

Meeting:	Development Management Committee
Date:	25 th February 2009
Subject:	1 & 2 Bankfield Cottages, Ass House Lane, Harrow
Responsible Officer:	Hugh Peart – Director of Legal and Governance Services
Portfolio Holder:	Councillor Marilyn Ashton, Portfolio Holder for Planning Development and Enterprise
Exempt:	No
Enclosures:	None

Section 1 – Summary and Recommendations

This report seeks an extension of time to complete a Section 106 Agreement (“the Agreement”) relating to 1 & 2 Bankfield Cottages, Ass House Lane, Harrow (“the Site”). The Strategic Planning Committee approved heads of terms for the Agreement on 4 June 2008.

Recommendations:

The Committee is requested to:

Extend the time for completion of the Agreement by two calendar months from the date of this meeting.

Reason: (For recommendation)

To enable settlement and execution of the Agreement.

Section 2 – Report

On 14 June 2008, the Development Management Committee resolved to grant planning permission (ref no: P/0838/08) for the erection of two two-storey semi-detached houses with parking, subject to completion of the Agreement within six months of the committee date.

The broad terms for the Agreement approved by the Committee require the applicants to implement either planning permission previously granted under reference P/3026/05 or the permission to be granted for the current application but not both.

Negotiations of the Agreement between the applicant and the Council progressed well and the agreement has been executed by the applicant. However, it has not proved possible to complete the agreement within the timescale set by Committee because the applicant wished to discharge a mortgage which existed over the land prior to the completion of the agreement.

The applicant has now provided evidence of the application to HM Land Registry to discharge the mortgage and the agreement is now able to be completed. Committee is requested to extend the time for completion of the Section 106 Agreement for the Site by a period of two calendar months from the date of this meeting.

Financial Implications

The proposed recommendation raises no financial implications. The developer will bear the costs of completing the Agreement.

Performance Issues

None

Risk Management Implications

None.

Section 3 - Statutory Officer Clearance

Name: Sheela Thakrar

on behalf of the*
Chief Financial Officer

Date: 8 December 2008

Name: Abiodun Kolawole



on behalf of the*
Monitoring Officer

Date: 11 February 2009

Section 4 - Contact Details and Background Papers

Contact: Louise Humphreys – Consultant Planning Solicitor, 020 8424 9239

Background Papers:

Officer Report to Development Management Committee dated 4 June 2008

Minutes of Development Management Committee dated 4 June 2008

If appropriate, does the report include the following considerations?

1.	Consultation	NO
2.	Corporate Priorities	NO