	REPLACEMENT SINGLE/TWO STOREY HOUSE WITH ROOMS IN FRONT ROOFSPACE	Sent 10.09.08	Sent 08.10.08	11.02.09 (cancelled)		Appeal held in abeyance awaiting decision on new application
By Wood Homes (Stanmore) LTD 183 Whitchurch Lane Edgware Middlesex HA8 6QT  (Ward: Canons)	P/1618/08 /3909  APP/M5450/A/ /08/2087396  NR	SINGLE STOREY FRONT, SIDE AND REAR, TWO STOREY/ FIRST FLOOR SIDE EXTENSIONS, REAR DORMERS, CONVERSION TO FOUR FLATS WITH EXTERNAL ALTERATIONS	Sent 06.11.08	Sent 04.12.08	12.03.08	Committee Room 6	

## CURRENT APPEALS

Sterling Estates 69 Spencer Road Harrow Middlesex HA3 7AN  (Ward: Wealdstone)	P/2239/08 /3920  APP/M5450/A /08/2085969  KR	CONVERSION OF DWELLINGHOUSE INTO THREE SELF-CONTAINED FLATS; SINGLE-STOREY SIDE EXTENSION; EXTERNAL ALTERATIONS (RESIDENT PERMIT RESTRICTED)	Sent 18.11.08	Sent 16.12.08	19.03.09	South Wing Conf Rm	
Mr M Akhtar Knoll House Warren Lane Stanmore  (Ward: Canons)	P/2670/08 /3916  APP/M5450/A /08/2089459  NR	DEMOLITION OF EXISTING DWELLING HOUSE AND STABLE BLOCK, REPLACEMENT TWO STOREY DWELLING HOUSE	Sent 21.11.08	Sent 19.12.08			Held in Abeyance
Mr & Mrs Parnell Land r/o Laureston Park Drive and 106 Uxbridge Road Harrow Weald  (Ward: Harrow Weald)	P/1217/08 3908  APP/M5450/A /08/2088113  GL	DETACHED DWELLINGHOUSE AND DETACHED DOUBLE GARAGE; DEMOLITION OF EXISTING GARAGE	Sent 05.11.08	Sent 18.12.08	24.03.09	Churchill Place	
M Hussain Side of 40 Spencer Road Harrow Weald HA3 7AN  (Ward: Wealdstone)	P/1951/08 /3923  APP/M5450/A/ 08/2090397  GL	RETENTION OF SINGLE/TWO- STOREY SIDE EXTENSION PROVIDING AN ATTACHED DWELLING HOUSE; USE OF EXISTING HOUSE AS TWO FLATS; SINGLE-STOREY REAR EXTENSION	Sent 02.12.08	Sent 06.01.09	26.03.09	Committee Rm 3	



## CURRENT APPEALS

<p>Mr Phil Smith 10 Dearne Close Stanmore Middlesex</p> <p>(Ward: Stanmore Park)</p>	<p>P/1384/08 /3932</p> <p>APP/M5450/A /08/2091870</p> <p>RD</p>	<p>SINGLE STOREY FRONT EXTENSION TO ATTACHED SIDE GARAGE.</p>	<p>Sent 31.12.08</p>	<p>Due 28.01.09</p>	<p>01.04.09</p>	<p>Room 345B</p>	
<p>Mr A Fazal 68 Pinner Park Avenue Harrow Middlesex HA2 6LF</p> <p>(Ward: Headstone North)</p>	<p>P/3380/08 /3953</p> <p>APP/M5450/A /09/2096810</p> <p>SG</p>	<p>TWO STOREY DWELLINGHOUSE ATTACHED TO 68 PINNER PARK AVENUE; 2.1M HIGH SIDE AND REAR BOUNDARY FENCES; NEW VEHICULAR ACCESS (OFF HOLMWOOD CLOSE) TO A PARKING SPACE FOR 68 PINNER PARK AVENUE; REAR PATIO TO NEW HOUSE</p>	<p>Sent 23.12.08</p>	<p>Due 23.03.09</p>	<p>TBA</p>		

## CURRENT APPEALS

INQUIRIES							
Appellant/Appeal Location/Ward	LPA Ref: PINS Ref: Planner	Appeal Description	Questionnaire Due/Sent	Rule 6 Statement Due/Sent	Inquiry Date	Venue	Notes
London Underground and Parkridge Developments  Former Travis Perkins 19 Pinner Road Harrow  (Ward: Headstone South)	P/0596/08 /3904  APP/M5450/A /08/2087875  DC	REDEVELOPMENT OF BUILDERS YARD: NINE STOREY BUILDING WITH BASEMENT COMPRISING A GROUND FLOOR CAFÉ/RESTURANT (CLASS A3 USE), 3458 SQM SECOND FLOOR SAINBURY'S FOOD STORE (CLASS A1 USE) WITH 220 RETAIL PARKING SPACES, 146 FLATS IN FOUR TO SIX STOREYS ABOVE THE RETAIL USE, 75 RESIDENTIAL PARKING SPACES, SECURE CYCLE PARKING (1 PER DWELLING & 51 FOR THE RETAIL USE) LANDSCAPED ROOF GARDENS ABOVE THE RETAIL USE, RETAIL PARKING ACCESS OFF PINNER ROAD, RESIDENTIAL PARKING AND SERVICE ACCESS OFF NEPTUNE ROAD, IMPROVEMENTS TO PINNER ROAD/NEPTUNE ROAD JUNCTION AND PUBLIC REALM ENHANCEMENT OF PEDESTRIAN UNDERPASS	Sent 31.10.08	Sent 28.11.08	12, 13, 14, 15 May 09	Council Chamber	

## CURRENT APPEALS

Mr & Mrs Goremsandu 85A Whitchurch Lane Edgware Middlesex  (Ward:	ENF/956/05 /P/3899  APP/M5450/C /08/2085225  SSB	SINGLE STOREY REAR EXTENSION	Due 23.10.08	Due 20.11.08	30.04.08	Committee Rm 3	
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## APPEALS AWAITING DECISION

WRITTEN REPRESENTATIONS							
Appellant/Appeal Location/Ward	LPA Ref: PINS Ref: Planner	Appeal Description	Questionnaire Due/Sent	Statement Due/Sent	Final Comments Due/Sent	Site visit Date/Time	Notes

## APPEALS AWAITING DECISION

Mr M B Janani 57 Oxford Road Harrow HA1 4JH  (Ward: Headstone South)	P/3923/07/ 3861  APP/M5450/A 08/2080350	CONVERSION OF DWELLINGHOUSE INTO TWO SELF CONTAINED RESIDENTIAL UNITS; SINGLE STOREY REAR EXTENSION.	Sent 29.07.08	Sent 29.07.08 (Q)	expired	TBA	
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## APPEALS AWAITING DECISION

Mr V Neil 7 Veldene Way Harrow HA2 9BH  (Ward: Roxbourne)	P/1629/08/ 3884  APP/M5450/A/ 08/2084385  SB	SINGLE STOREY FRONT, SIDE AND REAR EXTENSION TO FORM NEW DWELLING; ENLARGED VEHICLE ACCESS; SINGLE STOREY REAR EXTENSION TO EXISTING DWELLING	Sent 17.09.08	Sent 17.09.08 (Q)	expired	TBA	
Mr Kwang Cho 6 The Croft Pinner Middlesex HA5 5EX  (Ward: Rayners Lane)	P/1708/08 /3892  APP/M5450/A /08/2086476  EJ	SINGLE AND FIRST FLOOR/TWO STOREY REAR EXTENSION	Sent 14.10.08	Sent 14.10.08 (Q)	Due 01.12.08	TBA	
NVSM 73 Hindes Road Harrow HA1 1SL  (Ward: Greenhill)	P/2469/08 /3895  APP/M5450/A /08/2086457  JB	CONVERSION OF DWELLINGHOUSE INTO THREE SELF-CONTAINED FLATS; SINGLE-STOREY REAR EXTENSION; ROOF EXTENSION COMPRISING HIP TO GABLE AND REAR DORMER; EXTERNAL ALTERATIONS (RESIDENT PERMIT RESTRICTED)	Sent 16.10.08	Sent 16.10.08 (Q)	Due 04.12.08	TBA	

## APPEALS AWAITING DECISION

<p>Chasewood Developments LTD 32 Roxborough Road Harrow HA1 1PA  (Ward:Greenhill)</p>	<p>P/1655/08 /3894  APP/M5450/A /08/2086619  GL</p>	<p>CONVERSION OF DWELLINGHOUSE INTO THREE FLATS; SINGLE/TWO-STOREY SIDE EXTENSION; LOFT CONVERSION WITH REAR DORMER AND TWO FRONT ROOF LIGHTS (RESIDENT PERMIT RESTRICTED)</p>	<p>Sent 15.10.08</p>	<p>Sent 12.11.08</p>	<p>Due 03.12.08</p>		
<p>Mr P Patel 1 Hillfield Close Harrow HA2 6AZ  (Ward: Headstone South)</p>	<p>P/0559/08 /3896  APP/M5450/A /08/2086735  GL</p>	<p>SINGLE STOREY SIDE TO REAR EXTENSION</p>	<p>Sent 17.10.08</p>	<p>Sent 17.10.08 (Q)</p>	<p>Due 04.12.08</p>	<p>TBA</p>	
<p>Mr I B Kathuria 28 Roxborough Park Harrow Middlesex  (Ward: Greenhill)</p>	<p>P/1375/08 /3897  APP/M5450/A /08/2087248  GL</p>	<p>CONVERSION OF RESIDENTIAL PREMISES INTO 7 FLATS; TWO-STOREY REAR EXTENSION; EXCAVATION OF PART OF REAR GAREN TO FORM LIGHTWELL; EXTERNAL ALTERATIONS (RESIDENT PERMIT RESTRICTED)</p>	<p>Sent 22.10.08</p>	<p>Sent 22.10.08 (Q)</p>	<p>Due 10.12.08</p>		
<p>Mr Zak Arshad 483 Rayners Lane Harrow Middlesex HA5 5DN  (Ward: Rayners Lane)</p>	<p>P/2447/08 /3898  APP/M5450 /A/08/2086869  MT</p>	<p>REPLACEMENT SINGLE AND TWO STOREY DETACHED DWELLINGHOUSE WITH ACCOMMODATION IN THE ROOF SPACE (REVISED)</p>	<p>Sent 22.10.08</p>	<p>Sent 22.10.08 (Q)</p>	<p>Due 10.12.08</p>		

## APPEALS AWAITING DECISION

Mr Mukesh Patel Bellevue Nugents Park Pinner Middlesex  (Ward: Hatch End)	P/2070/08 /3905  APP/M5450/ A/08/2087443  GL	DETACHED TWO-STOREY DWELLING HOUSE; DEMOLITION OF EXISTING HOUSE, NEW VEHICULAR ACCESS AND PARKING	Sent 30.10.08	Sent 30.10.08 (q)	Due 18.12.08		
Ms M Toussaint 20 Lynwood Close Rayners Lane Middlesex HA2 9PR  (Ward: Rayners Lane)	P/2404/08 /3906  APP/M5450/A /08/2087957  EJ	SINGLE STOREY SIDE & REAR EXTENSION	Sent 31.10.08	Sent 31.10.08 (q)	Due 19.12.08		
Mrs R Sritharan 5 - 7 Eastcote Lane South Harrow Middlesex  (Ward: Roxeth)	P/2517/08 /3912  APP/M5450/A /08/2089073  MT	CONVERSION OF TWO DWELLING HOUSES INTO 5 FLATS; SINGLE STOREY FRONT AND TWO STOREY SIDE AND REAR EXTENSIONS; ROOF EXTENSIONS AT REAR TO BOTH PROPERTIES; EXTERNAL ALTERATIONS	Sent 16.11.08	Sent 16.11.08 (q)	Due 21.01.09		
Mr John Vargas 3 Meadow View Harrow Middlesex  (Ward: Harrow on the Hill)	P/2566/08 /3913  APP/M5450/A /08/2089203  SMc	SINGLE STOREY OUTBUILDING IN REAR GARDEN	Sent 17.11.08	Sent 17.11.08 (Q)	Due 05.01.09		



## APPEALS AWAITING DECISION

W E Black Ltd 21 Corbins Lane Harrow Middlesex HA2 8EL  (Ward: Roxeth)	P/2954/08 /3918  APP/M5450/A /08/2089146  SB	REDEVELOPMENT TO PROVIDE NINE FLATS IN TWO x TWO/THREE STOREY BLOCKS WITH PARKING AND ACCESS FROM MEADOW GATE	Sent 18.11.08	Sent 18.11.08 (Q)	Due 06.01.09		
Neville & Angela Pereira 3 Green Lane Cottages Green Lane Stanmore Middlesex  (Ward: Stanmore Park)	ENF/0263/07 /P/3917  APP/M5450/C /08/2087162	THE REPLACEMENT OF TWO TIMBER FRAMED HORN STYLE SASH WINDOWS IN THE FRONT ELEVATION OF THE DWELLING SITUATE ON THE LAND WITH TWO UPVC CASEMENT WINDOWS	Sent 21.11.08	Due 19.12.08	Due 09.01.09		
M H Vanarkadie 4 Eastcote Lane South Harrow HA2 8BP  (Ward: Roxbourne)	P/0372/08 /3921  APP/M5450/X /2087261	CERTIFICATE: USE OF PART OF THE GROUND FLOOR OF THE HOUSE AS A SOLICITORS OFFICE	Sent 21.11.08	Due 19.12.08	Due 09.01.09		
Hatch End Lawn Tennis Company LTD 20 Clonard Way Hatch End Pinner  (Ward: Hatch End)	P/1943/08 /3922  APP/M5450/A /08/2090072  GL	INSTALLATION OF FLOODLIGHTING TO COURTS 1 AND 4	Sent 28.11.08	Sent 28.11.08 (Q)	Due 16.01.09		

## APPEALS AWAITING DECISION

Mr D Roberts 14 Sequoia Park Pinner Middlesex HA5 4BS  (Ward: Hatch End)	P/2813/08 /3924  APP/M5450/A /08/2090356  JB	SINGLE/TWO STOREY SIDE TO REAR EXTENSION	Sent 14.12.08	Sent 14.12.08 (Q)	Due 22.01.09		
Mr Jay Vandra 55 Paines Lane Pinner Middlesex HA5 3BX  (Ward: Pinner)	P/2987/08 /3925  APP/M5450/A /08/2089794  EJ	DEMOLITION OF BUNGALOW AND REPLACEMENT TWO- STOREY DETACHED DWELLING WITH HABITABLE ROOFSPACE	Sent 04.12.08	Sent 04.12.08 (Q)			
Mr Azad Kasro 16 South Hill Grove Harrow HA1 3PR  (Ward: Harrow on the Hill)	P/1328/08 /3926  APP/M5450/A /08/2090391  SB	SINGLE STOREY FRONT TO SIDE EXTENSION INCORPORATING FRONT PORCH TO PROVIDE GRANNY ANNEXE	Sent 11.12.08	Sent 11.12.08 (Q)			
Mrs Neeta Gokal 23 Jellicoe Gardens Stanmore Middlesex  (Ward: Stanmore Park)	P/2848/08 /3927  APP/M5450/A /08/2089908  NR	SINGLE STOREY REAR EXTENSION (REVISED)	Sent 09.12.08	Sent 09.12.08 (Q)			

## APPEALS AWAITING DECISION

<p>Mr Rolly Ltd Land adjacent to Compass House Pynacles Close Stanmore HA7 4AF  (Ward: Stanmore Park)</p>	<p>P/2323/08 /3928  APP/M5450/A /08/2091174  ML</p>	<p>DETACHED 3 STOREY BUILDING WITH PARKING, BIN/CYCLE STORAGE AND ENTRANCE ON GROUND FLOOR, AND 2 FLOORS OF OFFICES (CLASS B1) ON UPPER FLOORS, ACCESS FROM CHURCH ROAD.</p>	<p>Sent 19.12.08</p>	<p>Sent 16.01.09</p>			
<p>Mr Kuvji Karsandas 40 Braithwaite Gardens Stanmore Middlesex  (Ward: Belmont)</p>	<p>P/2155/08 /3929  APP/M5450/A /08/2091491  NR</p>	<p>RETENTION OF TWO STOREY SIDE EXTENSION AND SINGLE STOREY REAR AND FRONT EXTENSION INCLUDING FRONT PORCH, WITH PARAPET TO TWO STOREY SIDE EXTENSION, AND INCREASED HEIGHT AND PARAPET TO PART OF SINGLE STOREY REAR EXTENSION</p>	<p>Sent 19.12.08</p>	<p>Sent 19.12.08 (Q)</p>			
<p>Mr I Joslin 18 Woodhall Gate Pinner Middlesex HA5 4TL  (Ward: Hatch End)</p>	<p>P/1444/08 /3931  APP/M5450/A/ 08/2092007  GL</p>	<p>TWO STOREY REAR EXTENSION</p>	<p>Sent 23.12.08</p>	<p>Sent 23.12.08 (Q)</p>			

## APPEALS AWAITING DECISION

<p>MR C BRETT 1 The Ridgeway Stanmore Middlesex  (Ward: Belmont)</p>	<p>P/1092/08 /3933  APP/M5450/A /08/2091564  NR</p>	<p>SINGLE STOREY SIDE EXTENSION WITH LINK TO EXISTING DWELLING</p>	<p>Sent 14.01.09</p>	<p>Sent 14.01.09 (Q)</p>			
<p>Mr J Donovan 58/60 Nibthwaite Road Harrow Middlesex  (Ward: Marlborough)</p>	<p>P/1983/08 /3934  APP/M5450/A /09/2093771  GL</p>	<p>CONVERSION OF TWO DWELLING HOUSES TO SIX FLATS; ALTERATIONS TO ROOF TO FORM END GABLES AND REAR DORMERS; SINGLE AND TWO-STOREY EXTENSIONS TO BOTH PROPERTIES; FORMATION OF NEW VEHICULAR ACCESS TO HAMILTON ROAD; 1.8M HIGH BOUNDARY FENCE WITH SLIDING GATE; EXTERNAL</p>	<p>Sent 19.01.09</p>	<p>Sent 19.01.09 (Q)</p>			
<p>Miss N &amp; S Arian 29 Carlton Avenue Harrow HA3 8AX  (Ward: Kenton West)</p>	<p>P/3153/08 /3935  APP/M5450/A /08/2092766  TEM</p>	<p>RETENTION OF CONVERSION OF DWELLINGHOUSE INTO TWO FLATS AND PROPOSED SINGLE STOREY REAR EXTENSION AND DEMOLITION OF SIDE GARAGE</p>	<p>Sent 20.01.09</p>	<p>Sent 20.01.09 (Q)</p>			

## APPEALS AWAITING DECISION

Mr M/S Dilhar, Reena/Sapna/Ria 264-266 Northolt Road South Harrow HA3 0QX  (Ward: Roxeth)	APP/M5450/A /09/2093961  P/2045/08 /3938  HG	TWO STOREY REAR EXTENSION TO FORM SHOP EXTENSIONS, COVERED REAR PARKING AREA ON GROUND FLOOR AND EXTENSIONS TO BOTH FIRST FLOOR FLATS; EXTERNAL ALTERATIONS	Sent 29.01.09	Sent 29.01.09			
Mr & Mrs Choudhry The Beanz 83B Hindes Road Harrow HA1 1SQ (Ward: Greenhill)	APP/M5450/A /09/2094622  P/2334/08 /3940  SG	SINGLE, FIRST FLOOR AND TWO STOREY REAR EXTENSION; EXTERNAL ALTERATIONS (REVISED)	Sent 03.02.09	Sent 03.02.09			
Mr Dejo Abolade 174 Exeter Road Rayners Lane Middlesex HA2 9PJ  (Ward: Rayners Lane)	APP/M5450/A /09/2094107  P/2384/08 /3941  SB	SINGLE STOREY FRONT EXTENSION; EXTERNAL ALTERATIONS AND CONVERSION TO TWO FLATS AND NEW VEHICLE ACCESS	Sent 04.02.09	Sent 04.02.09			
Bankmachine Ltd 6 Canons Corner Edgware HA8 8AE  (Ward: Canons)	APP/M5450/A /09/2094418  P/1304/08 /3942  SG	ATM ON SHOP FRONTAGE	Sent 05.02.09	Sent 05.02.09			
Mr Pankaj Kuklarni 15 Fairholme Road Harrow Middlesex HA1 2TL  (Ward: Greenhill)	APP/M5450/A/ 09/2094647  P/2736/08 /3943  GL	CONVERSION OF DWELLINGHOUSE INTO TWO SELF-CONTAINED FLATS (RESIDENT PERMIT RESTRICTED)	Sent 06.02.09	Sent 06.02.09			

## APPEALS AWAITING DECISION

<p>Mohan Vekaria 64C Chandos Crescent Edgware Middlesex HA8 6HL  (Ward: Edgware)</p>	<p>APP/M5450/A /09/2095142  P/2968/08 /3944  FOD</p>	<p>REAR DORMER AND EXTERNAL ALTERATIONS TO FLAT B; FIRST FLOOR SIDE TO REAR EXTENSION TO FLAT C TO FORM DWELLING HOUSE</p>	<p>Sent 10.02.09</p>	<p>Sent 10.02.09</p>			
<p>Mr S Jadunandan 11 Heritage View Harrow Middlesex HA1 3TN  (Ward: Harrow on the Hill)</p>	<p>APP/M5450/A /09/2095241  P/2338/08 /3945  MRE</p>	<p>SINGLE STOREY SIDE EXTENSION</p>	<p>Sent 10.02.09</p>	<p>Sent 10.02.09</p>			
<p>Mr &amp; Mrs Aminoff 12 Winscombe Way Stanmore HA7 3AU  (Ward: Stanmore Park)</p>	<p>APP/M5450/ 09/2096148  P/3722/08 /3946  NR</p>	<p>TWO STOREY SIDE, SINGLE AND TWO STOREY REAR EXTENSIONS WITH FIRST FLOOR JULIET BALCONY AT REAR</p>	<p>Sent 10.02.09</p>	<p>Sent 10.02.09</p>			
<p>Ballards Mews High Street Edgware</p>	<p>APP/M5450/C /09/2095091  ENF/0095/07 /P/3947  SSB</p>	<p>WITHOUT PLANNING PERMISSION, THE INSTALLATION OF TWO EXTRACT FLUES IN THE ROOF OF THE WORKSHOP BUILDING SITUATE ON THE LAND</p>	<p>Sent 11.02.09</p>	<p>Sent 11.02.09</p>			

## APPEALS AWAITING DECISION

Mr Michael Potts Land at rear of Laurel Cottage Church Lane Pinner HA5 3AB  (Ward: Pinner)	APP/M5450/A /09/2095000  P/2724/08 /3948  SB	OUTLINE APPLICATION: (ALL MATTERS RESERVED) SINGLE AND TWO STOREY DETACHED DWELLING HOUSE WITH ACCOMMODATION IN ROOFSPACE; INTEGRAL GARAGE AND OFF STREET PARKING	Sent 13.02.08	Sent 13.02.08			
Mrs N Siddiqui 85 Greenway Pinner HA5 3SN  (Ward: Pinner)	APP/M5450/A/ 09/2096075  P/2432/08 /3949  HG	RETENTION OF SINGLE STOREY SIDE TO REAR EXTENSION	Sent 11.02.09	Sent 11.02.09			
Harrow School Harrow School Porlock Avenue Harrow  (Ward: Harrow on the Hill)	APP/M5450/A /09/2096497  P/3416/08 /3950  SMc	REPLACEMENT OF EXISTING 1.4m HIGH TIMBER BOUNDARY FENCE WITH PROPOSED 1.95m HIGH BLACK METAL PALISADE FENCE ALONG PORLOCK AVENUE	Sent 16.02.09	Sent 16.02.09			
Ms Marcia Clarke 24 Wood End Road Harrow Middlesex  (Ward: Harrow on the Hill)	APP/M5450/A/ 09/2096857  P/2620/08 /3951  HG	RETENTION OF SINGLE STOREY SIDE TO REAR EXTENSION; DEMOLITION OF GARAGE	Sent 19.02.09	Sent 19.02.09			
Mr Mohammed Rafeek Zubair 52 Adderley Road Harrow Middlesex HA3 7HT	APP/M5450/C /2092986  ENF/0293/07 /P/3952  SSB	WITHOUT PLANNING PERMISSION, THE ERECTION OF A SINGLE STOREY CONSERVATORY STYLE EXTENSION ON THE LAND	Sent 23.02.09	Sent 23.02.09			

## APPEALS AWAITING DECISION

<p>Mr Sunil Jakharia 63 Kenmore Avenue Kenton Harrow HA3 8PA  (Ward: Kenton West)</p>	<p>APP/M5450/A /09/2097146  P/3413/08 /3954  NR</p>	<p>SINGLE STOREY FRONT, SINGLE/TWO STOREY SIDE AND REAR EXTENSION, EXTERNAL ALTERATIONS INCLUDING ACCESS RAMP AT FRONT. CONVERSION TO TWO FLATS AND ATTACHED DWELLINGHOUSE</p>	Sent 24.02.09	Sent 24.02.09			
<p>Mr D Altman Heath Lodge Tanglewood Close Stanmore HA7 3JA  (Ward: Stanmore Park)</p>	<p>APP/M5450/A /09/2096657  P/1781/08 /3955  NR</p>	<p>SINGLE/TWO STOREY SIDE AND SINGLE STOREY REAR EXTENSION, WITH LOWER PATIO, ROOF TERRACE, EXTERNAL ALTERATIONS</p>	Sent 24.02.09	Sent 24.02.09			
<p>Mr Sanjay Budhdeo 109 Herga Road Harrow HA3 5AU  (Ward: Marlborough)</p>	<p>APP/M5450/A /09/2097564  P/3078/08 /3956  JB</p>	<p>CONTINUED USE OF DWELLINGHOUSE AS TWO FLATS</p>	Sent 02.03.09	Sent 02.03.09			
<p>Mr Sunjay Budhdeo 40 Bedford Road Harrow Middlesex HA1 4LZ  (Ward: Headstone South)</p>	<p>APP/M5450/A /09/2097562  P/3080/08 /3957  SG</p>	<p>CONTINUED USE OF DWELLINGHOUSE AS TWO FLATS</p>	Sent 02.03.09	Sent 02.03.09			



## APPEALS AWAITING DECISION

Mr G.C Williams 76 Eastern Avenue Pinner Middlesex HA5 1NJ  (Ward: Pinner South)	APP/M5450/A /09/2096052  P/3426/08 /3958  MT	SINGLE AND TWO STOREY SIDE TO SINGLE STOREY REAR EXTENSION	Sent 02.03.09	Sent 02.03.09			
Mr Shailesh Teli 32 - 32A Streatfield Road Harrow Middlesex HA3 9BS  (Ward: Queensbury)	APP/M5450/A /09/2097306  P/3015/08 /3959  FOD	RETENTION OF DETACHED OUTBUILDING IN EACH REAR GARDEN OF 32 AND 32A STREATFIELD ROAD	Sent 03.03.09	Sent 03.03.09			
Dr Dilip Patel 31 Cuckoo Hill Drive Pinner Middlesex  (Ward Pinner South)	APP/M5450/A /09/2097127  P/2199/08 /3960  EJ	RETENTION OF FRONT PORCH AND SINGLE STOREY REAR EXTENSION	Sent 06.03.09	Sent 06.03.09			
Dr R De Silva Flat 3 96 Elmsleigh Avenue Harrow  (Ward: Kenton West)	APP/M5450/A/ 09/2098364  P/3849/08/3961  ML	REAR DORMER AND ROOFLIGHT IN THE FRONT ROOFSLOPE	Sent 10.03.09	Sent 10.03.09			
Aqua Roofing The Old Bakery Grange Court Grange Gardens	APP/M5450/A/09/209 7757  P/3135/08/3962	FIRST FLOOR OVER EXISTING OFFICE BUILDING AND TWO STOREY SIDE EXTENSIONS; FRONT DORMERS X 2; EXTERNAL  ADJACENT GARAGES AND	Sent 11.03.09	08.04.09			

## APPEALS AWAITING DECISION

<p>Mr. V. Pau 49 Royston Park Road Hatch End HA5 4AB</p> <p>(Ward: Hatch End)</p>	<p>APP/M5450/A/ 09/2098510</p> <p>P/1722/08/3963</p> <p>KR</p>	<p>SINGLE STOREY REAR EXTENSION AND FRONT PORCH</p>	<p>Sent 03.03.09</p>	<p>N/A Householder Fast track</p>			
<p>Mrs M. Hallianan 73 Peel Road Wealdstone Middlesex</p>	<p>APP/M5450/A/ 09/2098222</p> <p>P/3795/08 /3964</p> <p>LM</p>	<p>CONVERSION OF DWELLINGHOUSE INTO TWO FLATS</p>	<p>Sent 13.03.09</p>	<p>Sent 13.03.09</p>			

## APPEALS AWAITING DECISION

HEARINGS							
Fruition Properties Former Case is Altered Public House 74 High Street Wealdstone HA3 7AF  (Ward: Wealdstone)	P/1673/08 /3910  APP/M5450/A /08/2088435  Ransford Stewart	REDEVELOPMENT TO PROVIDE 24 FLATS IN 3 SEPARATE BLOCKS RANGING BETWEEN 4 AND 6 STOREYS IN HEIGHT; 352 SQUARE METRES OF RETAIL FLOOR SPACE (USE CLASS A1) AT GROUND FLOOR LEVEL (RESIDENT PERMIT RESTRICTED)	Sent 07.11.08	Sent 05.12.08	10.02.09	Committee Rooms 1 & 2	

## APPEALS AWAITING DECISION

APPEALS AWAITING DECISION							

## PLANNING APPEAL DECISION OCTOBER-DECEMBER 2008

Appellant/Appeal Location/Procedure	LPA Ref: PINS Ref: Planner	Appeal Description	Ward	Decision	Date	Costs	Notes
Mrs G.A Nightingale 40 Norman Crescent Pinner Middlesex HA5 3QN	P/4095/07 /3803  APP/M5450/A/ 08/2071554  (DG)	SINGLE STOREY SIDE EXTENSION	Pinner	Dismissed	08/10/08		
Mr Laxmidas Dabasia 46 Canons Drive Edgware HA8 7QY	P/1668/08 3866  APP/M5450/A/ 08/2081896  ML	SINGLE STOREY REAR AND BASEMENT EXTENSIONS, FRONT AND REAR DORMERS, FIRST FLOOR REAR INFILL EXTENSION; EXTERNAL ALTERATIONS	Canons	Allowed	06/10/08		
Mr T Raphael 18 Elm Grove Harrow HA2 7JE	P/3598/07/ DFU/3816  APP/M5450/A/ 08/2072730  EJ	SINGLE STOREY FRONT, SIDE AND REAR EXTENSIONS	Kenton West	Dismissed	08/10/08		
Mr V Tanna 318 Kenton Lane Harrow Middlesex HA3 8RH  (Ward: Belmont)	P/3576/07 DFU/3806  APP/M5450/A/ 08/2071007  JB	SINGLE STOREY SIDE TO REAR EXTENSION, CONVERSION TO TWO FLATS WITH NEW VEHICULAR ACCESS (REVISED)	Belmont	Allowed	13/10/08		

**PLANNING APPEAL DECISION OCTOBER-DECEMBER 2008**

Mr Karsan Versani 230 Portland Crescent Stanmore Middlesex HA7 1LS	P/3875/07/ DFU/3810  APP/M5450/A/ 08/2074146  ML	DETACHED TWO STOREY DWELLINGHOUSE IN REAR GARDEN WITH ROOM IN ROOF SPACE	Queensbury	Dismissed	14/10/08		
Mr D Son 20 Canons Drive Edgware HA8 7QS	P/0205/08/ DFU/3811  APP/M5450/A/ 08/2072502  NR	SINGLE STOREY REAR EXTENSION; REAR DORMER AND ROOF EXTENSION	Canons	Allowed	14/10/08		
Mr & Mrs P Patel 113 Village Way Pinner HA5 5AA	P/3474/07/ DFU/3819  APP/M5450/A/ 08/2073447  KO	SINGLE STOREY FRONT AND SIDE EXTENSION; EXTERNAL ALTERATIONS AND CONVERSION OF GARAGE INTO HABITABLE ACCOMMODATION	Rayners Lane	Dismissed	14/10/08		
Selective Homes 86 Hindes Road Harrow HA1 1SQ	P/3061/07/ DFU/3807  APP/M5450/A/ 08/2072025  ST	TWO STOREY DETACHED BUILDING WITH SINGLE STOREY REAR SECTION AND HABITABLE ROOF SPACE TO PROVIDE 3 FLATS (2 STUDIO FLATS AND 1 X 1 BED MAISONETTE)	Greenhill	Dismissed	15/10/08		

## PLANNING APPEAL DECISION OCTOBER-DECEMBER 2008

Mrs V Howell 8 Salisbury Road Harrow Middlesex	P/3763/07/ 3802  APP/M5450/A/ 08/2069700  BA	CONVERSION OF DWELLINGHOUSE INTO TWO FLATS; SINGLE STOREY REAR SIDE EXTENSION	Headstone South	Allowed	20/10/08		
Ventra Investments Ltd 8 & 9 Kenton Road Harrow HA1 2BW	P/3764/07 /3804  APP/M5450/A/ 08/2071872  GL	SINGLE STOREY REAR EXTENSION TO PROVIDE ADDITIONAL BEDROOM TO GROUND FLOOR REAR FLAT; TERRACE FOR GROUND FLOOR REAR FLAT; BIN STORES FOR ALL FLATS; EXTERNAL ALTERATIONS.	Greenhill	Dismissed	20/10/08		
	P/3765/07 /3805  APP/M5450/ A/08/2072937  GL	CONVERSION OF A DWELLING HOUSE INTO FIVE FLATS; SINGLE STOREY INFILL REAR EXTENSION; EXTERNAL ALTERATIONS. (RESIDENT PERMIT RESTRICTED)					
Mr & Mrs Shah and Mr & Mrs Tolia 45 & 45A Howberry Road Edgware Middlesex HA8 6SX	P/3203/ 07/CFU/3823  APP/M5450/A/ 08/2074471  DT	DEMOLITION OF 2 HOUSES AND CONSTRUCTION OF 10 FLATS AND 10 PARKING SPACES	Canons	Dismissed	24/10/08		

## PLANNING APPEAL DECISION OCTOBER-DECEMBER 2008

St Georges Parochial Council St. Georges Church Sports Gound Pinner View Harrow HA1 4RJ	P/2569/07/ 3826  APP/M5450/A/0 8 /2075518  RP	DEVELOPMENT TO PROVIDE 7x1 BED FLATS, 8x2 BED FLATS, 4x2 STOREY HOUSES, 8x2.5 STOREY HOUSES, COMMUNITY HALL, ACCESS PARKING FOR CHURCH HALL; RETENTION OF 0.7 HA OF OPEN SPACE.	Headstone South	Dismissed	27/10/08		
Mr Eugene Ebhogiaye 114 Broomgrove Gardens Edgware HA8 5RL	P/0082/ 08/DFU/3809  APP/M5450/A/ 08/2069915  ML	CONVERSION TO PROVIDE 4 FLATS, WITH EXTERNAL ALTERATIONS TO FRONT, REAR AND SIDE ELEVATIONS, PARKING AT FRONT.	Edgware	Dismissed	5.11.08		
Ablegrange Supported Living Ltd 224 Somervell Road South Harrow HA2 8TS	P/0124/08/ DFU/3813  APP/M5450/A/ 08/2074291  MT	CONVERSION OF HOUSE TO TWO FLATS; END GABLE AND REAR DORMER ROOF EXTENSIONS; REFUSE STORAGE AT REAR	roxeth	Dismissed	14.11.08		
West End Lawn Tennis Club (Pinner) Ltd Cuckoo Hill Road Pinner HA5 1AY	P/2946/07/ /CFU/3814  APP/M5450/A/ 08/2073769  DT	INSTALLATION OF 9 FLOODLIGHTING COLUMNS TO COURTS 4 & 5 AT NORTHERN END OF SITE	Pinner South	Dismissed	11.11.08		



**PLANNING APPEAL DECISION OCTOBER-DECEMBER 2008**

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<p>Mr A Gholizadeh 18 Tintagel Drive Stanmore HA7 4SR</p>	<p>P/3724/07/ DFU/3817  APP/M5450/A/ 2074907  ML</p>	<p>SINGLE STOREY REAR EXTENSION, RAISED REAR PATIO WITH RAMPED ACCESS TO REAR GARDEN, CONVERSION TO TWO FLATS</p>	<p>Canons</p>	<p>Allowed</p>	<p>04.11.08</p>		
<p>Mr T C Hurley 49 Spencer Road Harrow HA3 7AN</p>	<p>P/2964/ 07/DFU/3820  APP/M5450/A/ 08/2074982  GL</p>	<p>RESERVED MATTERS PURSUANT TO CONDITION NO'S 2 (A - DESIGN; EXTERNAL APPEARANCE; C - MEANS OF ACCESS; D - LANDSCAPING; E - INTERNAL FLOOR LAYOUT AND F - BOUNDARY TREATMENT) AND 4 (DETAILS OF OFF- STREET PARKING &amp; FORECOURT LANDSCAPING) ATTACHED TO OUTLINE PERMISSION P/868/06/DOU GRANTED ON 26 MAY 2006 FOR TWO STOREY SIDE EXTENSION TO CREATE SEPERATE DWELLING HOUSE (RESIDENT PERMIT RESTRICTED)</p>	<p>Wealdstone</p>	<p>Allowed</p>	<p>23.10.08</p>		
<p>Dr N S Tolley Blackgates Church Lane Pinner HA5 3AA</p>	<p>P/1328/07 /DCO/3821  APP/M5450/A/ 08/2074184  SB</p>	<p>RETENTION OF TREE HOUSE IN REAR GARDEN</p>	<p>Pinner</p>	<p>Dismissed</p>	<p>4.11.08</p>		

**PLANNING APPEAL DECISION OCTOBER-DECEMBER 2008**

D R Reeves 53 Hill Road Pinner Middlesex HA5 1LD	P/0860/ 08/DFU/3822  APP/M5450/A/ 08/2073887  EJ	SINGLE STOREY SIDE AND REAR EXTENSION; REAR DORMER AND ROOFLIGHTS; EXTERNAL ALTERATIONS TO ROOF	Pinner South	Allowed	14.11.08		
Mrs Ahmed 594 Kenton Lane Harrow Middlesex HA3 7LQ	P/0042/ 08/DFU/3825  APP/M5450/A/ 08/2075920  RM	ALTERATIONS TO ROOF TO FORM END GABLE AND REAR DORMER.	Wealdstone	Allowed	20.11.08		
Mr & Mrs Patel 65 Yeading Avenue Rayners Lane HA2 9RL	P/2797/07/ 3830  APP/M5450/A/ 08/2075512  OH	SINGLE STOREY REAR EXTENSION AND CONVERSION OF DWELLINGHOUSE TO TWO FLATS	Rayners Lane	Allowed	19.11.08		
Ms N Butler 45A Meadow Road Pinner Middlesex	P/0522/08 /3839  APP/M5450/A/ /08/2077966  SB	ALTERATIONS TO ROOF TO FORM END GABLE, TWO REAR DORMERS AND FRONT ROOF LIGHTS AND CONVERSION OF LOFT TO FORM AN ADDITIONAL SELF- CONTAINED FLAT	Pinner South	Allowed	19.11.08		

## PLANNING APPEAL DECISION OCTOBER-DECEMBER 2008

Mr M Patel Bellevue Nugents Park Pinner	P/0396/08 /3840  APP/M5450/ A/08/2075874  GL	DETACHED TWO-STOREY, SIX BEDROOM DWELLING HOUSE; DEMOLITION OF EXISTING HOUSE, NEW VEHICULAR ACCESS AND PARKING	Hatch End	Dismissed	20.11.08		
Mr Thomas Walsh 13 Wellington Road Harrow Middlesex	P/1121/08/ 3843  APP/M5450/A/ 08/2077963  BA	2 STOREY SIDE EXTENSION	Wealdstone	Allowed	19.11.08		
Mr N Pattni 14-16 Gordon Avenue Stanmore HA7 3QD	P/2917/07 /3834  APP/M5450/A/ 08/2075864  DC3	REDEVELOPMENT TO PROVIDE A TWO STOREY BLOCK OF 10 FLATS WITH ROOMS IN ROOF SPACE, UNDERGROUND PARKING AND VEHICULAR ACCESS	Stanmore Park	Dismissed	07.11.08		
Village Homes 76-78 Wellington Road Hatch End	P/4280/ 07/COU/3824  APP/M5450/A 08/2075406  RM	OUTLINE FOR LAYOUT, SCALE, APPEARANCE AND ACCESS: REDEVELOPMENT TO PROVIDE 8 FLATS IN A TWO STOREY BUILDING WITH ACCOMMODATION IN THE ROOF SPACE AND BASEMENT CAR PARKING SPACES AND ACCESS	Hatch End	Allowed	26.11.08		

**PLANNING APPEAL DECISION OCTOBER-DECEMBER 2008**

Mrs S Patel 60 Wellesley Road Harrow	P/3120/07/ 3827  APP/M5450/A/ 08/2076319  BA	CONVERSION OF DWELLINGHOUSE INTO 3 FLATS; SINGLE STOREY REAR EXTENSION; EXTERNAL ALTERATIONS.	Greenhill	Dismissed	09.11.08		
Mr V K Gupta 236 Headstone Lane Harrow HA2 6LY	P/3281/07/ 3837  APP/M5450/ A/08/207886  SG	SINGLE STOREY REAR EXTENSION; SHED IN REAR GARDEN.		Part Allowed	19.11.08		
Ragu S. Lingarajah 436 Alexandra Avenue Harrow HA2 9TW	P/4264/07/ 3844  APP/M5450/A/ 08/2077963  MT	RETENTION OF SINGLE STOREY REAR EXTENSION.	Rayners Lane	Allowed	24.11.08		
Mr L Redhead 50 & 52 Corbins Lane Harrow HA2 8EJ	P/0538/08RM/ 3831  APP/M5450/A/ 08/2075505  RP	OUTLINE: REDEVELOPMENT TO PROVIDE 3 STOREY BLOCK OF 14 FLATS, ACCESS ROAD, REAR PARKING AREA AND CYCLE STORAGE	roxeth	Dismissed	29.12.08		

## PLANNING APPEAL DECISION OCTOBER-DECEMBER 2008

<p>Mr K Seera 190 Malvern Avenue Harrow HA2 9HE</p>	<p>P/0402/08/ 3846  APP/M5450/A/ 08/2079070  EJ</p>	<p>TWO STOREY SIDE EXTENSION AND SINGLE STOREY REAR EXTENSION; ALTERATIONS TO ROOF</p>	<p>Roxbourne</p>	<p>Allowed</p>	<p>27.11.08</p>		
<p>D Lakhani 72 Uxbridge Road Harrow Weald HA3 6DL</p>	<p>P/4103/07/ 3848  APP/M5450/A/ 08/2078507  BA</p>	<p>FIRST FLOOR EXTENSION OVER EXISTING REAR EXTENSION TO PROVIDE TWO ADDITIONAL FLATS; EXTERNAL ALTERATIONS; SIDE ENTRANCE PORCH AND WIDENING OF EXISTING CROSSOVER TO PROVIDE TWO PARKING SPACES.</p>	<p>Harrow Weald</p>	<p>Dismissed</p>	<p>27.11.08</p>		
<p>Yew Walk Residents Yew Walk Harrow Middlesex</p>	<p>P/2710/07/ 3851  APP/M5450/A/ 08/2078842  OH</p>	<p>ERECTION OF ELECTRONIC GATES ACROSS VEHICLE CARRIAGE WAY AND PEDESTRIAN GATE AND RAILINGS AT SIDE; GATE PIERS AND 4 BOLLARDS; NEW WOODEN TRELLIS FENCING TO SOUTH EAST BOUNDARY</p>	<p>harrow on the Hill</p>	<p>Dismissed</p>	<p>26.11.08</p>		

**PLANNING APPEAL DECISION OCTOBER-DECEMBER 2008**

<p>Mr J Donovan 58/60 Nibthwaite Road Harrow HA1 1TA</p>	<p>P/0789/08 /3853  APP/M5450/A/ 08/2078613  BA</p>	<p>CONVERSION OF TWO DWELLINGHOUSES TO EIGHT SELF-CONTAINED FLATS; TWO-STOREY REAR EXTENSIONS; TWO REAR DORMERS; FORMATION OF NEW VEHICLUAR ACCESS TO HAMILTON ROAD; 1.8M BOUNDARY FENCE, SLIDING GATE AND EXTERNAL ALTERATIONS</p>	<p>marlborough</p>	<p>Dismissed</p>	<p>24.11.08</p>		
<p>Mrs A D Nathwani Rear of 21-23 Springfield Road (First Floor) Harrow HA1 1QF</p>	<p>P/1129/08/ 3855  APP/M5450/A/ 08/2079456  BA</p>	<p>CHANGE OF USE OF REAR FIRST FLOOR A1 UNIT TO ONE BEDROOM FLAT (RESIDENT PERMIT RESTRICTED)</p>	<p>Greenhill</p>	<p>Dismissed</p>	<p>24.11.08</p>		
<p>Mr &amp; Mrs Bristow 39 Graham Road Harrow HA3 5RP</p>	<p>P/3833/07/ 3856  APP/M5450/A/ /08/2079687  GL</p>	<p>CONVERSION OF DWELLINGHOUSE INTO FOUR FLATS; SINGLE STOREY SIDE TO REAR EXTENSION; FIRST AND SECOND FLOOR REAR EXTENSIONS; TWO DORMERS ON FRONT ROOF SLOPE.</p>	<p>Wealdstone</p>	<p>Allowed</p>	<p>04.12.08</p>		

## PLANNING APPEAL DECISION OCTOBER-DECEMBER 2008

Mr Tim Nutt 759, 761, 763 Kenton Lane Harrow Middlesex HA3 6AW	P/1356/08/ 3882  APP/M5450/A/ /08/2083941  RP	DEMOLITION OF THREE HOUSES AND CONSTRUCTION OF 14 X 2 BED FLATS	Harrow Weald	Dismissed	04.12.08		
Mrs Chick 117 Malvern Avenue Harrow HA2 9HG	P/3607/07/ /3857  APP/M5450/A/0 8 /2079717  ME	EXTERNAL ALTERATIONS AND CONVERSION OF DWELLINGHOUSE (INCLUDING INTEGRAL GARAGE) TO THREE FLATS	Roxbourne	Dismissed	08.12.08		
Mr Jagdish Varsani 90 Becmead Avenue Harrow HA3 8HB	P/0733/08/ /3858  APP/M5450/A/ 08/2079241  BS	DETACHED BUNGALOW IN REAR GARDEN	Kenton West	Dismissed	01.12.08		
H Patel 61 A Station Road North Harrow HA2 7SL	P/0392/08/ 3859  APP/M5450/A/ 08/2079553  SB	CONVERSION FROM ONE FLAT TO THREE FLATS; TWO STOREY REAR INFILL EXTENSION; FIFTH FLOOR EXTENSION AT ROOF LEVEL, EXTERNAL ALTERATIONS	West Harrow	Dismissed	24.11.08		

## PLANNING APPEAL DECISION OCTOBER-DECEMBER 2008

Mr Imran Haq 99 Headstone Road Harrow HA1 1PG	P/1847/08/ 3868  APP/M5450/A/ 08/2081488	CONVERSION OF DWELLING HOUSES INTO FOUR FLATS TOGETHER WITH SINGLE- STOREY REAR EXTENSION	Greenhill	Dismissed	08.12.08		
Mr & Mrs Kiany 109 Rowlands Avenue Hatch End HA5 4AW	P/2774/07/ 3832  APP/M5450/A/ 08/2077075  BA	SINGLE STOREY DETACHED DWELLINGHOUSE IN THE REAR GARDEN WITH ACCESS FROM SADDLERS CLOSE; NEW VEHICLE ACCESS FROM ROWLANDS AVENUE TO EXISTING DWELLINGHOUSE	Hatch End	Dismissed	24.11.08		
Mrs Mary Lewis 34 Elm Park Road Pinner HA5 3LH	P/1244/08 /3876  APP/M5450/A/ 08/2082661  MRE	TWO STOREY SIDE & REAR EXTENSION; REAR PATIO AND TIMBER GATE TO 1.6M HEIGHT AT FRONT; DEMOLITION OF SIDE GARAGE; EXTERNAL ALTERATIONS	Pinner	Allowed	14.11.08		
Mr & Mrs R Haynes 1 Grove Road Pinner HA5 5HW	P/0720/08 /3838  APP/M5450/A/ /08/2077773  GL	SINGLE STOREY FRONT TO SIDE EXTENSION; SINGLE STOREY SIDE TO REAR EXTEHNSION; DEMOLITION OF EXISTING GARAGE		Allowed	16.11.08		



## PLANNING APPEAL DECISION OCTOBER-DECEMBER 2008

MacLeod Developments Ltd Commercial Property King Henry Mews Harrow On The Hill HA2 0JF	P/0648/08/ 3847  APP/M5450/A/ 08/2078267  MRE	CHANGE OF USE FROM FOOD AND DRINK (USE CLASS A3) TO FINANCIAL AND PROFESSIONAL SERVICES OR BUSINESS USE OR NON-RESIDENTIAL INSTITUTION (USE CLASSES A2 OR B1 OR D1 RESPECTIVELY).	Sent 08.07.08	Allowed	19.12.08		
H Kara 247 Portland Crescent Stanmore HA7 1LP  (Ward: Queensbury)	P/0335/08/ /3841  APP/M5450/A/ /08/2078213  ML	CONVERSION TO TWO FLATS AND DWELLINGHOUSE	Sent 08.07.08	Dismissed	16.12.08		
Ms Jones 197 Northolt Road South Harrow HA2 0NG  (Ward: Harrow on the Hill)	P/3553/07/ 3845  APP/M5450/A/ 08/2078767  SB5	CHANGE OF USE OF PART OF GROUND FLOOR FROM RESIDENTIAL (CLASS C3) TO RETAIL (CLASS A1)	Sent 11.07.08	Dismissed	09.12.08		
Mrs Monica Pryne 2 Headstone Lane Harrow Middlesex  (Ward: Headstone North)	P/1432/08/ 3849  APP/M5450/A/ 08/2078821  GL	RETENTION OF CONSERVATORY AT SIDE	Sent 14.07.08	Allowed	26.11.08		

## PLANNING APPEAL DECISION JANUARY-

Appellant/Appeal Location/Procedure	LPA Ref: PINS Ref: Planner	Appeal Description	Ward	Decision	Date	Costs	Notes
David Newman 10C - 12C Station Parade Northolt Road South Harrow HA2 8HB	P/0172/08/ /3889  APP/M5450/A/ /08/2085858  SB	2 x TWO STOREY DWELLINGHOUSES AT REAR OF 11-12 STATION PARADE (SEMI-DETACHED) AND PROVISION OF ACCESS BALCONY FROM STATION PARADE	Roxeth	Dismissed	05.01.09		
Mr & Mrs Koslover 14 Handel Close Edgware HA8 7QZ	P/1077/08/ 3860  APP/M5450/A/ 08/2080170  BS	FIRST FLOOR SIDE EXTENSION ADJACENT TO No.12, SINGLE/TWO STOREY SIDE EXTENSION ADJACENT TO No.15 HANDEL CLOSE	Canons	Dismissed	09.01.09		
Mr & Mrs SR Ghantiwala 62 Paines Lane Pinner HA5 3BT	P/0428/08/ 3862  APP/M5450/A/ 08/2078232  SB	FIRST FLOOR SIDE TO REAR EXTENSION; EXTERNAL ALTERATIONS AND EXTENSION TO PATIO AT REAR	Pinner	Allowed	09.01.09		
MT Momenfam 71 High Worple Harrow HA2 9SA	P/0752/08/ /3865  APP/M5450/A/ 08/2080780  MT	RETENTION OF TWO STOREY SIDE EXTENSION (WITHOUT 1M FIRST FLOOR SETBACK) AND SINGLE STOREY REAR EXTENSION	Rayners Lane	Dismissed	09.01.09		

**PLANNING APPEAL DECISION JANUARY-**

Bankmachine Ltd. 43 High Street Harrow Middlesex HA1 3HZ  (Ward:Harrow on the Hill)	P/2363/08 /3907  APP/M5450/A /2088058  OH	RETENTION OF CASH MACHINE (ATM) IN SHOPFRONT AND PROPOSED EXTERNAL ALTERATIONS	Harrow on the Hill	Allowed	26.01.09		
	ENF/0056/ 08/P/3911  APP/M5450/C /08/2084139  SSB	UNAUTHORISED CASH MACHINE		Dismissed			
Vispasp Sarkari 23 Nolton Place Edgware Middlesex	ENF/366/06/ P/3878  APP/M5450/C /08/2081955	(i) use of main dwelling as four flats and (ii) use of outbuilding as 2 flats		Allowed	18.02.09		
Mrs S Palmer 115 Eascote Lane South Harrow Middlesex	P/0377/08 /3872  APP/M5450/A/ 08/2082496  SB	OUTLINE FOR LAYOUT, SCALE, APPEARANCE AND ACCESS: REDEVELOPMENT TO PROVIDE 7 FLATS IN TWO x TWO STOREY BUILDINGS; 9 CAR PARKING SPACES	Roxeth	Dismissed	26.01.09		

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**PLANNING APPEAL DECISION JANUARY-**

<p>T Panchal 2 Bancroft Road Harrow HA3 5ND</p>	<p>P/0719/08 /3890  APP/M5450/A/ 08/2086083  GL</p>	<p>CONVERSION OF DWELLINGHOUSE TO TWO FLATS</p>	<p>Harrow Weald</p>	<p>Dismissed</p>	<p>30.01.09</p>		
<p>Mr N Balasubramaniam 34 Station Road North Harrow HA2 7SE</p>	<p>P/0762/08/ 3870  APP/M5450/A/ /08/2081490  GL</p>	<p>CHANGE OF USE FROM RETAIL SHOP (CLASS A1) TO RESTAURANT/ TAKEAWAY (CLASS A3/A5); SINGLE- STOREY REAR EXTENSION;EXTERNAL ALTERATIONS</p>	<p>Headstone South</p>	<p>Allowed</p>	<p>16.01.09</p>		
<p>Mr T McDonald 28 Ventnor Avenue Stanmore HA7 2HU  (Ward: Belmont)</p>	<p>P/0787/08 /3871  APP/M5450/A/ 08/2082154  SG</p>	<p>SINGLE STOREY REAR EXTENSION</p>	<p>Belmont</p>	<p>Allowed</p>	<p>19.02.09</p>		

**PLANNING APPEAL DECISION JANUARY-**

<p>Banner Homes limited 55 Gordon Avenue Stanmore Middlesex  (Ward: Stanmore Park)</p>	<p>P/0830/08/ 3833  APP/M540/A/ 08/2075531  ML</p>	<p>DEMOLITION OF EXISTING BUILDING AND REDEVELOPMENT TO PROVIDE TERRACE OF 5 X TWO STOREY HOUSES WITH ROOMS IN ROOFSpace FRONTING GORDON AVENUE, WITH PARKING AND PERGOLA AT FRONT AND DOUBLE GARAGE AT REAR ACCESSED FROM WEYMOUTH WALK (REVISED)</p>	<p>Stanmore Park</p>	<p>Dismissed</p>	<p>29.01.09</p>		
<p>P Dhillon 83 Brampton Grove Kenton HA3 8LE</p>	<p>P/1001/08/ 3852  APP/M5450/A/ 08/2077372  RD</p>	<p>SINGLE STOREY REAR EXTENSION</p>	<p>Kenton West</p>	<p>Dismissed</p>	<p>24.02.09</p>		
<p>Mr Amos Sivan - ASB Architects 30 Nelson Road Stanmore HA7 4ET</p>	<p>P/1220/08/ /3893  APP/M5450/A/ /08/2086080  BS</p>	<p>TWO STOREY SIDE AND SINGLE STOREY REAR EXTENSIONS: FRONT DORMER</p>	<p>Stanmore Park</p>	<p>Dismissed</p>	<p>04.02.09</p>		
<p>Mr L Redhead 50 &amp; 52 Marsh Road Pinner Middlesex HA5 5NQ</p>	<p>P/1247/08/ DFU/3850  APP/M5450/A/ 08/2078610  SB</p>	<p>OUTLINE: LAYOUT, SCALE AND ACCESS FOR DEMOLITION OF EXISTING DWELLINGHOUSES AND REPLACEMENT THREE STOREY BUILDING PROVIDING NINE FLATS</p>	<p>Pinner South</p>	<p>Dismissed</p>	<p>20.02.09</p>		

**PLANNING APPEAL DECISION JANUARY-**

Dr Sam Afshar 11 Jellicoe Gardens Stanmore HA7 3NS	P/1253/08 /3886  APP/M5450/A /08/2084591  BS	FIRST FLOOR SIDE EXTENSION	Stanmore Park	Dismissed	16.02.09		
Mr & Mrs R Christie 12 Ashburnham Avenue Harrow Middlesex	P/1399/08 /3914  APP/M5450/A /08/2089421  LMc	RETENTION OF ROOF HEIGHT ON EXISTING TWO STOREY SIDE TO REAR EXTENSION	Greenhill	Dismissed	24.02.09		
Lloyds TSB 36 High Street Wealdstone HA3 7AD	P/1607/08 /3915  APP/M5450/ A/08/2089597  JB	INSTALLATION OF ATM (CASH MACHINE) ON FRONT ELEVATION	Marlborough	Dismissed	26.02.09		
Mr L McDermott 7 Wetheral Drive Stanmore HA7 2HG	P/1654/08 /3891  APP/M5450/A /08/2082993  FOD	RETENTION OF AND ALTERATIONS TO FIRST FLOOR REAR EXTENSION	Belmont	Dismissed	27.01.09		

## PLANNING APPEAL DECISION JANUARY-

Mr Kishore and Anjana Vasa 394 High Road Harrow Middlesex	P/2274/08 /3903  APP/M5450/A /08/2087130  SG	CONTINUED USE OF GROUND FLOOR OF EXISTING DWELLINGHOUSE FOR COMMERCIAL PURPOSES (CLASS B1)	Harrow Weald	Dismissed	05.02.09		
Orange PCS Limited Highway Land Uxbridge Road (Near Junction with Brookshill)	P/2392/08 /3888  APP/M5450/A /08/2085325  GL	PRIOR APPROVAL FOR SITING AND APPEARANCE: REPLACEMENT OF 8M TELECOMMUNICATIONS MAST WITH 12M HIGH TELECOMMUNICATIONS MAST	Harrow Weald	Allowed	30.01.09		
Ismail Mohamoud 2 Queensbury Circle Parade Stanmore Middx HA3 9HH	P/3775/07 /3854  APP/M5450/A /08/2079176  TEM	CHANGE OF USE OF PART OF SHOP UNIT FROM RETAIL TO MINI-CAB OFFICE (CLASS A1 TO SUI GENERIS)	Queensbury	Dismissed	23.01.09		
Harrow Weald Lawn Tennis Club 49 - 51 College Road Harrow Weald Harrow	P/3880/07/ 3869  APP/M5450/A /08/2081660  GL	REMOVAL OF CONDITION 4 ATTACHED TO APP/M5450/A/01/1073405/LBH REF: EAST/10/01/FUL (TO CONTINUE USE OF FLOODLIGHTS WITHOUT FITTING DIRECTIONAL SHIELD LOUVRES).	Harrow Weald	Allowed	16.02.09		

**PLANNING APPEAL DECISION JANUARY-**

Mr A Shah 132 Camrose Avenue Edgware Middlesex	P/4027/07/ 3867  APP/M5450/X/ 08/2075358  GW	CERTIFICATE: DEMOLITION OF EXISTING CONSERVATORY AND CONSTRUCTION OF SINGLE STOREY REAR EXTENSION.	Edgware	Dismissed	18.02.09		
Mr Odunaiya Westbury Lodge Cottage Chapel Lane Pinner	P/4114/07 /3835  APP/M5450/A/ 08/2069826  MT	SINGLE AND FIRST FLOOR SIDE EXTENSION; TWO STOREY REAR EXTENSION	Pinner South	Dismissed	10.02.09		
Tarlochan Ghorthe Stella Maris 39 Oakhill Avenue Pinner	P/4259/07 /3883  APP/M5450/A/ 08/2082744	REDEVELOPMENT TO PROVIDE 2/3 STOREY BLOCK WITH BASEMENT OF 3 SELF- CONTAINED FLATS, WITH PARKING IN BASEMENT AND BIN STORE AT SIDE (AND ACCESS)	Pinner	Dismissed	20.01.09		
Mr R Sarna 31 Cannonbury Avenue Pinner HA5 1TW	P/1680/08 /3875  APP/M5450/A/ /08/2082580  HG	RETENTION OF REAR CONSERVATORY	Pinner South	Dismissed	27.02.09		



**PLANNING APPEAL DECISION JANUARY-**

Mr Patel 113 Kingshill Drive Kenton HA3 8QT	P/0619/08 /3887  APP/M5450/A /08/2084634  SG	SINGLE AND TWO STOREY REAR EXTENSION	Kenton West	Dismissed	03.03.09		
Lukka Care Homes Ltd The Flying Eagle Public House Mollison Way Edgware	P/1222/08 /3930  APP/M5450/A /08/2091323  RP	CONSTRUCTION OF CARE HOME (63 BEDSPACES) AND ASSOCIATED WORKS	Edgware	Dismissed	06.03.09		
Villane Homes	P/2309/07/ COU/3763  APP/M5450/A/ 08/2064293  SB	DEMOLITION OF 9 EASTGLADE AND ERECTION OF 4 TWO STOREY DETACHED HOUSES WITH ACCOMMODATION AT LOFT LEVEL WITH DOUBLE GARAGES, LAYOUT OF ACCESS ROAD AND VEHICULAR ACCESS ONTO EASTGLADE (OUTLINE APPLICATION FOR LAYOUT, ACCESS AND SCALE)	Sent 12.02.08				

**PLANNING APPEAL DECISION JANUARY-**

Village Homes (Southern) LLP Land forming part of Woodpeckers, Moss Lane and 9 Eastglade, Pinner HA5 3AW and HA5 3AN  (Ward: Stanmore Park)	P/0208/08/ 3801  APP/M5450/A/ 08/2072296  SB	DEMOLITION OF 9 EASTGLADE AND ERECTION OF 3 SINGLE/ TWO STOREY DETACHED HOUSES WITH ACCOMMODATION AT LOFT LEVEL WITH DOUBLE GARAGES, LAYOUT OF ACCESS ROAD AND VEHICULAR ACCESS ONTO EASTGLADE		Dismissed	30.03.09		
	P/2563/08/ 3885  APP/M5450/A /08/2084841  SB	DEMOLITION OF 9 EASTGLADE AND ERECTION OF TWO SINGLE / TWO STOREY DETACHED HOUSES WITH BASEMENTS AND DOUBLE GARAGES, LAYOUT OF ACCESS ROAD AND VEHICULAR ACCESS ONTO EASTGLADE	Sent 23.09.08				
Mr Vithlani 51B High Street Wealdstone HA3 5DQ  (Ward: Wealdstone)	P/4232/07 /3874  APP/M5450/A /08/2082336  RM	CHANGE OF USE AND CONVERSION OF FIRST + SECOND FLOORS INTO 4 STUDIO FLATS	Sent 29.08.08	Allowed	31.03.09		

## PLANNING APPEAL DECISION JANUARY-

<p>R Selvaratnam 29 Rayners Lane Harrow HA2 0UD  (Ward: Rayners Lane)</p>	<p>P/0127/08 /3877  APP/M5450/A /08/2077191  EJ</p>	<p>RETENTION OF SINGLE STOREY SIDE AND REAR EXTENSION</p>	<p>Sent 03.09.08</p>	<p>Dismissed</p>	<p>31.03.09</p>		
<p>Mr M Shah 23 Nibthwaite Road Harrow Middlesex HA1 1TB  (Ward: Marlborough)</p>	<p>P/0076/08 /3880  APP/M5450/A/ 08/2082823  BA</p>	<p>CONVERSION OF DWELLINGHOUSE TO TWO FLATS; SINGLE STOREY SIDE TO REAR EXTENSION; ROOF ALTERATIONS TO FORM GABLE END AND REAR DORMER (RESIDENT PERMIT RESTRICTED)</p>	<p>Sent 04.08.08</p>	<p>Allowed</p>	<p>31.03.09</p>		

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Meeting:	Strategic Planning Committee
Date:	22 <sup>nd</sup> April 2009
Subject:	Tree Preservation Order No. 930
Key Decision: (Executive-side only)	No
Responsible Officer:	Russell Ball, Tree Preservation Officer
Portfolio Holder:	Councillor Marilyn Ashton, Portfolio Holder for Planning, Development and Enterprise
Exempt:	No
Enclosures:	Appendix 1 – Extracts from Arboricultural Report Appendix 2 -Letter dated 19 <sup>th</sup> January 2009 from Mr Taylor of Fusion Residential Appendix 3 - Letter 16 <sup>th</sup> January 2009 from Mr Terry Lee Appendix 4- Photograph of driveway serving 78 Wellington Road

### **SECTION 1 – SUMMARY AND RECOMMENDATIONS**

Tree Preservation Order (TPO) No. 930 covers the property at 76 Wellington Road and was served as an emergency Order on 16<sup>th</sup> December 2008. Objections have been made against this TPO in respect to the protected Wellingtonia tree at the above address. This is the sole tree covered by this TPO. This report sets out why this TPO should be confirmed.

#### **RECOMMENDATIONS:**

The Committee is requested to confirm TPO No. 930 notwithstanding the objections.

**REASON:** This emergency TPO needs to be confirmed within 6 months otherwise the statutory protection afforded to the aforementioned tree will be lost.

## SECTION 2 - REPORT

2.1 On 16<sup>th</sup> December 2008, TPO No. 930 was made in respect of a Wellingtonia tree (the sole tree covered by this TPO) at the front garden of 76 Wellington Road. The land on which the tree is sited and at No. 78 Wellington Road has three planning consents: one in outline for three detached houses, one full permission for three houses and one outline application (won at appeal) for a block of eight flats. As part of the planning applications, an arboricultural consultant report (HB report) was commissioned by the applicant in respect of the subject Wellingtonia (plus other trees on the site). See relevant extracts at Appendix 1.

Objection letters were subsequently received from Mr Taylor, Planning Director of Fusion Residential (at Appendix 2) and Mr Lee of 78 Wellington Road (at Appendix 3).

2.2 Mr Taylor's objections are set out below with the Council's response

2.2.1 The Wellingtonia causes an undue constraint on the ability to develop the land or subsequently sell the property.  
**Response:** It is accepted that this large (35m) tree represents a significant constraint but its visual amenity is related to its size and presence on the site. For this reason, and due to a threat of development, a TPO was placed on the tree. Furthermore, the HB report cites the tree as having a BS:5837 'A' grade (see survey inspection form at Appendix 1). As such, in my opinion, the tree is an asset to any future occupiers of the site.

2.2.2 If the tree were to fall, it could have serious consequences for the 6 other properties in the vicinity of this tree.

**Response:** During my inspection of the Wellingtonia tree no visual defects were noted. No tree defects are noted in the HB survey inspection form (see Appendix 1). Therefore, it is my view that the Wellingtonia is not a hazard tree.  
If in future, tree defects become evident, Council permission would likely be granted to carry out appropriate remedial pruning works, including removal & replacement if this can be demonstrated to the Council as justified.

2.2.3 The Wellingtonia is too close to existing property & any future development.

**Response:** Planning permission exists for the site that includes the demolition of the existing house (at No. 76: that is uninhabited) and construction of three houses (P/2090/08 and P/3281/08). There is also an extant outline planning permission for eight flats allowed on appeal (P/4280/07) on 21<sup>st</sup> November 2008. In respect to future development, the HB summary (see Appendix 1), states: "The new building will also be set further away from this tree [the Wellingtonia] than the existing house" and therefore any new development would have an improved relationship and setting with this tree.

- 2.2.4 It is apparent that the Wellingtonia is causing root damage to the driveway at No. 78 Wellington Road.  
**Response:** A visit was made (29<sup>th</sup> Jan. 2009) to evaluate the alleged driveway damage. Running alongside, the Wellingtonia there is a driveway that serves the property at No. 78 Wellington Road. On the driveway, immediately adjacent to the tree, a line of tarmac has been lifted (see photo attached as Appendix 4 with a biro pen included for scale). Whilst this has likely been caused by the subject tree, in my opinion, this defect could be remedied with some limited infill to produce a small ramp-like repair over the affected tarmac area. Given the Wellingtonia's significant public visual amenity value this remedial repair could be justified.
- 2.2.5 The Wellingtonia is causing "unseen problems for adjacent properties both below and above ground."  
**Response:** There is no evidence to support this claim. In any event, applications can be made to the Council in future to remedy such problems when they become apparent with justified reasons to carry out tree works on the Wellingtonia.
- 2.3 Mr Lee's objections are set out below with the Council's response
- 2.3.1 It is not necessary to impose a TPO on the Wellingtonia as the tree has the potential to cause damage to nearby properties. A TPO will also prevent its removal in the future should it become unhealthy or over-bearing both in its present setting or future development schemes.  
**Response:** The subject tree is not considered to be a hazard tree (see further comments in section 2.2.2 and 2.2.3 above). As already indicated, the Council is likely to grant permission for remedial works to the tree should tree defects become evident in the future,
- 2.3.2 The Wellingtonia causes constant damage to the driveway at No 78 Wellington Road  
**Response:** No evidence of this on-going damage and associated costs have been submitted to the Council. (see section 2.2.4 above for further comments on damage to the driveway to No 78).
- 2.3.3 Below ground, the Wellingtonia is causing damage to adjacent properties.  
**Response:** No evidence to this effect has been submitted to the Council.
- 2.3.4 Branches/debris falling from the Wellingtonia is causing damage to property at 76 Wellington Road.  
**Response:** No evidence has been submitted to the Council.
- 2.4 There is no right of appeal to the Secretary of State against the confirmation of a TPO. However, under Section 288 of the Town and Country Planning Act 1990 ("the Act"), the validity of a TPO can be challenged on a point of law by an application to the High Court within six weeks of the date the TPO is confirmed on the grounds that: -
- 2.5.1 The TPO is not within the powers of the Act, or

2.5.2. The requirements of the Act (or Regulations made under the Act) have not been complied with in the making of the TPO.

2.6 The Committee is requested to give due consideration to the objection. It is the Council's Arboricultural Officer's opinion that the objections do not outweigh the amenity considerations in this case.

2.7 It is accordingly recommended that the TPO be confirmed.

**Financial Implications**

There are no financial implications.

**Performance Issues**

None.

**SECTION 3 - STATUTORY OFFICER CLEARANCE**

Name: Sheela Thakrar	<input checked="" type="checkbox"/>	on behalf of the* Chief Financial Officer
Date: 11 <sup>th</sup> Mach 2009		
Name: Abiodun Kolawole	<input checked="" type="checkbox"/>	on behalf of the* Monitoring Officer
Date: 4 <sup>th</sup> March 2009		

\*Delete the words "on behalf of the" if the report is cleared directly by Myfanwy or Hugh.

**SECTION 4 - CONTACT DETAILS AND BACKGROUND PAPERS**

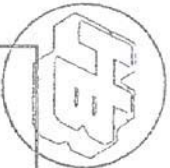
**Contact:** Russell Ball, Planning Arboricultural Officer, extn: 6092



76 WILMINGTON

APPENDIX I  
(of 3 pages)

P/2087/08/COU



## ARBORICULTURAL IMPLICATION AND TREE PROTECTION REPORT

HARROW COUNCIL  
TOWN & COUNTRY PLANNING ACT 1990  
**PLANNING PERMISSION REFUSED**

11 AUG 2008

GROUP MANAGER  
PLANNING & DEVELOPMENT

76-78 Wellington  
Road,  
Hatch End

Produced For: Fusion Residential LLP  
Prepared By: Michael Honey, Dip. Arb. (RS), F.Arbor.A. BA Hons  
Reference: MPH0024/AS  
Date: 18 June 2008



visits by the arboriculturalists during construction and a final visit on completion. A reporting procedure should also be implemented and agreed.

This protective method statement scheme can be endorsed by planning conditions, agreement or obligations as any appropriate arrangement between the developer and planning authority. Further discussion between these relevant parties might therefore be necessary in order to finalise this document.

- **Summary**

The design proposal allows for retention of all those trees of amenity value including all of the A, B and B/C grade specimens. This includes the retention of the important Wellingtonia T14 graded A at the front of number 76. The new building will also be set further away from this tree than the existing house and therefore in an approved relationship and setting with the tree.

The new building's car park basement and access ramp will however encroach partially within the Root Protection Area of the Wellingtonia T14. The access ramps will extend no closer than 8m from T14 and the basement car park approximately 7 metres. The total area of excavation within the Root Protection Area will be less than 15% of the total Root Protection Area. The tree is of a robust species tolerant of root disturbance and the existing house is closer than the proposed basement. Limited root growth is anticipated within the basement area therefore and with reference to BS5837 clause 5.2.4 a 15% encroachment will be acceptable and with limited impact upon this specimen. Protective measures however have been outlined to ensure there is no significant impact upon this specimen.

With the careful implementation of these specific and the general protective measures outlined including the installation of ground protection to allow the storage of materials and vehicle access within the Root Protection Areas, the proposal can be constructed while ensuring the safe retention of the sites trees of amenity value and their continued contribution to the local landscape.

This concludes our report but if we can be of any further assistance, or should you require any further information, please do not hesitate to contact us.

**Michael Honey**

**HONEY TREE SPECIALISTS LTD**

**Suite 2, Dominion House Business Centre, Lion Lane, Haslemere, Surrey GU27 1JR**

# PREDEVELOPMENT TREE SURVEY INSPECTION FORM

Inspection date:  
 Client: Village Homes  
 Site: 76-78 Wellington Road, Hatch End

Contact:

REF: MPH0024/AS  
 Surveyor: Michael Honey  
 Weather:

Tree No	English Name	Height m	DBH cm	Spread m	Vigour	Age	BS Cat 2005	BS RPA 2005	Comments Work
T12a	Malus	5	15	2	N	Middle aged	C		Small orchard tree
T13	Laburnum	5	Multi at 10	2	N	Y	C		Untidy possible self sown group
T14	Wellingtonia	35	160	5 to 7	N	M	A	15m	Very large tree of significance and prominence to the local landscape. Good form. Possible loss of upper leader. Climbing inspection advised. Future installation of lightning conductor recommended
T15	Lawson cypress	7	Multi 25 at base	2	N	M	C		Tree of poor multi stem form with limb displacement
T16	Sycamore	16	50	5 to 7	N	Middle aged	B	6m	Reasonable specimen of some local prominence. One extended unbalanced limb

**Notes:**

As per BS5837, "Trees in relation to construction", 2005.

1. Height describes the height of the tree from ground level.
  2. DBH is the diameter of the trunk at 1.5m from ground level or as defined in the text.
  3. Spread refers to the crown radius from the trunk centre and is expressed as an average or NSEW aspect, as appropriate.
  4. Age range is represented as Y-young, SM-Semi mature, M-mature, OM-over mature.
  5. Vigour is described as N- Normal, INT- Intermediate, L- Low or D-Dead and refers to the general condition of the tree.
  6. BS Cat. refers to BS 5837, 2005 retention category table1, where A category retention most desirable (life expectancy 40 yrs +) B retention desirable (20 yrs +) C could be retained (min. 10 yrs) and R (remove).  
 Colours:- A=LIGHT GREEN B=MID BLUE C=GREY R=DARK RED where indicated on plans.
  7. BS RPA is BS5837, 2005 recommended Root Protection Area given as the radius of a circle equal to that area; The final RPA may not be represented by a circle within tree protector drawings. All construction operations to take place outside this area.
- \* RPA based upon canopy spread rather than BS5837, 2005 Table 2

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## APPENDIX 2

Mr Russell Ball  
London Borough of Harrow  
Harrow Council  
Development & Enterprise  
PO Box 37  
Civic Centre  
Station Road  
Harrow, HA1 2UY

19 January 2009

**SUBMITTED BY EMAIL**

Dear Mr Ball  
**OBJECTION TO PROPOSED TREE PRESERVATION ORDER 930 WELLINGTON ROAD  
NO.4 HATCH END ON LAND AT 76 WELLINGTON ROAD, HATCH END, HA5 4NH.**

I am writing to formally object to proposed Tree Preservation Order No.4 Hatch End. This proposed Order relates to the Wellingtonia tree in the front garden of our property at 76 Wellington Road, Hatch End.

As you will be aware, Fusion Residential now benefit from two consents for development involving both the curtilage of no.76 and the adjoining property no. 78 Wellington Road. Whilst neither of these consents is guaranteed to be implemented given the current economic climate, the imposition of a TPO would cause undue constraints on our ability to develop the land or potentially sell the property as a going concern.

In accordance with procedures, the purpose of this letter is therefore to clarify which tree this objection specifically relates to and the nature of the objections.

- The tree in question is the Wellingtonia tree in the front garden area of 76 Wellington Road proposed to be subject to TPO no.4 Hatch End.

Our reasons for objection are as follows:

- The Wellingtonia dominates the surrounding area – in particular Wellington Road and Woodridings Avenue. It is located immediately adjacent to at least 6 properties including our own and dominates the outlook from many of these properties. The tree is circa 30m high with a substantial crown spread – a crown we have already had to lift owing to damage being caused to the roof of our property. The tree is exceptionally close

to our property – indeed were it to fall there are at least 6 other properties upon which the tree could land including our own. I do not consider that a tree with so much potential to cause substantial (or indeed further) damage to property should be protected by a Tree Preservation Order.

- We are concerned that by imposing a TPO we will be unable to remove the tree should we a) become concerned as to its health (irrespective of whether the LPA concurs with us or not), b) whether we consider it is too close and overbearing to current or future property or c) cause further direct damage to property.

- It is apparent that the tree roots are already causing damage to the driveway of both our property and indeed that of 78 Wellington Road (the owners of which I understand are tired of having to pay to have their driveway repaired).

- As well as damage already apparent to driveways, the tree is no doubt causing unseen problems for adjacent properties both below ground level and above (branches/debris quite often fall on 76 Wellington Road already – indeed as stated above we have had cause to raise the crown to address this problem). For these reasons I conclude that imposing a Tree Protection order places undue hurdles in our way in determining how best to respond to the challenges imposed by the tree. We do not agree that the Council should have the last say in determining whether future potential damage is acceptable or not or indeed whether requests to prune the tree to overcome other concerns, such as the tree being deemed overbearing, should fall to the discretion of the Council.

For the reasons given above I do not consider that TPO 930 Wellington Road no.4 Hatch End should be imposed.

I look forward to acknowledgement of the above and receiving details of the Council's determination upon this matter in due course.

Yours sincerely

Iain Taylor  
Planning Director  
Fusion Residential  
01923 216536

Mr Terry Lee  
78 Wellington Road  
Hatch End  
Middlesex  
HA5 4NH

16 January 2009

Mr Russell Ball  
London Borough of Harrow  
Harrow Council  
Development & Enterprise  
PO Box 37  
Civic Centre  
Station Road  
Harrow  
HA1 2UY

**BY EMAIL AND HARD COPY**

Dear Mr Ball  
**OBJECTION TO PROPOSED TREE PRESERVATION ORDER 930 WELLINGTON ROAD  
NO.4 HATCH END ON LAND AT 76 WELLINGTON ROAD, HATCH END, HA5 4NH.**

I am writing to formally object to proposed Tree Preservation Order no.4 Hatch End relating to a Wellingtonia tree in the garden of my neighbours property at 76 Wellington Road.

As your records will indicate, I am in agreement to sell my property to Fusion Residential should Fusion Residential ultimately determine to implement either of their recently gained planning consents. However this implementation is by no means guaranteed in the current economic climate and it is primarily on this basis that I write to you today.

As you will be aware the Wellingtonia is a mature tree dominating the surrounding area of Wellington Road and Woodridings Avenue. I estimate the height of the tree to be in the region of 30m or so with a substantial crown spread. You will be aware that the tree is exceptionally close to 76 Wellington Road, indeed were it to topple I estimate there are at least 6 other properties upon which the tree could fall - including my own. I do not consider that a tree with so much potential to cause substantial damage to property should be protected by a Tree Preservation Order.

My reasons for objection are as follows:- I am concerned that by imposing a TPO this protection will prevent the owners being able to remove the tree should they be concerned as to its health, become concerned that it is too close to their property, cause direct damage or simply be deemed 'overbearing' – be that in relation to the current no.76 or indeed any scheme Fusion Residential might implement in the future.

Additionally I am concerned that the tree roots are constantly causing damage to my driveway generating costs for repair which I am, frankly, fed up with having to pay.

Whilst I concur that the tree is an impressive specimen, its siting is too close to adjacent properties with the potential to cause much damage were it to fall. Additionally it is already causing damage to my driveway and no doubt other adjacent properties both below ground level (roots) and above (branches/debris quite often fall on 76 Wellington Road already). For these reasons I conclude that imposing a Tree Protection order places undue hurdles in the way of the owner determining how best to respond to the challenges imposed by their tree. I do not agree that the Council should have the last say in determining whether damage caused is acceptable or not. I strenuously object to the protection of this tree on this ground alone.

For the reasons given above I do not consider that TPO 930 Wellington Road no.4 Hatch End should be imposed.

Please keep me informed of the Council's decision on this matter in due course.

Yours sincerely

Mr Terry Lee  
78 Wellington Road





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