



**DEVELOPMENT MANAGEMENT
COMMITTEE
THURSDAY 30 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)**

**Keith Ferry
Krishna James
Thaya Idaikkadar**

Reserve Members:

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

1. Mrinal Choudhury
2. Graham Henson
3. Jerry Miles

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

**Contact: Vishal Seegoolam, Senior Democratic Services Officer
Tel: 020 8424 1883 E-mail: vishal.seegoolam@harrow.gov.uk**

***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

DEVELOPMENT MANAGEMENT COMMITTEE

THURSDAY 30 APRIL 2009

AGENDA - PART I

Guidance Note for Members of the Public Attending the Development Management 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 - 14)

That the minutes of the meeting held on 25 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.

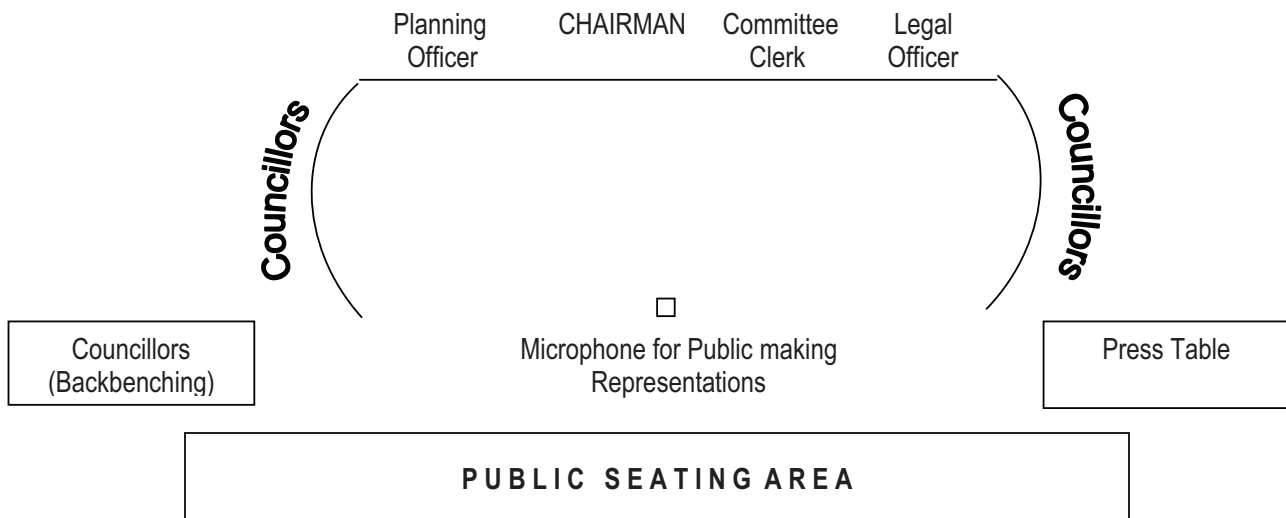
- Enc. 11. **Enforcement Notices Awaiting Compliance:** (Pages 15 - 30)
Report of the Head of Planning – for information.
12. **Member Site Visits:**
To arrange dates for Member site visits that have been agreed during the course of the meeting (if any).
 13. **Any Other Urgent Business:**
Which cannot otherwise be dealt with.

AGENDA - PART II - NIL

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**GUIDANCE NOTE FOR MEMBERS OF THE PUBLIC
ATTENDING THE DEVELOPMENT MANAGEMENT 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 Development Management 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 Development Management 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 Development Management Committee”*** which is available in both the Planning Reception or by contacting the Committee Administrator (tel 020 8424 1883). 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 Development Management 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 Development Management 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 Development Management Committee procedures. It is not an authoritative statement of the law. Also, the Committee may, on occasion, vary procedures).

REPORT OF DEVELOPMENT MANAGEMENT COMMITTEE

MEETING HELD ON 25 MARCH 2009

Chairman: * Councillor Marilyn Ashton

Councillors: * Husain Akhtar * Manji Kara (1)
* Don Billson * Julia Merison
* Keith Ferry * Jerry Miles (3)
* Krishna James

* Denotes Member present
(1) and (3) Denote category of Reserve Members

[Note: Councillors Mano Dharmarajah and Anthony Seymour also attended this meeting to speak on the items indicated at Minute 334 below].

PART I - RECOMMENDATIONS

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

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 had been submitted to the Strategic Planning Committee at its meeting on 11 March 2009.

It was noted that this report had been previously submitted to the Strategic Planning Committee.

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 attached as an appendix to the report with effect from the Municipal Year;

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

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

(See also Minute 345)

PART II - MINUTES333. **Attendance by Reserve Members:**

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

<u>Ordinary Member</u>	<u>Reserve Member</u>
Councillor Thaya Idaikkadar	Councillor Jerry Miles
Councillor Joyce Nickolay	Councillor Manji Kara

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

It was moved and agreed that for efficiency reasons, only the ward Councillor would be permitted to speak on item 3/02 – Veneto House, Park Drive, Rayners Lane.

RESOLVED: That, in accordance with Committee Procedure Rule 4.1, the following Councillors, who were not Members of the Committee, be allowed to speak on the agenda items indicated:

<u>Councillor</u>	<u>Planning Application</u>
Mano Dharmarajah	Item 2/11 – Land to the Rear of 73-79 Minehead Road, Harrow.
Anthony Seymour	Item 3/02 – Veneto House, Park Drive, Rayners Lane.

335. **Declarations of Interest:**

RESOLVED: To note that the following interests were declared:

<u>Agenda Item</u>	<u>Member</u>	<u>Nature of Interest</u>
10. Planning Applications Received. Item 2/10 – 72 Oakington Avenue, Harrow	Councillor Julia Merison	Councillor Merison declared a prejudicial interest in that she lived on the same road as the application. Councillor Merison left the room during the discussion and decision making on this item.
10. Planning Applications Received. Item 2/11 – Land to the Rear of 73-79 Minehead Road, Harrow.	Councillor Jerry Miles	Councillor Miles declared a personal interest in that he was an LEA Governor of Rooks Heath School. Councillor Miles remained in the room during the discussion and decision making on this item.

336. **Minutes:**

RESOLVED: That the minutes of the meeting held on 25 February 2009, be taken as read and signed as a correct record.

337. **Public Questions:**

RESOLVED: To note that no public questions were put.

338. **Petitions:**

- (i) Councillor Graham Henson presented a petition containing 49 signatures. The terms of the petition were as follows:

“We the undersigned who are residents of Minehead Road and Merlins Avenue wish to register our total opposition to the back garden development at 73-79 Minehead Road, which is proposing to have its access point in Merlins Avenue.

This development will have a detrimental effect for residents living in both Minehead Road and Merlins Avenue.

This developmen 4 just feet away from the extremely busy vehicle

and pedestrian entrance to Rooks Heath High School where parents drop off and collect their children with many using their cars. Access is already difficult for existing residents particularly at peak times.

The parking situation is very tight in Merlins Avenue and will only be made worse if the application is granted.

There is major drainage problem on this site as there have been many visits from drainage companies to clear out the drains at 79 Minehead Road, which was built just a few years ago. Other residents in Merlins Avenue are now also experiencing problems with drainage – all since development of number 79.

We urge the Council to reject the planning application.”

- (ii) A resident presented a petition containing 27 signatures. The terms of the petition were as follows:

“We the undersigned residents of Ranmoor Close, Ranmoor Gardens and Walton Drive strongly object to the request for Planning Permission Ref: P/0160/09 to be granted for the demolition of the garages and the redevelopment of the site adjacent to 46/47 Ranmoor close, Harrow, HA1 1UH.

The reasons for our objection is that we feel: The development of the proposed site will lead to an overcrowding in the close and gardens; the already huge parking problems experienced in the close and gardens will get even worse; this will lead to a negative effect on the immediate surrounding environment; the proposed flats will have a direct impact on the neighbouring properties lights and views; the flats will be overlooking other properties; the plans will be of detriment to the local area.”

- (iii) A resident presented a petition containing 1162 signatures. The terms of the petition were as follows:

“A petition consisting of 1,162 signatures on 41 pages in opposition to this application (Veneto House, Park Drive, Rayners Lane ref: P/1989/08/DFU.”

RESOLVED: That the petitions be received and noted.

339. **Deputations:**
The Panel received a late request to receive a deputation on agenda item 12 – Tree Preservation Order No. 929.

RESOLVED: That (1) in accordance with Committee Procedure Rule 27.1, Procedure Rule 17 be suspended for Item 12 – Tree Preservation Order No. 929, to receive a deputation.

(2) to note that no further deputations had been received.

(See minute 344).

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

RESOLVED: To note that there were no references.

341. **Representations on Planning Applications:**
The Committee received a request to make a representation from the applicant of item 3/02 – Veneto House, Park Drive, Rayners Lane, on the list of planning applications. This item had been deferred from the last meeting and officers had recommended the application for refusal.

RESOLVED: That (1) in accordance with the provisions of Committee Procedure Rule 18 (Part 4B of the Constitution), representations be received in respect of items 2/07 and 2/12 on the list of planning applications;

(2) representations not be received in respect of item 3/02 on the list of planning applications.

342. **Planning Applications Received:**

RESOLVED: That (1) in accordance with the provisions of the Local Government Act 1985, the following information be admitted to the agenda by reason of the special circumstances and grounds for urgency stated:

<u>Agenda Item</u>	<u>Special Circumstances / Reasons for Urgency</u>
Addendum	This contained information relating to various items on the agenda and was based on information received after the agenda's dispatch. It was admitted to the agenda in order to enable Members to consider all information relevant to the items 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.

343. **Enforcement Notices Awaiting Compliance:**

The Committee received a report of the Head of Planning which listed those enforcement notices awaiting compliance.

RESOLVED: That the report be noted.

344. **Tree Preservation Order No. 929:**

The Committee received a deputation from Mr Simon Pryce. Objecting to the confirmation of the Tree Preservation Order (TPO), Mr Pryce outlined reasons why he felt imposing a TPO on the relevant trees would not be beneficial. In response an officer explained to the Committee why he had recommended that a Tree Preservation Order be confirmed notwithstanding the objections.

RESOLVED: That Tree Preservation Order No. 929 be confirmed.

(The Committee wished to be recorded that the decision was unanimous).

(See minute 339).

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

(See Recommendation I).

346. **INFORMATION REPORT - The Householders Appeal Service (HAS):**

In accordance with the Local Government (Access to Information) Act 1985, an information report on the Householders Appeal Service was admitted late to the agenda as the reason for urgency arose from the late publication of details of the new Householder Appeals Service on 16 March 2009 and for the need to ensure that Members were aware of the new arrangements prior to their implementation on 6 April 2009.

The report set out details of the new arrangements for determining householder appeals which were due to come into effect on 6 April 2009. The Chairman commented that one of the most significant issues arising from the new proposals was that no further representations could be submitted to the Planning Inspectorate for applications which went to appeal. The Chairman commented that she would be liaising with the Nominated Member to investigate how the minutes of the Council's Planning Committees could be revised to ensure that they contained the necessary information, as they would be more important in the consideration of an appeal.

RESOLVED: That the report be noted.

347. **Member Site Visits:**

RESOLVED: That Member Site Visits take place on Tuesday 21 April 2009 at 6.15 pm to the following sites:

- 2/08 – 58/60 Nibthwaite Road, Harrow.
- 2/12 – 9 Nelson Road, Stanmore.
- 2/13 – 83A and 83B Hindes Road, Harrow.

(Note: The meeting, having commenced at 6.30 pm, closed at 9.35 pm).

(Signed) COUNCILLOR MARILYN ASHTON
Chairman

SECTION 2 – OTHER APPLICATIONS RECOMMENDED FOR GRANT

LIST NO: 2/01 **APPLICATION NO:** P/3720/08/NR

LOCATION: Land to Rear of 123 – 135 Whitchurch Lane, Edgware.

APPLICANT: Trident Properties Ltd.

PROPOSAL: 6 Retirement Units in 2 Single Storey Blocks; Access from Stratton Close with Alterations; Parking.

DECISION: GRANTED permission for the development described in the application and submitted plans, subject to the conditions and informatives reported.

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

LIST NO: 2/02 **APPLICATION NO:** P/3496/08/NR

LOCATION: 385 Honeypot Lane, Stanmore.

APPLICANT: Mr Kumarsamy Indrachith.

PROPOSAL: Change of Use from Estate Agent to Private Hire Mini Cab Booking Office (Class A2 to Sui Generis).

DECISION: GRANTED permission for the development described in the application and submitted plans, subject to the conditions and informatives reported.

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

LIST NO: 2/03 **APPLICATION NO:** P/3976/08/SB5

LOCATION: 14 Pinner Hill Road, Pinner.

APPLICANT: Mr David Lewinson.

PROPOSAL: Demolition of Existing Detached Dwellinghouse and Redevelopment to Provide Three Terraced Dwellinghouses; New Vehicle Access From Tudor Road; New Metal Rail Fencing Along Pinner Hill Road and Tudor Road.

DECISION: GRANTED permission for the development described in the application and submitted plans, as amended on the addendum, subject to the conditions and informatives reported.

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

LIST NO: 2/04 **APPLICATION NO:** P/4087/08/NR

LOCATION: 29 Carlton Avenue, Harrow.

APPLICANT: Miss Nosheen and Saira Arian.

PROPOSAL: Continued Use of Dwellinghouse as Two Flats, Proposed Single Storey Rear Extension, Demolition of Side Garage (Revised).

DECISION: GRANTED permission for the development described in the application and submitted plans, subject to the conditions and informatives reported.

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

LIST NO: 2/05 **APPLICATION NO:** P/3966/08/DC3

LOCATION: Former Clinic / Scout Hut, Rear of Tenby Road, Edgware.

APPLICANT: Samson Construction Ltd.

PROPOSAL: Retention of the Sub – Structure and Construction of the Super Structure of 10 Affordable Houses.

DECISION: GRANTED permission for the development described in the application and submitted plans, as amended on the addendum, subject to the conditions and informatives reported.

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

LIST NO: 2/06 **APPLICATION NO:** P/3845/08/GL

LOCATION: Botwell Court, 118 Headstone Road, Harrow.

APPLICANT: Mr K Sabaratnam.

PROPOSAL: Provision of Two Flats Within Mansard Roof Space Together With Roof Lights to Front and Rear Roofslopes.

DECISION: REFUSED permission for the development described in the application and submitted plans, for the following reasons:

(i) The proposal, by reason of an excessive number of velux rooflights both to the front and rear elevations, with regard to the design of the roof, would appear visually obtrusive and would detract from the established pattern and character of the existing development in the vicinity and would have a detrimental effect on the visual amenities of the nearby occupiers contrary to HUDP Policy D4.

(ii) The two flats, which would be created by the use of the roof space, would afford substandard accommodation to the detriment of the residential amenities of the future occupiers thereof and, in the absence of easy access to the upper floor and the fact that these flats would be located on the fourth floor, would fail to meet the requirements of Life Time Homes Standards contrary to HUDP (2004) policy D4 and the Accessible Homes Supplementary Planning Document (April 2006).

Note: (1) During discussion on the above item, it was moved and seconded that the application be refused for the reason given. Upon being put to a vote, this was carried;

(2) Councillors Marilyn Ashton, Husain Akhtar, Don Billson, Julia Merison and Manji Kara wished to be recorded as having voted for the decision to refuse the application;

(3) Councillors Keith Ferry, Krishna James and Jerry Miles wished to be recorded as having abstained on the decision to refuse the application;

(4) the Head of Planning had recommended that the above application be granted].

LIST NO: 2/07 **APPLICATION NO:** P/3558/08/GL

LOCATION: 112 Uxbridge Road, Harrow Weald.

APPLICANT: Mr Jay Dadhanian.

PROPOSAL: Retention of Detached Two Storey Dwellinghouse With Rooms in Roofspace; Timber Decking at Rear and Proposed Alterations to Garden Levels; Landscaping.

DECISION: GRANTED permission for the development described in the application and submitted plans, as amended on the addendum, subject to the conditions and informatives reported and the following:

- (i) amending condition 5 to read:
1. The development hereby permitted shall not be occupied until the two first floor bathroom windows in the east flank wall have:
 - a) been glazed with purpose-made obscure glass, and
 - b) been permanently fixed closed below a height of 1.7 metres above finished floor level, and shall thereafter be retained in that form.
 2. The west flank side door has:
 - a) been glazed with purpose-made obscure glass, and shall thereafter be retained in that form.

REASON: To safeguard the amenity of neighbouring residents from potential overlooking and loss of privacy.

- (ii) inserting an extra condition to read:

The development hereby permitted shall not be occupied until:

1. the west flank ground floor kitchen has
 - a) been glazed with purpose-made obscure glass, and
 - b) been permanently fixed closed below a height of 1.7 metres above finished floor level, and shall thereafter be retained in that form; and
2. the west flank side door has been glazed with purpose-made obscure glass, and shall thereafter be retained in that form

REASON: To safeguard the amenity of neighbouring residents from potential overlooking and loss of privacy.

- (iii) inserting an extra condition to read:

The development hereby permitted shall not be occupied until the retaining wall indicated on the Proposed Landscape Plan – Drawing No. 112UR/PLP05/1009 at the rear of the house and adjacent to the east rear garden boundary with the driveway to No. 110A Uxbridge Road has been constructed in accordance with details to be submitted to, and approved in writing by, the local planning authority. The development shall be carried out in accordance with the approved details and shall thereafter be retained.

REASON: To safeguard the character of the locality and the amenity of neighbouring residents.

[Notes: (1) Prior to discussing the above application, the Committee received representations from an objector and the applicant, which were noted.

(2) The Committee wished for it to be recorded that the decision to grant the application was unanimous].

LIST NO:	2/08	APPLICATION NO:	P/4104/08/GL
LOCATION:	58/60 Nibthwaite Road, Harrow.		
APPLICANT:	Mr J Donovan.		
PROPOSAL:	Conversion of Two Dwellinghouses to Five Flats; Alterations to Roof to Form End Gables and Rear Dormers; Single Storey Rear Extension to Both Properties; External Alterations to First Floor Rear Elevation; Formation of New Vehicular Access to Hamilton Road; 1.8m High Boundary Fence.		
DECISION:	DEFERRED for a Member Site Visit.		

LIST NO: 2/09 **APPLICATION NO:** P/4116/08/NR
LOCATION: 24-28 Church Road, Stanmore.
APPLICANT: Jaspar Management Ltd.
PROPOSAL: Third Floor Extension to Provide Offices (Class B1).
DECISION: GRANTED permission for the development described in the application and submitted plans, subject to the conditions and informatives reported.

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

LIST NO: 2/10 **APPLICATION NO:** P/3904/08/HG
LOCATION: 72 Oakington Avenue, Harrow.
APPLICANT: Mr Terry Daniel.
PROPOSAL: Demolition of Existing Single Storey Side Extension and Erection of Single and Two Storey Detached House With Associated Vehicle Access and Parking.
DECISION: REFUSED permission for the development described in the application and submitted plans for the following reasons:

- i) The proposal, by reason of its siting within the available plot, would have an adverse effect on the balance and pattern of development in the locality and would appear to be incongruous and out of keeping in the street scene contrary to HUDP policy D4.
- ii) The layout, design and landscaping of the frontage of the proposal, together with number 72 itself, would result in excessive hard surfacing to the detriment of the character of the area and the street scene, contrary to HUDP policies D4, D5 and D9.

Notes: (1) During discussion on the above item, it was moved and seconded that the application be refused for the reason given. Upon being put to a vote, this was carried;

(2) Councillors Marilyn Ashton, Husain Akhtar, Don Billson, Julia Merison and Manji Kara wished to be recorded as having voted for the decision to refuse the application;

(3) Councillors Keith Ferry, Krishna James and Jerry Miles wished to be recorded as having abstained on the decision to refuse the application;

(4) the Head of Planning had recommended that the above application be granted].

LIST NO: 2/11 **APPLICATION NO:** P/3764/08/SB5
LOCATION: Land to the Rear of 73-79 Minehead Road, Harrow.
APPLICANT: Mr Terry Daniel.
PROPOSAL: Outline for Layout, Scale, Appearance and Access: 2 X Two-Storey Semi-Detached Houses With Single Storey Projections, New Vehicle Access and Parking at Front.
DECISION: GRANTED permission for the development described in the application and submitted plans, as amended on the addendum, subject to the conditions and informatives reported.

Notes: (1) During discussion on the above item, it was moved and seconded that the application be refused for reasons relating to the application providing substandard accommodation to the detriment of future occupiers, being detrimental to parking flow and endangering the safety of local pupils. Upon being put to a vote, this was not carried;

(2) Councillors Marilyn Ashton, Husain Akhtar, Julia Merison and Manji Kara wished to be recorded as having voted against the motion to refuse the application;

(3) Councillors Keith Ferry, Krishna James and Jerry Miles wished to be recorded as having voted for the motion to refuse the application;

(4) Councillors Marilyn Ashton, Husain Akhtar, Julia Merison and Manji Kara wished to be recorded as having voted for the decision to grant the application;

(5) Councillors Keith Ferry, Krishna James and Jerry Miles wished to be recorded as having voted against the decision to refuse the application.

LIST NO:	2/12	APPLICATION NO:	P/0006/09/FOD
LOCATION:	9 Nelson Road, Stanmore.		
APPLICANT:	Harrow Council.		
PROPOSAL:	Single and Two Storey Side Extension, Single Storey Front and Rear Extensions, Front Access Ramp.		
DECISION:	DEFERRED for a Member Site Visit.		
LIST NO:	2/13	APPLICATION NO:	P/0026/09/SG
LOCATION:	83A and 83B Hindes Road, Harrow.		
APPLICANT:	Mrs Rehana Jahangeer Choudhry.		
PROPOSAL:	Detached Outbuildings at Rear of Both Properties.		
DECISION:	DEFERRED for a Member Site Visit.		
LIST NO:	2/14	APPLICATION NO:	P/2973/08/TEM
LOCATION:	31 Honister Gardens, Stanmore		
APPLICANT:	Mr and Mrs V and M Chokshi.		
PROPOSAL:	Single Storey Front; Single/Two Storey Side to Rear; Single Storey Rear Extensions.		
DECISION:	GRANTED permission for the development described in the application and submitted plans, as amended on the addendum, subject to the conditions and informatives reported.		
	[Note: The Committee wished for it to be recorded that the decision to grant the application was unanimous].		
LIST NO:	2/15	APPLICATION NO:	P/0007/09/DC3
LOCATION:	8 St Anns Road, Harrow.		
APPLICANT:	Ablethird Ltd.		
PROPOSAL:	Change of Use of 8 St Anns Road From an Adult Gaming Centre (Sui Generis) to Retail Shop (Class A1).		

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ENFORCEMENT GRID - March 2009

Sent to Legal		ENFORCEMENT GRID - March 2009									
Date Report Sent	Enforcement Reference	Address	Ward	Site Officer	Date Reported	Notice Served	Appealed	Date for compliance	Complied	Breach, Progress And Comments	
Feb 08											
14/02/08	502/06	69 Winchester Road	Kenton East	SSB	27/07/06					<p>Unauthorised front porch, single storey rear extension and conservatory Planning permission refused for the development (application reference P/3001/06 on 15 January 2007) Legal officer - Abi Kolawole Agreeing content of delegated report with planning Iken ref - EC-003430 Being reassessed under the current GPDO</p>	
14/02/08	0054/08	Blackgate, Church Lane	Pinner	SSB	01/02/08					<p>Unauthorised Tree House Planning permission refused for the development (application reference P/1328/07 on 20 December 2007) Legal officer - Louise Humphreys Iken ref - EC-003479 On hold - S78 appeal lodged Appeal dismissed legal informed 26/11/08 Preetinder sent report for amendment to Planning. 13/01/09 Amended report sent to legal</p>	

26/11/08	370/08	24 Wood End Road	Harrow on the Hill	PA	07/07/08						Single storey side to rear extension Legal Officer - Louise Humphreys. Agreeing content of report with planning.
Jan-09											
20/01/09	586/05	7 Handel Way, Edgware	Canons	GW	08/08/05						Covered way and use of outbuilding as 2 self-contained units 20/01/09 - Enf report sent to legal - Legal officer Louise Humphreys
22/01/09	697/07	13-17 manor Road	Greenhill	SSB	07/12/07						Unauthorised conversion to 15 flats 20/01/09 - Committee report sent to Legal officer Louise Humphreys
Feb-09											
02/02/09	0692/06	86 Uppingham Avenue	Queensbury	GW	19/12/06						Unauthorised conversion to 2 flats 20/01/09 - Enf report sent to legal - Legal officer Louise Humphreys 23/02/2008 amended rpt to legal
03/02/09	281/08	4 & 6 Camrose Avenue	Edgware	PB	02/06/08						Unauthorised conversion of garage and extension to self contained residential unit 03/02/09 - Enf report sent to legal - Legal officer Louise Humphreys
03/02/09	757/08	8 Camrose Avenue	Edgware	PB	31/12/08						Unauthorised conversion of garage to self contained residential unit 03/02/09 - Enf report sent to legal - Legal officer Louise Humphreys
05/02/09	0027/08	31 Cuckoo Hill Drive	Pinner South	GW	09/01/08						variation to planning consent 05/02/09 - Enf report sent to legal - Legal officer Louise Humphreys 04/02/09 - Enf report sent to legal
25/02/09	249/08	40 Bedford Road	Headstone South	GW	15/05/08						conversion to 2 self-contained residential units. 25/02/09 - Enf report sent to legal - Legal officer Louise Humphreys

ENFORCEMENT GRID - March 2009

ENFORCEMENT GRID - March 2009									
Check compliance - Notice Served									
Enforcement Reference	Address	Ward	Site Officer	Date Reported	Notice Served	Appealed	Date of Compliance	Complied	Breach, Progress And Comments
0594/07	34 Gordon Avenue	Stanmore Park	MM	16/10/07	Yes		30/03/09		Erection of single storey extension (approx 6m wide by 3m deep) on the forecourt of the dwelling S78 appeal lodged - awaiting decision Notice served on 22/08/08 - Awaiting compliance
669/07	29 Rayners lane	Roxbourne	BC	26/11/07	Yes		05/12/08		Unauthorised single side & rear extension Notice served 25/7/08. S78 appeal lodged and awaiting decision
0055/08	17 Radley Gardens	Kenton East	ML1	01/02/08	Yes		03/01/09		Unauthorised conversion of ground floor of property into 2 flats and installation of additional entrance door. Planning permission refused for the development (application reference P/1756/07 on 12 November 2007). Draft report prepared for delegation - Notice served on 22/08/08 Owners have not complied with notice. Case being reviewed by Planning.
102/08	21 Landseer Close	Edgware	SSB	25/02/08	Yes		04/05/09		Unauthorised alteration/extension to roof incorporating raised roof over dwelling house and rear dormer (The Development) 06/11/08 Legal officer -Preetinder Cheema 17/10/08 revised rpt to legal(gw) Notice served 21/10/08
662/06	1 Constable Gardens	Edgware	SSB	20/07/06	Yes		05/04/09		Unauthorised Single storey rear extension- p/p refused Legal officer - Preetinder Cheema - EC- 003957 Notice served 24/11/08

ENF/0362/08	2 Alicia Avenue	Kenton West	PA	02/07/08	Yes	23/04/2009	Continued use of detached single storey outbuilding in rear garden as dwelling unit Preetinder Cheema - EC-004067 Report being signed off by planning Notice Served 18/12/08
0447/07/P	10 Harrow View	Headstone South	SG	16/05/07	Yes	09/06/09	Additional single storey rear extension Legal Officer - Preetinder Cheema 31/12/08 - Report cleared - sent to AP 05/01/09 - Report cleared by AP Notice served 03/02/09
625/03	Broomhill, Mount Park Road	Harrow on the Hill	GW		Yes	03/02/09	FENCING AND INCORRECT MATERIAL FOR HARDSTANDING Legal Officer - Louise Humphreys 31/12/08 - Report cleared - sent to AP Notice served - 26/01/09
0034/08	3 Aylwards Rise	Stanmore Park	SSB	16/01/08	Yes	24/04/09	Non-compliance with condition 2 of planning permission P/3088/06/DFU granted on appeal (ref APP/M5450/A/07/2039231 Legal Officer - Sabrina Sangha Additional information included in report by planning. Report signed off by planning Notice served - 25/02/09
604/07	40 Braithwaite Gardens	Belmont	GW	15/10/07	Yes	15/07/09	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 Legal Officer - Preetinder Cheema Agreeing content of report with planning. 21/11/2008 amended rpt to legal Legal Officer 14/01/09 Report being signed off by planning. Notice served - 05/03/09
260/08	9 Westfield Gardens	Kenton East	PB	22/05/08	Yes	05/08/09	DETACHED OUTBUILDING AND CONTINUED USE FOR THE PREPARATION OF FOOD FOR COMMERCIAL PURPOSES Preetinder Cheema - EC-004041 Report being signed off by planning Report signed off by planning Notice served - 26/03/09

0167/07	66 Woodhall Gate, Pinner	Hatch End	LH	03/07/07	Yes	31/07/09	Unauthorised rooflights 06/11/08 Legal officer - Preetinder Cheema Iken ref - EC-003416 Legal requested new format 27/11/08 Ammended report sent to legal 31/12/08 - Report cleared - sent to AP 05/01/09 - Report cleared by AP
0077/08	31 Cannonbury Avenue	Pinner South	GW	29/01/08	Yes	19/08/09	rear conservatory 28/10/08 - File with Sarah Inverary 31/12/08 revised rpt sent to sarah EC-004021 Draft enforcement report sent to legal 26/11/08 S78 appeal has been lodged Awaiting outcome of appeal. 03/04/09 - Notice served
27/06	87 Kenton Lane	Kenton East	GW	20/01/06	Yes	13/11/09	Unauthorised use of outbuilding as two self contained flats 20/01/09 - Enf report sent to legal - Legal officer Preetinder Cheema 26/02/2008 amended rpt to legal 03/04/09 - Notice served
514/07	41 The Drive	West Harrow	GW	21/09/07	Yes	15/08/09	Single storey side to rear extension, and conservatory 24/10/08 legal officer - Marieke Van Den Bergh - EC-004015 21/11/2008 amended rpt to legal Legal Officer - Preetinder Cheema. 14/01/09 Report signed off by planning. 03/04/09 - Notice served
125/08	145 High Street	Wealdstone	GW	07/03/08	Yes	19/08/09	Unauthorised single storey rear extension. 06/03/2009 - Enf report sent to legal - Legal officer Sarah Inverary 02/04/09 & 06/04/09 - Notice served
0263/07/P	3 Green Lane Cottages	Stanmore Park	LH	30/07/07	Yes	Revised date 02/06/2009	Replacement of two timber framed horn style sash windows with two uPVC casement windows Notice served on 22/08/08 - Appeal submitted - Awaiting appeal decision 03/04/09 - Appeal dismissed

ENFORCEMENT GRID - March 2009

Notice served - Appeal Lodged											
Enforcement Reference	Address	Ward	Site Officer	Date Reported	Notice Served	Appealed	Date for compliance	Complied	Breach, Progress And Comments		
956/05	85a Whitchurch Lane	Canons	SSB	20/01/05	Yes	Yes	12/12/08		single storey rear extension Notice served on 05/08/08 Appeal lodged. Public inquiry 30/04/09		
0056/08	43 High Street, Harrow	Harrow on the Hill	MRE	01/02/08	Yes	Yes	25/04/2009 (from appeal decision)		Unauthorised cash machine. Planning permission refused for the development (application reference P/3593/07 on 20 December 2007). Draft report prepared for delegation and passed to Legal. Notice served 25/7/08. Appeal lodged Appeal decision - 26/01/09 - Notice varied and allowed in part - site being monitored		
95/07	Unit 3 Ballards Mews/High St. - Edg	Edgware	GW	09/05/07	Yes	Yes	23/04/2009		Unauthorised two extract flues to workshop Legal officer - Louise Humphreys Report being signed off by planning. Notice served 17/12/08. Appeal submitted - Awaiting appeal decision		

293/07	52 Adderley Road	Wealdstone	GW	07/08/07	Yes	Yes	18/03/09	<p>Unauthorised single storey conservatory extension attached to the existing rear extension</p> <p>28/10/08 - File with Preetinder Cheema Notice served on 06/11/08 Appeal submitted - Awaiting appeal decision</p>
228/08	85 Greenway	Pinner	PB	07/05/08	Yes	Yes	09/04/09	<p>Single storey side and rear extension</p> <p>Agreeing content of report with planning. Legal officer - Preetinder Cheema 31/12/08 - Report cleared - sent to AP 05/01/09 - Report cleared by AP Notice served 03/02/09 Appeal submitted - Awaiting appeal decision</p>

ENFORCEMENT GRID - March 2009

PROSECUTION REQUIRED		ENFORCEMENT GRID - March 2009									
Enforcement Reference	Address	Ward	Site Officer	Date Reported	Notice Served	Appealed	Date for compliance	Complied	Breach, Progress And Comments		
339/01	78 Cecil Road	Wealdstone	GW	14/08/01	Yes	Yes	07/09/03		Building works in rear garden adj. to 80 Wellington Rd awaiting prosecution report		
480/02	9 West Drive Gardens	Harrow Weald	SSB	21/08/02	Yes	Yes	21/01/04		Roof alterations without planning permission Notice to be served as soon as possible. Notice of appeal served. Appeal Dismissed Insp letter dated 20-Jun-03. Owners have offered to do works required, starting in Sept 2004. Site inspected in Sept 04, assessment required for prosecution		
317/03	154 Eastcote Lane, S/har	Roxbourne	SSB	03/07/03	Yes		01/10/04		Compliance with condition 8 Appeal received, appeal not valid. Section 78 dismissed, owners asked to provide details of timescale for compliance with notice. Agent looking into how to alter development to comply with notice. Prosecution report required		
441/03	Mount Park Manor	Harrow on the Hill	GW	28/07/03	Yes	Yes			TELESCOPIC POOL COVER Reassessment required		

573/03	22 Walton Road	Marlborough	SSB	07/10/03	Yes	28/02/06	<p>Unauthorised construction of a single storey rear extension and front porch. Appeal fee not paid to the Planning Inspectorate, thus appeal not validated. Planning Inspectorate confirmed in letter dated 27 March 2006. Prosecution report required</p>
625/03	Broom Hill, Mount Park Road	Harrow on the Hill	SSB	31/10/03	Yes	11/04/05	<p>BREACH OF CONDITION RE: FENCING AND INCORRECT MATERIAL FOR HARDSTANDING Appeal submitted. Appeal determined and upheld. Planning permission subject to conditions. Enforcement officer to monitor conditions. Enf Officer has visited site. Breach of condition established 05/01/09 - Report cleared by AP</p>
94/04	190 Whittington Way	Pinner South	GW	23/02/04	Yes		<p>SINGLE STOREY REAR EXTENSION ONTO SINGLE STOREY REAR EXTENSION Appeal withdrawn - reassessment required</p>
160/04	29 The Broadway	Wealdstone	GW	15/03/04	Yes		<p>installation OF ADVERTISEMENT Reassessment required</p>
425/04	61 Oxley Road	Rayners Lane	SSB	01/07/04	Yes	14/02/06	<p>Erection of rear extension and wall Section 330 notice served on 20-June-05. Enf notice issued. Case Officer visited on 7th September 2006. notice not complied with, letter sent advising owner of intention to commence prosecution proceedings.</p>

483/04	35 Orchard Grove, Edg	Edgware	GW	08/07/04	Yes	Yes	04/07/06	Change of use to flats Section 330 notice served on 6-July-05. Section 330 Notices were returned unopened. Enforcement Notices issued. Appeal Submitted, awaiting outcome. Appeal withdrawn. Re- assessment required for prosecution
619/04	462 Honeypot Lane	Queensbury	SSB	25/08/04	Yes		13/09/07	Unauthorised construction of a single storey rear extension Site visit required by Enforcement Officer.
700/04	1 Wildcroft Gardens	Canons	SSB	21/09/04	Yes	No	19/08/06	REMOVAL OF BUSH ON PAVEMENT AND 4 PILLARS ON FRONT BOUNDARY AT OVER 2M HIGH. Part complied - Further assessment required
989/04	56 Lake View	Canons	GW	23/10/04	Yes	Yes		Porch has been erected across the front gable Appeal dismissed - needs reassessment
24/05	81 Roxeth Hill	Harrow on the Hill	SSB	06/05/06	Yes		18/07/06	Erection of roof extension AB / RD checking when roof was erected. Borough Solicitor preparing notice. Notice prepared. Planning Appeal part allowed Dismissed 18/10/05 with variation Re-assessment required

519/05	32 Rusland Park Road	Marlborough	GW	17/06/04	Yes	Yes	27/08/08	Unauthorised construction of a two/three storey side to rear, single storey front to side extension and rear dormer Notice was withdrawn on 13 September 2007 and reissued on 13 September 2007. Awaiting appeal decision. Appeal dismissed - prosecution required
744/05	14 Roxeth Green Avenue	Roxbourne	SSB	17/10/05	Yes	Yes	17/11/08	Unauthorised construction of a rear extension Appeal dismissed 18 August 2008. Site visit and witness statement required
370/06	399 Alexandra Avenue	Rayners Lane	PA	02/05/06	Yes			installation OF ADVERTISEMENT Reassessment required
401/06	76 Formby Avenue	Queensbury	SSB	24/04/06	Yes	Yes	22/11/07	Use of outbuilding as two self-contained residential units Enforcement Officer visited the site. Breach still existing. Prosecution witness statement required.
459/07/P (reregistered)	119 Eastcote Lane	Roxeth	SSB	19/09/07	Yes	Yes	23/06/2001 (original date)	Converted swimming pool enclosure at rear into 3 flats & separate additional unit created at the side of the property. awaiting preparation of prosecution report
183/08	127 Ruskin Gardens	Kenton East	PA	10/04/08	Yes	Yes	02/10/08	Property being used as building yard awaiting prosecution report

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