

Planning Committee

SUPPLEMENTAL AGENDA

DATE: Wednesday 5 September 2012

AGENDA - PART I

- 11. INFORMATION REPORT - OVERVIEW OF PLANNING APPEAL DECISIONS AND ENFORCEMENT STATISTICS FOR THE FIRST QUARTER OF 2012/13**
(Pages 1 - 20)

Report of the Divisional Director of Planning.

AGENDA - PART II - NIL

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REPORT FOR: PLANNING COMM.

Date of Meeting: 5 September 2012

Subject: **INFORMATION REPORT –**
Overview of Planning appeal decisions
and enforcement statistics for the first
quarter of 2012/13

Responsible Officer: Stephen Kelly - Divisional Director of
Planning

Exempt: No

Enclosures: Appendix A Schedule of appeal
decisions
Appendix B Enforcement Grid

Section 1 – Summary

This report provides the Committee with an overview of Planning appeal decisions and enforcement statistics for the first quarter of 2012/13.

FOR INFORMATION

Section 2 – Report

2.1 Appeals Background

This report provides the Committee with an overview on the appeal decisions received by the Council in Quarter 1 of 2012/13.

2.2 Overview

The decisions of the Council as Local Planning Authority are subject to a right of appeal. Appeals are made to the Planning Inspectorate, an agency of Government, established independently by the Secretary of State to review and in most cases, determine, planning appeals submitted. Planning Appeals may be determined by “written representations” – where the appeal is “heard” by an exchange of written correspondence; an “informal Hearing” – where the parties meet to explore the reasons for refusal with a Planning Inspector or by way of a public inquiry, where formalised examination of the evidence takes place under the Direction of an inspector.

The majority of planning appeals are heard by way of written representations. Public inquiries, because of their cost and the delay associated with them, are the least common form of appeal in the borough.

In addition to the consideration of the planning merits of a specific application – centered upon the reasons for refusal, in some cases, planning inspectors will determine claims against the Council for applicants (or the Councils) costs arising as a result of unreasonable behavior.

2.3 Appeal Decisions by Type

Table 1: Appeal Decisions by Type – 1 April 2012- 30 June 2012

Summary of appeal decisions (April – June 2012)
Householder appeals 18 Decided 3 Allowed % Allowed = 17%
Enforcement 7Decided 5 Allowed %Allowed = 71%
Others (Written representations, informal hearings, public Inquiries) 15 Decided 5 Allowed %Allowed = 33.8%

The above table summarises the results of appeal decisions by type in the previous quarter (Q1). Whilst the success rate (for appellants) of appeals remains slightly above the national average (42% of all appeals were allowed, or partially allowed in this quarter), of note is the improvement in the number of householder appeals being allowed, with the percentage dropping from over 40% and 50% in previous quarters to 17 %, (3 out of 18 appeals). Indeed, the Inspectorate has the option to partially allow appeal, and in the case of one of the three appeals allowed, the Inspectors conclusions reflected those of the Council (who are not able to grant elements of the scheme and refuse others in the same way the Planning Inspectorate can).

This improved performance has come as a result of work with the Development Management team to consider not just adopted guidance, but also to take into account site circumstances, being clear to identify harm caused prior to refusing permission. This was identified in earlier reports as an area for development within the team, and it is therefore encouraging to note the improved performance of the last quarter.

The table also reflects improved performance in the category of 'Other' appeal, with the performance being close to the national average of 30%.

However, the number of appeals allowed in relation to enforcement cases has warranted some investigation, as this is a significant change from previous quarters where performance on enforcement appeals had been outstanding. In reviewing the 5 appeals allowed it is important to note that this includes one that was partially allowed, with the enforcement notice still being maintained on elements of the development.

In addition, appeals relating to 17 and 19 Elmsleigh Avenue were both allowed. These were in respect of significant extensions to both properties that the Council considered to be overdevelopment, and disproportionate to the original houses. These appeal decisions have been reviewed to consider whether a different approach could or should have been adopted. However, whilst the Inspector has acted correctly and taken into account all relevant policies and material consideration, and the decision is therefore sound, Officers remain of the view that the scale of extensions to this property do not comply with guidance, and result in disproportionate additions, to the detriment of the character and appearance of the locality. Put simply, given the policy background and site circumstances, officers would take the same decision. Notwithstanding this, the Inspector is entitled to come to a different conclusion, and there are no grounds for challenge.

There are no examples of enforcement notices being dismissed on any basis of legal or procedural deficiency.

2.6 Conclusion (Appeals)

Planning Appeals introduce considerable additional costs to the planning application process for both applicants and the Council. They also prolong the uncertainty surrounding new development for surrounding residents and

businesses. The outcome of planning appeals can be uncertain for both applicants and the Council. Wherever possible, the Planning Division is seeking to avoid unnecessary appeals by providing better, earlier and more consistent guidance and by ensuring that planning applications submitted respond to clear policy guidance setting out the expectations of the Council for quality, sustainability and amenity. When an application is refused, work within the team is increasingly focused upon ensuring that sound and clear reasons for refusal are provided, to enable an applicant to understand what needs to be changed (if possible) to make a proposal acceptable, and to allow the most robust defence of such reasons in the event of an appeal.

2.7 Planning Enforcement

Below is a summary of enforcement statistics for quarter 1 of 2012/13. A copy of the enforcement register is appended to this report for information. The planning enforcement team continues to receive a significant number of complaints regarding alleged breaches of planning control, and has responded by investigating these breaches and closing 160 cases where investigation revealed there was no breach in planning control, or where the breach was minor, and not expedient in the public interest to pursue formal action. A total of 16 enforcement notices were served. 8 of these have been appealed. Of the enforcement appeals determined in this period, 5 out of 7 were allowed. This is discussed in the appeals section above. This is a lower level of performance than the high level of success on enforcement appeals from previous Quarters. The robustness of the enforcement process, including thorough consideration of identified harm, the expediency of taking action, will continue to be monitored. As detailed in the appeals section above, there are no examples of enforcement notices being dismissed on any basis of legal or procedural deficiency.

The Enforcement team has, in this quarter, also worked with Brent Enforcement and Harrow and Brent Trading Standards to successfully prosecute a landlord under the Proceeds of Crime Act (POCA). Further cases have been identified for similar action, and it is important to note that , following publicity on the successful POCA prosecution, other landlords in a similar position have confirmed that they will be (and indeed have) complied with the requirements of their enforcement notices. This work follows on from the Direct Action undertaken earlier this year.

The Planning Enforcement and Prosecution Policy has now been adopted formally and is available on the Council website.

Table 2: Enforcement Summary April – June 2012

Months	Total Cases Closed	Total New Cases Created	Total ENF Notices served	Appeals Lodged	Appeals Allowed	Appeals Dismissed	Prosecution
April-June	160	251	16	7	5(including 1 part allowed)	2	1 (7 pending)

Section 3 – Further Information

This report, insofar as it reports on enforcement action, will be updated on a quarterly basis, in accordance with Proviso F of the Planning and Building Control Scheme of Delegation, March 2012, which requires that any decision on taking enforcement action be reported to the planning committee.

Section 4 – Financial Implications

This report, for information, has no direct financial implications.

Section 5 – Corporate Priorities

The delivery of effective defense against appeals and planning enforcement has a direct role to play in the achievement of Council Corporate priorities, including 'Keeping neighbourhoods clean, green and safe' and 'Supporting our Town Centre, our local shopping centres and businesses'.

The objectives of the Council's involvement in appeals and planning enforcement, set out in this report will contribute directly to improving the physical environment of the Borough and reinforcing the integrity of the statutory planning process, for the benefit of the Borough and its residents and businesses.

Name: Kanta Hirani	<input checked="" type="checkbox"/>	on behalf of the Chief Financial Officer
Date: 24 August 2012		
Name: Matthew Adams	<input checked="" type="checkbox"/>	on behalf of the Monitoring Officer
Date: 24 August 2012		

Section 6 - Contact Details and Background Papers

Contact: Beverley Kuchar, Head of Development Management and Building Control, x6167

Background Papers:

Enforcement Register
Schedule of appeals April to June 2012

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APPENDIX A – List of Appeals determined between 1st April 2012 and 30 June 2012

REFERENCE	ADDRESS	DESCRIPTION	DECISION	DECISION DATE
ENFORCEMENT (71.4% Allowed)				
ENF/0290/11/P/4407	17 Eimsleigh Avenue	Without planning permission, the construction of front, side and rear extensions at the ground floor and first floor levels of the dwellinghouse at the land ("the Unauthorised Extensions"); AND Without planning permission the construction of an outbuilding at the Land ("the Unauthorised Outbuilding").	Allowed	12/04/2012
ENF/0333/11/P/4408	19 Eimsleigh Avenue	Without planning permission, the construction of front, side and rear extensions at the ground floor and first floor levels of the dwellinghouse at the Land ("the Unauthorised Extensions"); AND Without planning permission the construction of an outbuilding at the Land ("the Unauthorised Outbuilding ")	Allowed	12/04/2012
ENF/0079/11/P/4446	539 - 545 Pinner Road	Without planning permission, the installation of four external roller shutter doors to the front elevation of the building at the Land ("the Unauthorised Development")	Allowed	20/04/2012
ENF/0077/11/P/4465	68 Broomgrove Gardens	Without planning permission, the construction of a first floor side to rear extension; together with alterations and an extension to the roof of the dwelling house comprising a hip to gable conversion and a rear dormer at the Land ("the Unauthorised Development")	Dismissed	24/04/2012
ENF/0702/10/P/4445	29 Becmead Avenue	Without planning permission, the construction of an outbuilding at the rear of the Land ("the Unauthorised Development")	Allowed	24/04/2012
ENF/0459/10/P/4478	66 Becmead Avenue	Without planning permission, the installation of three air conditioning units on the flank elevation of the two storey rear extension at the Land ("the Unauthorised Air Conditioning Units"). Without planning permission, the construction of a canopy structure to the rear of the	Dismissed	11/05/2012

ENF/0764/10/P/4447	21 Long Elmes	dwellinghouse at the Land ("the Unauthorised Canopy") Without planning permission, the construction of an additional rear extension at the Land ("the Unauthorised Rear Extension") Without planning permission, the construction of a front patio extension at the Land (the Unauthorised Front Extension")	Part Allowed	19/06/2012
HOUSEHOLDER (HAS) (15.8% Allowed)				
P/2709/11/4519	1 Floriston Gardens	DEMOLITION OF EXISTING ATTACHED GARAGE; TWO STOREY SIDE TO REAR AND SINGLE STOREY FRONT AND REAR EXTENSIONS	Dismissed	12/04/2012
P/1923/11/4535	81 Imperial Drive	TWO STOREY SIDE EXTENSION AND REAR DORMER	Dismissed	04/05/2012
P/2601/11/4528	19 & 20 Buckingham Gardens	FIRST FLOOR REAR EXTENSION TO BOTH PROPERTIES	Dismissed	04/05/2012
P/2699/11/4530	6 Aylwards Rise	PARTIAL DEMOLITION OF EXISTING GARAGE; PARTIAL DEMOLITION AND RECONSTRUCTION OF EXISTING ROOF; TWO STOREY SIDE EXTENSION ON SOUTH EASTERN SIDE OF PROPERTY; TWO STOREY SIDE EXTENSION ON NORTH EASTERN SIDE OF PROPERTY; SINGLE & TWO STOREY REAR EXTENSION; FRONT, REAR AND SIDE DORMERS; CANOPY PORCH ON FRONT ELEVATION; EXTERNAL ALTERATIONS; INTERNAL DEMOLITION AND RECONFIGURATION	Dismissed	04/05/2012
P/3286/11/4531	106 Waxwell Lane	RAISING HEIGHT OF EXISTING ROOF AND INSERTION OF ROOFLIGHTS IN FRONT SIDE AND REAR ROOFSLOPES; SOLAR PANEL IN SIDE ROOFSLOPE; EXTERNAL ALTERATIONS	Dismissed	04/05/2012
P/0004/12/4529	48 Silverston Way	SINGLE STOREY SIDE AND REAR EXTENSION (RESTROSPECTIVE)	Dismissed	08/05/2012
P/2887/11/4534	18 Leighton Avenue	SINGLE AND TWO STOREY SIDE & FIRST FLOOR REAR EXTENSION WITH TWO REAR	Dismissed	09/05/2012

P/3205/11/4538	62 Cuckoo Hill Drive	DORMERS AND ONE FRONT DORMER SINGLE AND TWO STOREY SIDE TO REAR EXTENSION (DEMOLITION OF ATTACHED GARAGE) (REVISED APPLICATION)	Dismissed	09/05/2012
P/2687/11/4532	141 Elm Drive	SINGLE STOREY REAR EXTENSION AND FORMATION OF CANOPY AT REAR (RETROSPECTIVE APPLICATION)	Allowed	09/05/2012
P/2716/11/4539	6 Albury Drive	DEMOLITION OF EXISTING GARAGE & CONSTRUCTION OF A SINGLE STOREY SIDE AND REAR EXTENSION	Dismissed	11/05/2012
P/2792/11/4541	11 Grantchester Close	DEMOLITION OF EXISTING GARAGE; SINGLE AND TWO STOREY FRONT SIDE AND REAR EXTENSIONS INCORPORATING FRONT AND REAR DORMERS; EXTERNAL ALTERATIONS	Dismissed	11/05/2012
P/3112/11/4518	38 Fauna Close	DETACHED OUTBUILDING AT REAR FOR USE AS GARDEN SHED	Dismissed	11/05/2012
P/2850/11/4542	14 Bromefield	SINGLE STOREY FRONT EXTENSION INCLUDING FRONT PORCH AND SINGLE AND TWO STOREY REAR EXTENSIONS; CONVERSION OF GARAGE TO A HABITABLE ROOM	Part Allowed	16/05/2012
P/3127/11/4540	17 Uppingham Avenue	SINGLE STOREY FRONT EXTENSION INCORPORATING FRONT PORCH	Allowed	22/05/2012
P/2882/11/4546	59 The Avenue	SINGLE STOREY FRONT, SINGLE AND TWO STOREY SIDE AND REAR EXTENSION; CONVERSION OF GARAGE TO HABITABLE ROOM; REAR CONSERVATORY; FRONT PORCH; REAR DORMER	Dismissed	29/05/2012
P/3321/11/4543	25 Sudbury Court Drive	REAR CONSERVATORY; VEHICLE ACCESS	Dismissed	30/05/2012
P/2791/11/4545	10 Park Mead	SINGLE STOREY REAR EXTENSION	Dismissed	06/06/2012
P/3233/11/4550	48 Cuckoo Hill Road	SINGLE, FIRST FLOOR AND TWO STOREY SIDE EXTENSIONS AND SINGLE STOREY REAR EXTENSION; FORMATION OF BASEMENT; EXTERNAL ALTERATIONS	Dismissed	08/06/2012
P/1068/11/4548	52 West Street	CREATION OF PARKING AREA AT REAR INCORPORATING PROPOSED CHANGE OF GROUND LEVELS; NEW GARDEN SHED;	Dismissed	19/06/2012

			PROPOSED PAVING; PROPOSED BOUNDARY FENCE AND PROPOSED RETAINING WALLS		
MINOR DWELLINGS (14.2% Allowed)					
P/2655/11/4496	206 Everton Court		SECOND FLOOR (THIRD STOREY) EXTENSION TO CREATE STUDIO FLAT	Allowed	16/04/2012
P/2977/11/4516	Land to Rear of 107 Sylvia Avenue		PART SINGLE / PART TWO STOREY DETACHED DWELLINGHOUSE (WITH ACCOMMODATION IN ROOFSPACE) TO REAR OF 107 - 111 SYLVIA AVENUE; PROVISION OF TWO PARKING SPACES; VEHICLE ACCESS FROM NEWLAND CLOSE; LANDSCAPING	Dismissed	08/06/2012
P/2982/11/4520	Land to Rear of 107-111 Sylvia Avenue		OUTLINE APPLICATION FOR ACCESS ONLY - PART SINGLE / PART TWO STOREY DETACHED DWELLINGHOUSE (WITH ACCOMMODATION IN ROOFSPACE) TO REAR OF 107 - 111 SYLVIA AVENUE; PROVISION OF TWO PARKING SPACES; VEHICLE ACCESS FROM NEWLAND CLOSE; LANDSCAPING	Dismissed	08/06/2012
P/2436/11/4468	248D Northolt Road		CONVERSION OF FIRST FLOOR FLAT INTO TWO FLATS (CLASS C3); NEW WINDOW TO SIDE ELEVATION; EXTERNAL ALTERATIONS	Dismissed	11/04/2012
P/1234/11/4494	50 Crown Street		CHANGE OF USE FROM AN OFFICE TO A RESIDENTIAL DWELLING (CLASS B1 TO C3); NEW OBSCURE GLAZING AT REAR	Dismissed	11/04/2012
P/1521/11/4484	165-167 Marsh Road		TWO REAR DORMERS; FOUR ROOFLIGHTS IN FRONT ROOFSLOPE; EXTERNAL ALTERATIONS; CONVERSION OF FIRST AND SECOND FLOORS INTO SIX FLATS	Dismissed	26/06/2012
P/1642/11/4487	415 High Road		DETACHED BUNGALOW IN REAR GARDEN; REFUSE STORAGE, CYCLE PARKING AND PROVISION OF ONE CAR PARKING SPACE	Dismissed	16/05/2012
Minor Development (All Other) (0% Allowed)					
P/2296/11/4507	57 Spencer Road		RETROSPECTIVE APPLICATION FOR	Dismissed	14/05/2012

P/1409/11/4495	215-219 High Road	DETACHED OUTBUILDING AT REAR INCLUDING PROPOSED ALTERATIONS		
P/1148/11/4498	1-1A Headstone Gdns	FIRST FLOOR REAR EXTENSION TO PROVIDE COVERED OUTDOOR AMENITY AREA FOR FIRST FLOOR FLATS	Dismissed	21/06/2012
		SINGLE STOREY SIDE EXTENSION TO FORM GARAGE	Dismissed	25/06/2012
HOUSEHOLDER (WRR) (66.6% Allowed)				
P/0860/11/4469	Link House, Pinner Hill	PORCH TO UTILITY ROOM AT SIDE AND EXTENSION TO DETACHED OUTBUILDING AT REAR	Allowed	28/05/2012
P/1547/11/4485	27A Headstone Lane	SINGLE STOREY DETACHED OUTBUILDING IN REAR GARDEN	Allowed	01/05/2012
P/2429/11/4506	The Lodge, Edgware Court	FIRST FLOOR SIDE EXTENSION; NEW CROWN ROOF OVER EXISTING TWO STOREY STRUCTURE TO CREATE ACCOMMODATION WITHIN ROOFSPACE FOR EXISTING FIRST FLOOR FLAT; PROVISION OF AN EXTERNAL TERRACE ON THE SOUTH-EASTERN ELEVATION; EXTERNAL ALTERATIONS	Dismissed	23/05/2012
CHANGE OF USE (100% Allowed)				
P/3093/11/4510	82 Priory Way Harrow	CHANGE OF USE OF FRONT ROOM FROM RESIDENTIAL TO A ROOM FOR BEAUTY TREATMENT (CLASS C3 TO CLASS SUI GENERIS)	Allowed	29/05/2012
MINOR RETAIL DISTRIBUTING & SERVICING (100% Allowed)				
P/1009/11/4489	Harrow Garden Centre, Headstone Lane	NEW SINGLE STOREY DETACHED BUILDING AT EXISTING GARDEN CENTRE AND ERECTION OF NEW CANOPY TO EXISTING GARDEN CENTRE BUILDING	Allowed	11/05/2012

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ENFORCEMENT GRID

Report Date: 24/08/2012

PERIOD: 1-Jan-2012 to 31-Mar-2012

<u>No:</u>	<u>ENF_REF</u>	<u>ADDRESS</u>	<u>DESCRIPTION OF ALLEGED BREACH</u>	<u>ISSUED DATE</u>	<u>EFFECT DATE *</u>	<u>COMPLIANCE DUE DATE *</u>
681	ENF/0171/11/P	54 Camrose Avenue Edgware Middlesex HA8 6EL Edgware	Without planning permission, the material change of use of the extended dwellinghouse on the Land to use as two self contained residential units of accommodation (Class C3) ("Unauthorised Use").	5-Jan-12	7-Mar-12	16-Aug-12
680	ENF/0209/11/P	2 Gippeswyck Close Pinner Middlesex HA5 3QT Pinner	Without planning permission, the installation of 8 air conditioning units attached to the flank walls of the dwellinghouse on the Land.	5-Jan-12	9-Jan-12	16-Apr-12
682	ENF/0207/10/P	1-5 Whitechurch Lane Edgware Middlesex HA8 6JZ Canons	Without planning permission, the installation of 12 plastic-framed windows at the front first floor level at the Land ("Unauthorised Development")	5-Jan-12	25-Jan-12	16-May-12
683	ENF/0519/11/P	141 Elm Drive Harrow Middlesex HA2 7BZ West Harrow	Without planning permission, the construction of a perspex roofed conservatory and canopy attached to the existing rear extension of the dwellinghouse on the Land ("Unauthorised Development")	26-Jan-12	17-Aug-12	11-Apr-12

* The Effect and Compliance Due Dates are subject to change if a valid appeal is submitted.

COMPLIANCE
DUE DATE *

EFFECT
DATE *

ISSUED
DATE

DESCRIPTION OF ALLEGED BREACH

ADDRESS

No: **ENF_REF**

7-Jun-12

14-Aug-12

6-Feb-12

Without planning permission, the construction of an outbuilding at the Land ("Unauthorised Development")

474 Rayners Lane
Harrow
Middlesex
HA5 5DS

685 ENF/0595/09/P

Rayners Lane

19-Sep-12

14-Aug-12

6-Feb-12

Without planning permission, the material change of use of the single family dwellinghouse on the Land to use as six self contained flats ("the Unauthorised use")

5 Rugby Close
Harrow
Middlesex
HA1 1UB

686 ENF/0059/12/P

Marlborough

22-May-12

3-Jul-12

8-Feb-12

Without planning permission, the construction of a front entrance porch to the dwellinghouse at the Land ("Unauthorised Development")

32 The Chase
Edgware
Middlesex
HA8 5DJ

689 ENF/0335/11/P

Edgware

22-Jul-12

20-Jul-12

13-Mar-12

Without planning permission
a. the material change of use of the Land from use associated with a single residential unit to use as an office ("Unauthorised Use")
b. the construction of a brick outbuilding at the Land ("Unauthorised Development")

77 Stuart Avenue
Harrow
Middlesex
HA2 9AS

693 ENF/0557/10/P

Roxbourne

<u>No:</u>	<u>ENF_REF</u>	<u>ADDRESS</u>	<u>DESCRIPTION OF ALLEGED BREACH</u>	<u>ISSUED DATE</u>	<u>EFFECT DATE *</u>	<u>COMPLIANCE DUE DATE *</u>
692	ENF/0260/10/P	2 Lodge Avenue Harrow Middlesex HA3 9LS Kenton East	Without planning permission, the construction of: a. metal railings exceeding 2m in height along the eastern boundary of the forecourt at the Land and b. metal gates and railings exceeding 1 m in height along the front boundary of the forecourt and the shared driveway adjacent to Lodge Avenue (together referred to as the "Unauthorised Developments")	13-Mar-12	27-Jun-12	22-May-12
692a	ENF/0335/12/P	4 Lodge Avenue Harrow HA3 9LS Kenton East	Without planning permission, the construction of: a. a metal gate and railings mounted on a brick wall exceeding 2m in height along the side boundary of the forecourt adjacent to the shared access between no.2 and no.4 Lodge Avenue; and b. a metal gate and railing exceeding 1m in height along the front boundary of the shared driveway adjacent to Lodge Avenue (together referred to as the "Unauthorised Developments")	13-Mar-12	14-Aug-12	22-May-12
615	ENF/0425/11/P	14 Queens Avenue Stanmore Middlesex HA7 2LF Queensbury	Without planning permission, the construction of a conservatory at the rear of the Land ("Unauthorised Development")	14-Mar-12	12-Jun-12	12-May-12
691	ENF/0337/10/P	31 The Highway Stanmore Middlesex HA7 3PL Stanmore Park	Without planning permission, the construction of an outbuilding in the rear garden of the dwelling house on the Land ("the Unauthorised Development")	14-Mar-12	30-Jul-12	12-Jun-12

* The Effect and Compliance Due Dates are subject to change if a valid appeal is submitted.

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ENFORCEMENT GRID

Report Date: 24/08/2012

PERIOD: 1-Apr-2012 to 30-Jun-2012

<u>No:</u>	<u>ENF_REF</u>	<u>ADDRESS</u>	<u>DESCRIPTION OF ALLEGED BREACH</u>	<u>ISSUED DATE</u>	<u>EFFECT DATE *</u>	<u>COMPLIANCE DUE DATE *</u>
694	ENF/0762/11/P	141 Uxbridge Road Harrow Weald Harrow Middlesex HA3 6TY Harrow Weald	Without planning permission, the material change of use of the outbuilding at the Land from a use incidental to the enjoyment of the dwellinghouse to a self contained dwelling ("the Unauthorised Use")	10-Apr-12	14-Aug-12	27-Aug-12
696	ENF/0673/10/P	18 Albury Drive Pinner Middlesex HA5 3RN Pinner	Without planning permission, the construction of paved hardsurfacing of the forecourt of the dwellinghouse on the Land ("the Unauthorised Development")	17-Apr-12	20-Apr-12	28-Aug-12
697	ENF/0183/11/P	252 High Road Harrow Middlesex HA3 7BB Wealdstone	Without planning permission, the material change of use of the Land from a Restaurant (Use Class A3) to a Mixed Use as a Restaurant and Shisha Lounge (sui generis)("the Unauthorised Use") Without planning permission the construction of a single storey rear extension at the Land ("the Unauthorised Use") Without planning permission the construction of a single storey front extension at the Land ("the Unauthorised Front Extension")	17-Apr-12	19-Apr-12	28-Jun-12
697	ENF/0527/11/P	43 Drummond Drive Stanmore Middlesex HA7 3PF Stanmore Park	Without planning permission, the construction of an outbuilding in the rear garden of the dwellinghouse on the Land ("Unauthorised Development")	30-Apr-12	14-Aug-12	10-Sep-12

* The Effect and Compliance Due Dates are subject to change if a valid appeal is submitted.

COMPLIANCE
DUE DATE *

EFFECT
DATE *

ISSUED
DATE

DESCRIPTION OF ALLEGED BREACH

ADDRESS

No: **ENF_REF**

704	ENF/0394/09/P	Unit 7 Mill Yard Industrial Estate Columbia Avenue Edgware Middlesex HA8 5DE Edgware	Without planning permission, change of use of at the Land from light industrial use (Class B1 use) to a motor vehicle testing workshop (General Industrial Use, Class B2), ("the Unauthorised Use")	8-May-12	14-Aug-12	11-Dec-12
706	ENF/0189/10/P	3 Warrington Road Harrow Middlesex HA1 1SZ Marlborough	Without planning permission, the material change of use of the Land from two self contained flats to three self contained flats ("the Unauthorised Use")	10-May-12	6-Aug-12	5-Dec-12
699a	ENF/0343/12/P	16 Exeter Road Rayners Lane Harrow HA2 9PP Rayners Lane	Without planning permission the construction of an open ended perspex roofed canopy supported on timber posts attached to the rear elevation of the dwelling house on the Land ("the Unauthorised Canopy")	11-May-12	14-Aug-12	24-Jul-12
698	ENF/0137/09/P	32 Minehead Road Harrow Middlesex HA2 9DS Roxbourne	Without planning permission the material change of use of the Land from a single dwellinghouse to use as two self contained residential units of accommodation ("the Unauthorised Use")	11-May-12	14-Aug-12	24-Dec-12

No: ENF_REF

ADDRESS

DESCRIPTION OF ALLEGED BREACH

ISSUED DATE

EFFECT DATE *

COMPLIANCE DUE DATE *

699 ENF/0307/09/P

16 Exeter Road
Rayners Lane
Middlesex
HA2 9PP

Rayners Lane

Without planning permission the construction of a front to side extension incorporating an entrance porch at the Land ("the Unauthorised Development").

11-May-12

14-Aug-12

24-Aug-12

702 ENF/0210/10/P

2 Audley Court
Rickmansworth Road
Pinner
Middlesex
HA5 3TQ

Pinner

Without Planning permission the construction of an outbuilding at the Land ("the Unauthorised Development")

17-May-12

24-May-12

24-Jul-12

701 ENF/0069/10/P

73 Hindes Road
Harrow
Middlesex
HA1 1SQ

Greenhill

Without Planning permission, material change of use of the dwellinghouse on the Land from use as a single dwellinghouse to use as four self-contained flats ("the Unauthorised Use")

23-May-12

24-May-12

4-Jan-13

19

700 ENF/0714/11/P

18 De Havilland Road
Edgware
Middlesex
HA8 5PA

Edgware

Without Planning permission, the construction of an open ended Perspex roofed infill canopy attached to both the rear extension of the dwellinghouse and the detached outbuilding in the rear garden on the Land ("the Unauthorised Development")

23-May-12

23-Aug-12

6-Aug-12

* The Effect and Compliance Due Dates are subject to change if a valid appeal is submitted.

<u>No:</u>	<u>ENF_REF</u>	<u>ADDRESS</u>	<u>DESCRIPTION OF ALLEGED BREACH</u>	<u>ISSUED DATE</u>	<u>EFFECT DATE *</u>	<u>COMPLIANCE DUE DATE *</u>
703	ENF/0245/12/P	Laureston Park Drive Harrow Weald Harrow HA3 6RN Harrow Weald	Without planning permission, the carrying out of building operations consisting of the construction of foundations for a detached dwellinghouse and detached double garage at the Land ("the Unauthorised Development")	1-Jun-12	14-Aug-12	29-Jun-12
705	ENF/0700/10/P	232 Malvern Avenue Harrow Middlesex HA2 9HE Roxbourne	Without planning permission, the installation of a microwave antenna on the front elevation of the dwellinghouse at the Land ("the Unauthorised Development")	8-Jun-12	6-Aug-12	10-Aug-12