

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).		

