

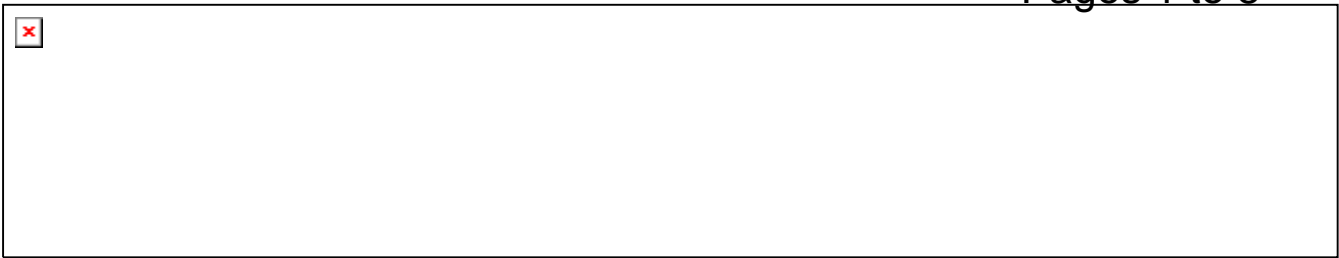


**DEVELOPMENT MANAGEMENT
COMMITTEE**

WEDNESDAY 17 OCTOBER 2007

ADDENDUM

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HARROW COUNCIL

ADDENDUM

DEVELOPMENT MANAGEMENT COMMITTEE

WEDNESDAY 17TH OCTOBER 2007

Section 1

1/01 OS site plan attached

DEFER at Officer's request to allow expiration of consultation period and consideration of replies

RECOMMENDATION

Add the following conditions:

7) The use hereby permitted shall not operate outside the following times:

a: 0600 hours to 1800 hours, Monday to Friday inclusive,

b: 0600 hours to 1600 hours on Saturdays,

without the prior written permission of the local planning authority.

REASON: To safeguard the quality and amenity of the local environment .

8) Any debris or other material being carried by lorries and plant moving to and from the site shall be fully covered or enclosed.

REASON: To safeguard the neighbouring highways and the quality and amenity of the local environment.

9) The use hereby permitted shall not commence until the parking, turning and loading area(s) shown on the approved plan number PL01 have been constructed and surfaced with impervious materials, and drained in accordance with details submitted to, and approved in writing by, the local planning authority. The parking spaces shall be permanently marked out and used for no other purpose, at any time, without the written permission of the local planning authority.

REASON: To ensure the satisfactory provision of parking areas, to safeguard the appearance of the locality and in the interests of highway safety.

d) Relevant History

P/2349/07/DCP	Certificate of Lawful Proposed Development: Use of the site for the storage of plant and machinery, ancillary offices, vehicle inspections and maintenance, staff training facility and car parking.	DECISION PENDING
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**f) Consultations
Notifications**

Sent	Replies	Expiry
20	12	22-10-2007

Summary of Response:

The proposed use will be detrimental to the amenity of adjoining properties; Parr Road already has issues with parking and the passing of heavy goods vehicles; business relies on accessibility to and from our site; a formal review of the parking in Parr should be made; although the application states 'fully enclosed' lorries, large, open vehicles and grab lorries full of excavated material have been sighted leaving Carter house; dust and debris can potentially cause pollution and damage to parked cars; loss of B8 use; the proposed use would result in the emission of noise, dust and other pollutants (oil); the site will become messy and unsightly; the proposal is contrary to UDP (2004) policy EM22

Appraisal

6) Consultation Responses

- It is considered that the proposal provides adequate parking for future employees within the site.
- A condition has been included to require all lorries carrying debris to be enclosed, therefore reducing dust or debris potentially causing pollution or damage to parked cars
- UDP (2004) policy EM22 relates to proposed B1, B2 & B8 and the impact those uses would have on the adjoining properties therefore not relevant in this application

Section 2

2/01

c) Proposal Details

Amend last bullet point top read:

- Materials proposed – off-white render, cedar panels, red facing brick parapet, concrete coping

f) Consultations

Notifications

Objection Received 17 October 2007.

Summary of response:

Revised plans incorrectly on website; out of character; poor design; overshadowing; loss of light, view and privacy.

Response to notification reply:

Plans available on website from 11 September; other issues addressed in appraisal.

2/04

RECOMMENDATION

Amended Plan **SK07432/1 2 of 3** supersedes **SK074323 2 of 3**

2/06

Amend Description: delete "...REVISED..."

RECOMMENDATION

Plan No. WIN/07/PLAN/D to replace Plan No. WIN/07/PLANB Rev 2

Delete Condition 6 and replace with:

The development hereby permitted shall not be occupied or used until the forecourt parking space shown on the approved plans has been made available for use. The space shall be allocated for use by the occupants of the ground floor flat only and shall be used for no other purpose without the prior written permission of the Local Planning Authority.

REASON: To ensure suitable parking provision for people with disabilities in association with the provision of 'Lifetime Homes Standards' housing.

INFORMATIVE 1: add HUDP policies SD1, D1 and H9

2/07

RECOMMENDATION

Amend Plan Numbers to read:

07/2434/1A, /2, /3, /4, /5B, 07027, 07032, Site Plan and Design & Access Statement

2/08

DEFER at Officer's request for further consideration of an appropriate period for retention

APPRAISAL

1) Design, Amenity, Character and Appearance of the Conservation Area

para 1 the Legal Agreement has now been completed

2/12

Amend description to read "...; ONE REAR DORMER;..."

2/14

Amend description to read

FIRST AND SECOND STOREY REAR INFILL EXTENSIONS AND ALTERATIONS TO EXISTING TWO FLATS AND CONVERSION OF FIRST AND SECOND FLOORS OF PUBLIC HOUSE BUILDING TO PROVIDE EIGHT SELF CONTAINED FLATS AND PROVISION OF PLANT ROOM AND SOLAR PANELS AT ROOF TOP LEVEL

RECOMMENDATION

Amend Plan numbers to read:

7108-01 to 7108-15 inclusive and 7001-21 to 7001-35 inclusive

Delete conditions 2, 3, 4 and 5.

d) Relevant History

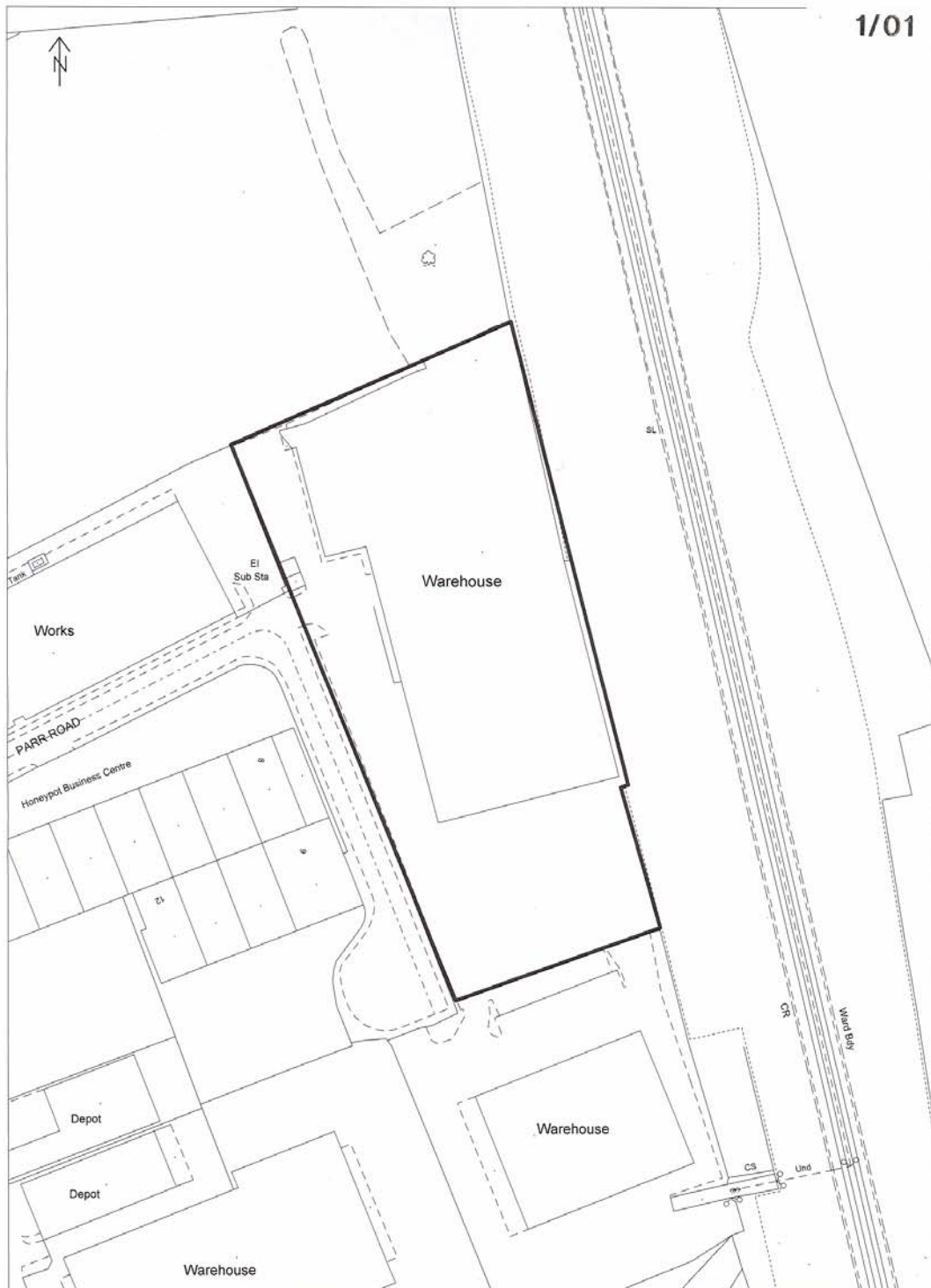
P/432/06/CFU – REFUSED 13 April 2006

APPRAISAL

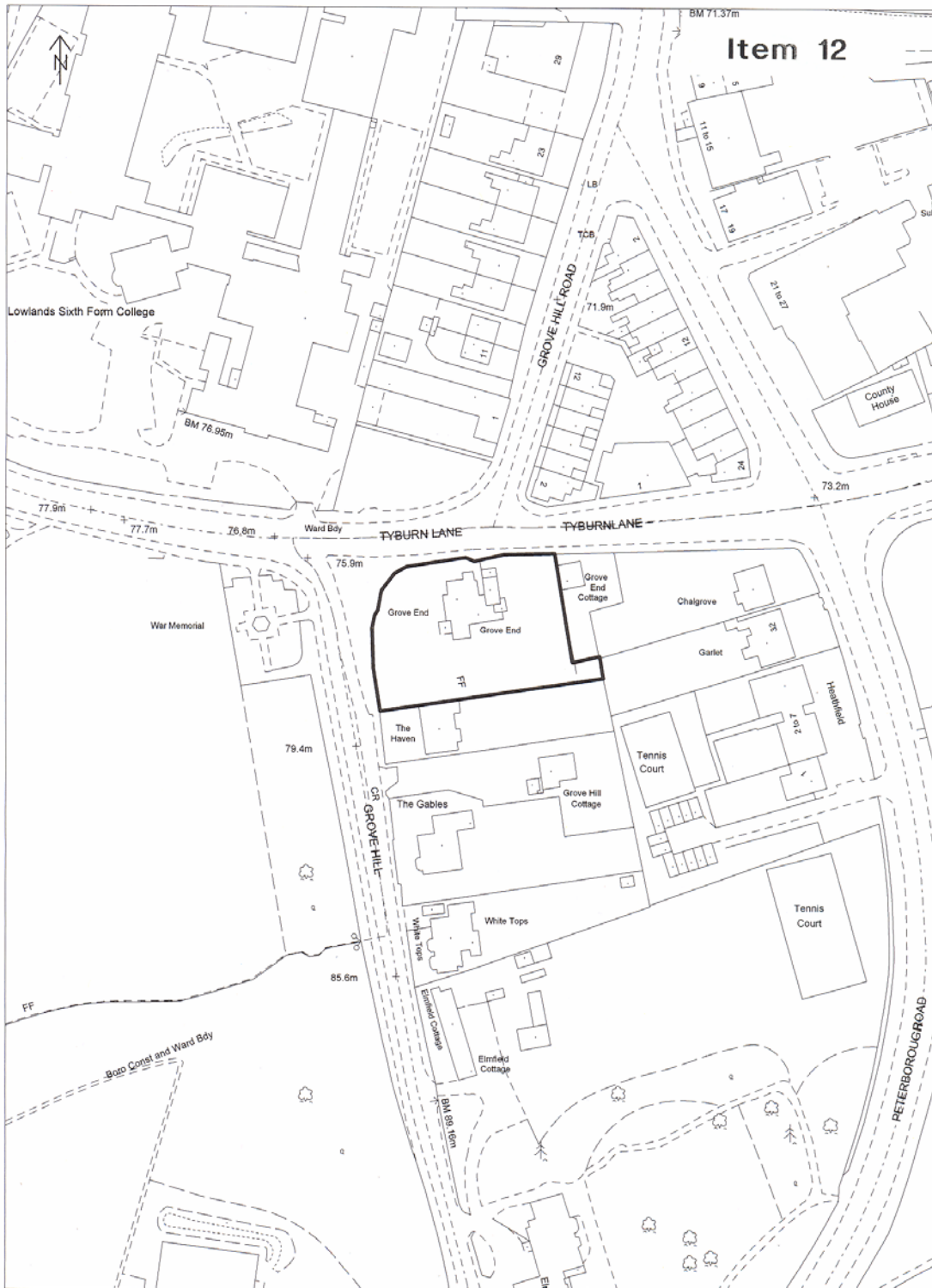
4) Parking & Access

Delete reference parking or cycle provision.

Item 12 OS site plan attached



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DEVELOPMENT MANAGEMENT COMMITTEE – 17 OCTOBER 2007

AGENDA ITEM 10

**ADVANCE WARNING GIVEN OF REQUESTS TO MAKE REPRESENTATIONS ON
PLANNING APPLICATIONS**

Application	Objector	Applicant/Applicant's Representative (who has advised that they would wish to reply)
Item 1/01 Carter House, Parr Road, Stanmore	Peter Jeffery	
Item 2/06 43 Winchester Road, Harrow	Aveesh Acharya	
Item 2/08 John Lyon School, Middle Road, Harrow on the Hill	Dr A G Violaris	
Item 2/12 6 Gerard Road, Harrow	(1) Ian Dennison (2) Brian Saperia * * In accordance with Committee Procedure Rule 18.4, the Committee may, in exceptional circumstances, allow a maximum of two objectors to address the Committee.	
Item 2/13 35 West Drive, Harrow	Ramesh Dewan	

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