DEVELOPMENT CONTROL COMMITTEE

TUESDAY 11 OCTOBER 2005

ADDENDUM

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LONDON BOROUGH OF HARROW

ADDENDUM

DEVELOPMENT CONTROL COMMITTEE

TUESDAY 11TH OCTOBER 2005

Section 1

1/01   **WITHDRAWN** at applicants request.

1/03   **RECOMMENDATION**
Add Informative:
INFORMATIVE:
The applicant is reminded of the need to seek separate planning permission to provide replacement tennis/basketball facilities.

Section 2

2/01   All references to "premise" should be read as "premises".

2/03   Amend location address:
Roxbourne Middle School, Torbay Road, Harrow.

Site Description – amend first bullet point: "application relates to Roxbourne Middle School".

2/04   **Site Description**
delete "Access Ramp at Rear"

Plan Nos: Replace "BH10" with "BH10A"

Add Condition: Disabled Access Use -   DIS_ACC_US

2/07   All references to "premise" should be read as "premises".

2/11   **Plan Nos:** Replace 861/1 with 861/1A

Condition 2:
Replace "(d) means of access" with "(b) design of buildings"

Condition 17:
Insert plan numbers 861/1A

Condition 18:

Replace with "Parking for Occupants – Garages/Parking Spaces"

2/12   Amended plan 002D (to replace 002C) to confirm use of communal garden by first floor flats (x2) and second floor flat.

1 additional objection
- overdevelopment of single family house
- garage converted to room
- add to parking problems
- no room for bus on forecourt – will clutter pavement
- street will go same way as Welldon Crescent and Hindes Road

Response
All dealt with in main report.

2/13   **Consultations**

Harrow Hill Trust:
a number of problems: question of precedent for business use - generation of traffic and other employment; querying whether use of non-traditional materials would enhance the area; look to the CAAC to express a more considered view.

2/14   Amend RECOMMENDATION 1 to read "…the provision of a capital sum equivalent to 17.5% of the open market realised value of the 4 units outlined on the approved drawings prior to occupation of the four units."

2/16   Amend Description:
"DOUBLE GARAGE AND STORE AT REAR WITH ACCESS FROM ACACIA CLOSE"

RECOMMENDATION:
Add Condition:
The double garage and store hereby approved shall be used only for purposes incidental to the enjoyment of the dwellinghouse as such and for no other purposes without the prior written permission of the Local Planning Authority.
REASON: To ensure an appropriate form of development and to safeguard the character of the locality.

2/17   The appeal decision on the previous refusal of planning permission is attached.

2/18   **INFORMATION**

This application was deferred at 7 September Development Control Committee to seek the views of CAAC. CAAC had no objection.

2/20   All references to "premise" should read as "premises".

Amend proposal details, first bullet point: delete "…restaurant…"

2/21   Add to **APPRAISAL**

4)   Car Parking

The proposal would not result in any additional parking requirements compared with the existing retail/office/residential use of the property, nor the previously approved restaurant/residential use. Given the accessibility of the site in relation to local bus routes and Harrow on the Hill the provision of 4 spaces is considered to be acceptable.

3/01   **APPRAISAL** para 3:

The Licensing Panel has agreed the separate licensing application to extend the hours. In this case it is considered that the objections received to the planning application are a valid and material consideration and support the recommendation for refusal.

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AGENDA ITEM 10

ADVANCE WARNING GIVEN OF REQUESTS TO MAKE REPRESENTATIONS ON PLANNING APPLICATIONS

Application	Objector	Applicant/Applicant's Representative
Item 2/11 Land rear of 45-51 Southfield Park, North Harrow	Mrs Durkin	Christopher Pring for Mr Drew, Dr and Mrs Marsden
Item 2/15 83 Drury Road, Harrow	Mr Carlo Criscuoco	Mr K Desai

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