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**REPORT OF DEVELOPMENT CONTROL COMMITTEE**


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**MEETING HELD ON 3 JUNE 2003**


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Chair: Councillor Marilyn Ashton  
(See Minute 301).

Councillors: \* Mrs Bath \* Knowles  
\* Bluston \* Miles  
\* Choudhury \* Mrs Joyce Nickolay  
\* Idaikkadar \* Mrs R Shah (4)  
\* Kara \* Thornton

\* Denotes Member present  
(4) Denotes category of Reserve Member

[Note: Councillors D Ashton, Mrs Kinnear, C Mote, John Nickolay, Anjana Patel and Williams also attended this meeting in a participating role. See Minute 304].

**PART I - RECOMMENDATIONS - NIL**
**PART II - MINUTES**
**301. Appointment of Chair for the Meeting:**

In the absence of Councillor Anne Whitehead, the appointed Chair of the Committee, the Members were invited to put forward nominations for a Chair for the meeting. Councillor Mrs Ashton was nominated and seconded. Accordingly it was

**RESOLVED:** That Councillor Marilyn Ashton be appointed Chair of the Committee for the purposes of this meeting.

**302. Appointment of Chair for the 2003/2004 Municipal Year:**

**RESOLVED:** To note the appointment under the provisions of Council procedure Rule 1.1 (xii) of Councillor Anne Whitehead as Chair of the Development Control Committee for the 2003/2004 Municipal Year, as agreed at the Annual Council Meeting held on 15 May 2003.

**303. Attendance by Reserve Members:**

**RESOLVED:** To note the attendance at this meeting of the following duly appointed Reserve Member:-

<u>Ordinary Member</u>	<u>Reserve Member</u>
Councillor Anne Whitehead	Councillor R Shah

**304. Right of Members to Speak:**

**RESOLVED:** That, in accordance with Committee Procedure Rule 4.1, the following Councillors, who are not Members of the committee, be allowed to speak on the planning applications/items indicated:

<u>Councillor</u>	<u>Application/Item</u>
Councillor D Ashton	1/01
Councillor Mrs Kinnear	3/07 and 2/27
Councillor C Mote	Main Agenda Item 13 – 18a Gilbert Road, Breach of Planning Control
Councillor John Nickolay	Main Agenda Item 13 – 18a Gilbert Road, Breach of Planning Control and 2/12
Councillor Anjana Patel	3/04
Councillor Williams	Main Agenda Item 13 – 18a Gilbert Road, Breach of Planning Control

305. **Declarations of Interest:**

**RESOLVED:** To note the following declarations of interests arising from the business to be transacted at this meeting:

- (i) Item 2/06 – 160 Marsh Lane, Stanmore (P/341/03/CFU)  
Councillor Mrs Bath declared a prejudicial interest in the above application arising from the fact that the applicant had sent her a gift following the approval of an application in relation to this site which had previously been submitted to the Committee. She additionally informed the Committee that she had declared the gift on the hospitality register and donated it to charity. Accordingly she left the room and took no part in the discussion or voting on this item.
- (ii) Item 2/14 – Hatch End Tennis Club, 20 Clonard Way, Pinner (P/168/03/CFU)  
Councillor Knowles declared a personal interest in the above application arising from the fact that a Member of the Conservative Group owned a property which backed onto the application site. He confirmed that he was not closely acquainted with the Member and had not discussed the application with her. Accordingly, he remained and took part in the voting and discussion on this item.

Councillors Mrs Bath and Joyce Nickolay declared a prejudicial interest in the above application arising from their close acquaintance with the Member referred to above, and accordingly left the room and took no part in the discussion or voting on this item.

- (iii) Item 2/27 – Harrow Hospital, Roxeth Hill, Harrow (P/115/03/CLB)  
Councillor Bluston declared a personal interest in the above application arising from his position as a Trustee of Victoria Hall, which was run by the YMCA, which had an interest in the above.

Councillor Mrs Kinnear, who the Committee had given permission to speak on this item, declared a personal interest in the application arising from her membership of the Harrow on the Hill Trust, a local amenity society. She also declared a prejudicial interest arising from her appointment as a representative of the Authority on the Harrow on the Hill Forum, but in accordance with Paragraph 12.2 of the Council's Code of Conduct for Councillors, she remained and took part in the discussion on this item.

306. **Arrangement of Agenda:**

**RESOLVED:** That (1) in accordance with the provisions of the Local Government (Access to Information) Act 1985, the following item/information be admitted to the agenda by reason of the special circumstances and grounds for urgency stated:

<u>Agenda Item</u>	<u>Special Circumstances/Reasons for Urgency</u>
Addendum	This contained information relating to various items on the agenda and was based on information received after the agenda's dispatch. It was admitted to the agenda in order to enable Members to consider all information relevant to the items before them for decision.

and;

- (2) all items be considered with the press and public present.

307. **Minutes:**

**RESOLVED:** That the minutes of the meeting held on 3 June 2003, having been circulated, be taken as read and signed as a correct record of that meeting.

308. **Appointment of Vice-Chair:**

Further to the agenda item in this matter and the nomination now made, it was

**RESOLVED:** To appoint Councillor Marilyn Ashton as Vice-Chair of the Development Control Committee for the 2003/2004 Municipal Year.

309. **Public Questions:**

**RESOLVED:** To note that there were no public questions to be received at this meeting under the provisions of Committee Procedure Rule 18 (Part 4B of the Constitution).

310. **Petitions:**

**RESOLVED:** To note the receipt of the following petition which was considered with the relevant planning application on the agenda:

- Petition objecting to Application 3/04, 2 Argyle Road, Harrow

Councillor Anjana Patel presented the above petition, signed by 52 local residents.

311. **Deputations:**

**RESOLVED:** To note that there were no deputations to be received at this meeting under the provisions of Committee Procedure Rule 16 (Part 4B of the Constitution).

312. **References from Council and other Committees/Panels:**

**RESOLVED:** To note that there were no references from Council or other Committees or Panels to be received at this meeting.

313. **Representations on Planning Applications:**

**RESOLVED:** That, in accordance with the provisions of Committee Procedure Rule 17, representations be received in respect of items 2/08 and 2/14 on the list of planning applications and it be agreed to accept late requests to make representations on items 2/10 and 2/34 on the list of planning applications.

314. **Planning Applications Received:**

**RESOLVED:** That authority be given to the Chief Planning Officer to issue the decision notices in respect of the applications considered, as set out in the schedule attached to these minutes.

315. **275/275a Kings Road, South Harrow (P/393/03/DFU):**

The Committee considered an application for the change of use of the above property from residential use to that of a doctor's surgery (C3 to D1).

**RESOLVED:** That the applicant be informed that (1) that the proposal is acceptable subject to the applicant, within one year (or such further period as the Council may determine) of this Committee date, entering into a legal agreement with the Council to ensure the following:

- (i) the number of medical practitioners seeing and consulting with patients within the surgery at any one time shall be limited to three;
- (ii) the number of ancillary staff, including nurses, working at the practice at any one time shall be limited to six;
- (iii) the surgery shall only be open to visiting patients between the hours of 08:30 to 12:30 Mondays to Saturdays and 15:30 to 18:30 Mondays to Fridays, and at no time on Sundays, except in the case of emergencies;
- (iv) that the surgery will give written consent to the Harrow Primary Care Trust to provide every 12 months or on request details of the latest group capitation figure for the practice, otherwise known as the 'group list size' and details of individual practitioner's capitation figure if required;
- (v) that on request of the Local Planning Authority the practitioners within the surgery shall give details of their capitation figure otherwise known as the 'patient list size', within 14 days of request.

(2) A formal decision notice granting permission, subject to the conditions and informatives reported, will be issued on completion of the aforementioned legal agreement.

316. **251 Station Road, Harrow (P/783/03/CFU):**

The Committee received an application for the change of use of the above property

from retail to hot food take-away (A1 to A3).

**RESOLVED:** That permission in accordance with the development described in the application and submitted plans be GRANTED, subject to the conditions and informatives reported and to the prior receipt of a Unilateral Undertaking under Section 106 of the Town and Country Planning Act 1990 to secure the provision of £2000 towards Town Centre improvements, payable on date of commencement of the development.

317. **11-17 Hindes Road, Harrow (P/160/03/CFU):**

The Committee received an application in respect of the demolition of the existing buildings at the above site and the construction of a car park with associated landscaping.

Following discussion it was

**RESOLVED:** That the applicant be informed that (1) the proposal is acceptable subject to the completion of a legal agreement within one year (or such period as the Council may determine) of the date of the Committee decision on the application relating to:

- i) Provision by the applicant of a contribution of £60,000, to the Local Planning Authority to be used towards Harrow Town Centre infrastructure improvements, on commencement of the development. Commencement to include demolition of the existing buildings;
- ii) Use of the supermarket car park to be made available freely for a minimum of 2 hour stays by all town centre car users;
- iii) The car park extension only to be implemented in conjunction with the store extension.
- iv) No spaces within the car park shall be let to any third party.

(2) A formal decision notice granting permission, subject to the conditions and informatives reported, will be issued only upon completion of the aforementioned legal agreement.

318. **60 Harrow View, Harrow - Breach of Planning Control:**

Having refused permission for the development of a single storey extension and the continued use of the above property as three flats on the grounds that the number of converted properties in the road was already in excess of that considered appropriate and additional conversions would result in the further loss of character of the road and an imbalance in the mix of dwelling types and sizes, contrary to the Authority's adopted conversion policy, and because the proposed layout of the ground floor did not provide adequate access for disabled persons, the Committee considered a report of the Chief Planning Officer which recommended that enforcement action now be taken to require the cessation of the use.

**RESOLVED:** That the Borough Secretary and Solicitor to the Council be authorised to:

(1) issue an Enforcement Notice pursuant to Section 172 of the Town and Country Planning Act 1990 requiring the cessation of use of the above dwellinghouse as 3 flats within 6 months; and

(2) institute legal proceedings in the event of failure to:

(i) supply the information required by the Borough Secretary and Solicitor to the Council through the issue of Notices under Section 330 of the Town and Country Planning Act 1990;

and/or

(ii) comply with the Enforcement Notice.

[REASON: As outlined above and in the officer report].

319. **48 Grimsdyke Road, Hatch End - Breach of Planning Control:**

Having refused permission for the retention of fencing and a gate on the front boundary of the above property on the grounds that, due to its unsatisfactory design and appearance, it detracted from the character and appearance of the property and that part of the Conservation Area, the Committee now gave consideration to a report of the Chief Planning Officer which recommended that enforcement action be taken to require

the removal of the above and the making good of the boundary.

**RESOLVED:** That the Borough Secretary and Solicitor to the Council be authorised to:

(1) issue an Enforcement Notice pursuant to Section 172 of the Town and Country Planning Act 1990 requiring:

- (i) the removal of the unauthorised fencing from the site
- (ii) the reinstatement of the boundary enclosure in the original style associated with Grimsdyke Road (type B identified in the Pinnerwood Park Estate Design Guide)

within 2 months; and

(2) institute legal proceedings in the event of failure to:

- (i) supply the information required by the Borough Secretary and Solicitor to the Council through the issue of Notices under Section 330 of the Town and Country Planning Act 1990;

and/or

- (ii) comply with the Enforcement Notice.

[REASON: As outlined above and in the officer report].

320. **81 Roxeth Hill, Harrow - Breach of Planning Control:**

Having refused permission for the retention of a single storey side extension and roof extensions on the grounds that the roof extension, by reason of its excessive height, width and resulting bulk would be unduly prominent and obtrusive in the streetscene, to the detriment of the character and appearance of this part of the Conservation Area, the Committee gave consideration to a report of the Chief Planning Officer which recommended that enforcement action be taken against the roof extension. Following lengthy discussion it was

**RESOLVED:** That the Borough Secretary and Solicitor to the Council be authorised to:

(1) issue an Enforcement Notice pursuant to Section 172 of the Town and Country Planning Act 1990 requiring the removal of the roof extension and re-instatement of the roof within 3 months; and

(2) institute legal proceedings in the event of failure to:

- (i) supply the information required by the Borough Secretary and Solicitor to the Council through the issue of Notices under Section 330 of the Town and Country Planning Act 1990;

and/or

- (ii) comply with the Enforcement Notice.

[REASON: As outlined above and in the officer report].

321. **18A Gilbert Road - Breach of Planning Control:**

The Committee had previously received a report at its meeting held on 9 April 2003 regarding a breach of planning control in relation to the construction of a dwelling house at the above address. It had been advised that the ground floor slab had been constructed approximately 440mm higher than approved, and the dwelling-house, therefore, if built to the same design as approved, would be 440mm higher also.

The permission given had been subject to a condition requiring final building levels to be agreed by the local planning authority, and officers had considered that, as this relatively modest increase in height maintained the relationship between the new dwelling and the existing dwelling, it was acceptable and would not result in any demonstrable harm. They had therefore recommended that the condition be discharged as being acceptable.

The Committee, however, having considered the officer recommendation, had resolved that a Breach of Condition Notice requiring compliance with the condition be issued and the applicant be advised that the Committee were minded to take enforcement action to ensure that the finished height of the building was in accordance with the planning permission given. The Committee had also requested that officers submit a further

report to a future meeting to update the Committee.

The Chief Planning Officer therefore now presented a further report which advised that, having contacted the applicant regarding the Committee's resolutions outlined above, the applicant had indicated that he had no intention of lowering the building until all legal remedy had been exhausted. Notwithstanding this response, he recommended that, for the reasons previously outlined, the Committee agree to discharge the levels condition as acceptable, that no further action regarding the breach of planning control be taken at that time, and the situation be monitored.

During the lengthy discussion which followed, Members expressed concern that it seemed likely that the completed house would be of a greater height than approved and that this additional height would have a negative impact on the street scene and the amenity of neighbouring residents. Accordingly it was agreed that it would be expedient for enforcement action to be taken, as set out below and for the reasons detailed.

**RESOLVED:** That the Borough Solicitor be authorised to:

(1) Issue an Enforcement Notice pursuant to Section 172 of the Town and Country Planning Act 1990 requiring:

the partial demolition, and lowering in height by 440mm, of the basement structure to accord with the height of the basement proposed in planning application WEST/818/99/FUL, granted planning permission on appeal on 13 July 2000, within a period of 3 months.

(2) Institute legal proceedings in the event of failure to:

(i) supply the information required by the Borough Solicitor through the issue of Notices under Section 330 of the Town and Country Planning Act 1990;

and / or

(ii) comply with the Enforcement Notice.

[REASONS:

1. The basement constructed on the site is development requiring planning permission. It is materially different to that granted planning permission as part of the overall development, in that it is deeper (being approximately 3m rather than 2m deep) and projects a minimum of 440mm higher above the base level indicated on the approved drawings. The basement as built does not therefore accord with the appeal planning permission and amounts to a breach of planning control.
2. Notwithstanding the developer's stated intention of building the house granted permission, there is, nevertheless, no real certainty of what the developer intends to build. In the context of the additional height of the basement of the proposed two storey house the resultant potential increase in height of the house by a minimum of 440mm in excess of that which was granted permission on appeal would be unduly obtrusive to the detriment of the appearance and character of the street scene and the amenity of neighbouring residents].

(Notes: (1) The Committee wished it to be minuted that they were unanimous in agreeing the above action;

(2) The Chief Planning Officer had recommended that no action in respect of the additional height of the building be taken at this time and the situation be monitored).

(See also Minute 304).

322.

**Action Taken Under the Urgent Non-Executive Decision Procedure:**

The Committee received a report and a supplemental report of the Borough Solicitor setting out action taken by the Chief Planning Officer, following consultation with the Chair and Nominated Members of the Committee, under the Urgent Non-Executive Decision Procedure.

**RESOLVED:** To note the following action taken under the urgent Non-Executive Decision Procedure:

- (1) Subject: Section 106 Agreement – Prince Edward Playing Field Trust.  
Action: The amendment of the first head of term of the legal agreement, as set out in the officer report.

Decision: Agreed.

- (2) Subject: Telecommunications Development – Junction of Canning Road and High Street, Wealdstone.  
Action: The approval of siting and appearance details relating to proposed cabinets and ancillary equipment.  
Decision: Agreed that:

1) approval of siting and appearance details be required

2) approval of siting and appearance details be refused for the following reason:

The proposed development, by reason of scale, siting and appearance would be detrimental to the visual amenity of the area.

[Note: As the Nominated Members consulted were not unanimous in their response, in accordance with the agreed procedure, the above matter was referred to the Chief Executive who took the decision outlined above following consultation with Leaders of all political groups].

323. **Planning Appeals Update:**  
 The Committee received a report of the Chief Planning Officer which listed those appeals being dealt with and those awaiting decision.

**RESOLVED:** That the report be noted.

324. **Enforcement Notices Awaiting Compliance:**  
 The Committee received a report of the Chief Planning Officer which listed those enforcement notices awaiting compliance.

**RESOLVED:** That the report be noted.

325. **Telecommunications Developments:**

**RESOLVED:** To note that there were no telecommunications applications which required consideration.

326. **Determination of Demolition Applications:**

**RESOLVED:** To note that there were no demolition applications which required consideration.

327. **Any Other Business:**

**RESOLVED:** That the issues raised below be noted and the action outlined be agreed:

- (1) 2 Ingleby Drive – Issues Relating to the Condition of the Site  
 It was agreed that the Chief Planning Officer would write to the owners of the above property expressing the Committee's disquiet at the state of the site.
- (2) Organisation of the List of Planning Applications  
 The Committee requested that the Chief Planning Officer give consideration to organising agenda so that Local Authority applications were once again contained in a separate section, for the purposes of clarity.
- (3) Enforcement Action re Jacot, 3 Mount Park Road  
 A Member of the Committee requested that officers report back on the status of the enforcement action relating to the above property.
- (4) Site Visits to 57 West End Avenue, land to the rear of 32-38 Greenford Road and land to the rear of 52-58 Church Road  
 Following discussion, it was agreed that Member site visits to the above properties would take place on Monday 30 June and that Members would meet at the Civic Centre at 6.00 pm.

(Note: The meeting, having commenced at 7.30 pm, closed at 11.36 pm).

(Signed) COUNCILLOR MARILYN ASHTON  
 Chair

**SECTION 1 – MAJOR APPLICATIONS**

**LIST NO:** 1/01                                    **APPLICATION NO:** P/571/03/CVA

**LOCATION:** Western Side, Former Government Buildings, Honeypot Lane, Stanmore

**APPLICANT:** The Asha Foundation

**PROPOSAL:** Variation of Condition 1 of Planning Permission E/1062/99/OUT to Allow Submission of Details of Reserved Matters by 5 July 06.

**DECISION:** That, had an appeal against non-determination not been lodged, the permission for the variation described in the application and submitted plans would have been REFUSED for the reason set out in the officer report and subject to the informative reported.

(Note: The Committee wished it to be minuted that they were unanimous in agreeing to refuse permission for the above application).

(See also Minute 304).

**SECTION 2 – OTHER APPLICATIONS RECOMMENDED FOR GRANT**

**LIST NO:** 2/01                                    **APPLICATION NO:** P/393/03/DFU

**LOCATION:** 275/275A Kings Road, South Harrow

**APPLICANT:** Mr P J Virdee for Dr P S Wasu

**PROPOSAL:** Change of Use: Residential to Doctors Surgery of 275 (Class C3 to D1) as Extension of Practice at 275A.

**DECISION:** (See Minute 315).

**LIST NO:** 2/02                                    **APPLICATION NO:** P/479/03/CFU

**LOCATION:** 88-92 High Street, Wealdstone

**APPLICANT:** Ivor Chandler for MSP Retail Ltd

**PROPOSAL:** Change of Use: Ancillary Retail to Residential (Class C3 and A1 to c3) on First Floor, and First Floor Rear Extension, to Provide 5 Flats (Resident Permit Restricted).

**DECISION:** GRANTED permission in accordance with the development described in the application and submitted plans, subject to the condition(s) and informative(s) reported, and the following additional condition, reported on the addendum:

5. Notwithstanding the detail on drawing No.P07B, the 1.8m wide first floor fire exit terrace shall be enclosed in accordance with details to be submitted to, and approved in writing, by the Local Planning Authority, before the development hereby permitted is commenced. The enclosure shall be installed in accordance with those details and be retained thereafter.

REASON: To prevent overlooking of neighbouring residential property.

(Note: During debate on the above application, it was formally moved and seconded that the application be refused on the grounds that there was insufficient amenity space and parking provision. Upon being out to a vote this was not carried).



**LIST NO:** 2/03                      **APPLICATION NO:** P/622/03/CFU  
**LOCATION:** 47A High Street, Edgware  
**APPLICANT:** Mr S C Mistry for Dutch Corporation Ltd  
**PROPOSAL:** Use of First Floor as Restaurant/Bar (Class A3)  
**DECISION:** GRANTED permission in accordance with the development described in the application and submitted plans, subject to the condition(s) and informative(s) reported.

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**LIST NO:** 2/04                      **APPLICATION NO:** P/614/03/CFU  
**LOCATION:** 28 Bromefield, Stanmore  
**APPLICANT:** Mr Muneet Dohil for Doctor K Roy  
**PROPOSAL:** Use of Two Rooms on Ground Floor As Massage Therapy Clinic (Class D1)  
**DECISION:** GRANTED permission in accordance with the development described in the application and submitted plans, subject to the condition(s) and informative(s) reported.

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**LIST NO:** 2/05                      **APPLICATION NO:** P/783/03/CFU  
**LOCATION:** 251 Station Road, Harrow  
**APPLICANT:** S S & Partners for Vicraj Hungry House  
**PROPOSAL:** Change of Use: Class A1 to A3 (Hot Food Take-Away) and New Shop Front  
**DECISION:** (See Minute 316).

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**LIST NO:** 2/06                      **APPLICATION NO:** P/341/03/CFU  
**LOCATION:** 160 Marsh Lane, Stanmore  
**APPLICANT:** Sidney Klein for Lewis Simon  
**PROPOSAL:** Change of Use: Residential to Dental Surgery (C3 to D1) on First Floor in Association with Ground Floor Use.  
**DECISION:** GRANTED permission in accordance with the development described in the application and submitted plans, subject to the condition(s) and informative(s) reported.  
  
(See also Minute 305).

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**LIST NO:** 2/07                      **APPLICATION NO:** P/811/03/CLA  
**LOCATION:** 19-25 Buckingham Road, Edgware  
**APPLICANT:** Mahmoud Abdelkader for Social Services  
**PROPOSAL:** Two Storey Side Extension and Change of Use from Offices to 60 Place Community Resource Centre (Class B1-D1).  
**DECISION:** GRANTED permission in accordance with the development described in the application and submitted plans, subject to the condition(s) and informative(s) reported.

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**LIST NO:** 2/08                      **APPLICATION NO:** WEST/1008/02/FUL  
**LOCATION:** 57 West End Avenue, Pinner  
**APPLICANT:** Dennis Granston for Mr & Mrs P Parker  
**PROPOSAL:** Redevelopment: Detached 2 Storey House with Integral Garage (Revised)  
**DECISION:** DEFERRED for a Member Site Visit.

(Note: Prior to discussing the above application, the Committee received representations from an objector and a representative of the applicant.

The objector, who spoke on behalf of neighbouring residents, expressed concern at the scale and mass of the proposed development and the proximity of the northern wall to No. 55 West End Avenue. Whilst he conceded that the scheme was an improvement on the scheme previously submitted, which had been refused, he argued that the development would still be overbearing and give rise to overlooking and a loss of light to the neighbouring property, thereby having a detrimental impact on the amenity of the neighbouring residents. He urged the committee to conduct a site visit to assess the impact for themselves.

In response, the representative of the applicant advised that he had worked carefully with officers to overcome all the problems identified by the appeal inspector in respect of the previous scheme).

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**LIST NO:** 2/09                      **APPLICATION NO:** WEST/1212/02/OUT  
**LOCATION:** Land Rear of 32 to 38 Greenford Road, Harrow  
**APPLICANT:** Gillett Macleod Partnership for Mulgrave Construction Ltd  
**PROPOSAL:** Outline: Four x 2 Storey Houses with Attached Garages and Access.  
**DECISION:** DEFERRED for a Member site visit.

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**LIST NO:** 2/10                      **APPLICATION NO:** WEST/1315/02/OUT  
**LOCATION:** Oriel House, Royston Grove, Pinner  
**APPLICANT:** Alsop Verrill for Mrs J Ashken  
**PROPOSAL:** Outline: Demolition of Dwelling and Replacement 2 Storey Detached Block to Provide 7 Flats with Access and Basement Parking.  
**DECISION:** GRANTED permission in accordance with the development described in the application and submitted plans, subject to the condition(s) and informative(s) reported.

(Notes: (1) During the debate on the above application it was moved and seconded that the application be refused on the grounds that the proposed development, by reason of its excessive bulk, would be out of character with the surrounding road, which was mainly characterised by single family dwellings. Upon being put to a vote, this was not carried.

(2) Although the Committee agreed to hear a late request to make a representation in relation to this application, as the objector gave no indication of being present, the representation was not heard).

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**LIST NO:** 2/11                      **APPLICATION NO:** P/701/03/CFU  
**LOCATION:** The Scout Hut, Summit Close, Edgware  
**APPLICANT:** The Gillett Macleod Partnership for Clearview Homes Ltd  
**PROPOSAL:** Demolition of Hall and Construction of 6 Houses with Parking (Revised).  
**DECISION:** GRANTED permission in accordance with the development described in the application and submitted plans, subject to the condition(s) and informative(s) reported.

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**LIST NO:** 2/12                      **APPLICATION NO:** P/495/03/CRE  
**LOCATION:** 199 Marsh Road, Pinner  
**APPLICANT:** Howard J Green  
**PROPOSAL:** Renewal of Planning Permission WEST/375/98/FUL: Change of Use Retail to Food and Drink (Class A1 to Class A3).  
**DECISION:** GRANTED permission in accordance with the development described in the application and submitted plans, subject to the condition(s) and informative(s) reported.  
  
(See also Minute 304).

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**LIST NO:** 2/13                      **APPLICATION NO:** P/160/03/CFU  
**LOCATION:** 11-17 Hindes Road, Harrow  
**APPLICANT:** Development Planning Partnership for Tesco Stores Limited  
**PROPOSAL:** Demolition of Existing Buildings and Construction of Car Park with Associated Landscaping.  
**DECISION:** See Minute 317.

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**LIST NO:** 2/14                      **APPLICATION NO:** P/168/03/CFU  
**LOCATION:** Hatch End Tennis Club, 20 Clonard Way, Pinner  
**APPLICANT:** David Kann Services Ltd for Hatch End Lawn Tennis Co Ltd  
**PROPOSAL:** Provision of 9 x Six Metre High Floodlighting Columns Around Courts 2 and 3.  
**DECISION:** GRANTED permission in accordance with the development described in the application and submitted plans, subject to the condition(s) and informative(s) reported.

(Note: Prior to discussing this application, the Committee received representations from an objector and a representative of the applicant.

The objector, who spoke on behalf of local residents, expressed concern that the proposed floodlights would give rise to increased noise, activity and light spillage and would therefore have a detrimental impact on the amenity of neighbouring residents. He also argued that this application could not be compared to similar applications at nearby clubs due to the fact that this club, unlike others nearby, was almost completely surrounded by residential properties and the disruption caused by the proposal would therefore be greater.

In response, the representative of the applicant advised that the club had sought to ensure that light spillage from the proposed floodlights would be kept to a minimum and stressed that other nearby clubs in similar locations did have similar facilities).

(See also Minute 305).

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**LIST NO:** 2/15                      **APPLICATION NO:** P/378/03/CLA  
**LOCATION:** Shaftesbury School, Headstone Lane, Harrow Weald  
**APPLICANT:** Lawrence-Vacher Partnership for London Borough of Harrow  
**PROPOSAL:** Provision of Mobile Home to be Used for Teaching Purposes.  
**DECISION:** GRANTED permission in accordance with the development described in the application and submitted plans, subject to the condition and informative reported.

**LIST NO:** 2/16                      **APPLICATION NO:** P/522/03/CAD  
**LOCATION:** 93 Stanmore Hill, Stanmore  
**APPLICANT:** Randfield Associates for Hidden Hearing  
**PROPOSAL:** Non-Illuminated Fascia Sign  
**DECISION:** DEFERRED at officers' request pending further consideration of additional information.

**LIST NO:** 2/17                      **APPLICATION NO:** P/399/03/CFU  
**LOCATION:** 93 Stanmore Hill, Stanmore  
**APPLICANT:** Randfield Associates for Hidden Hearing  
**PROPOSAL:** New Shopfront  
**DECISION:** DEFERRED at officers' request pending further consideration of additional information.

**LIST NO:** 2/18                      **APPLICATION NO:** P/550/03/CRE  
**LOCATION:** Brickfield Cottage, Clamp Hill, Stanmore  
**APPLICANT:** Mr B Leapman  
**PROPOSAL:** Renewal of Planning Permission E/232/98/FUL for Alterations and Single and Two Storey Side Extensions with New Roof to Front Dormer  
**DECISION:** GRANTED permission in accordance with the development described in the application and submitted plans, subject to the condition(s) and informative(s) reported.

**LIST NO:** 2/19                      **APPLICATION NO:** P/105/03/CFU  
**LOCATION:** 41 Canons Drive, Edgware  
**APPLICANT:** Mr & Mrs H K Patel for Mr J Fiszpan  
**PROPOSAL:** Replacement Hardsurfacing at Front  
**DECISION:** GRANTED permission in accordance with the development described in the application and submitted plans, subject to the condition(s) and informative(s) reported.

**LIST NO:** 2/20                      **APPLICATION NO:** P/907/03/CFU  
**LOCATION:** 27 Moat Lodge, London Road, Harrow  
**APPLICANT:** David R Yeaman & Associates for Mr P Girvan  
**PROPOSAL:** Replacement Windows on Front and Rear Elevations  
**DECISION:** GRANTED permission in accordance with the development described in the

application and submitted plans, subject to the condition(s) and informative(s) reported.

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**LIST NO:** 2/21                      **APPLICATION NO:** P/334/03/CLA  
**LOCATION:** 2 Craigweil Close, Stanmore  
**APPLICANT:** Design & Building Services for Housing Dept  
**PROPOSAL:** Part Single Part 2 Storey Side Extension  
**DECISION:** GRANTED permission in accordance with the development described in the application and submitted plans, subject to the condition(s) and informative(s) reported.

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**LIST NO:** 2/22                      **APPLICATION NO:** EAST/977/02/LA3  
**LOCATION:** Harrow Teachers Centre, Tudor Road  
**APPLICANT:** Ms V Turner  
**PROPOSAL:** Provision of Storage Container  
**DECISION:** GRANTED permission in accordance with the development described in the application and submitted plans, subject to the condition(s) and informative(s) reported, and the following amended condition, reported on the addendum:  
  
Amend Condition 1 to read: "The existing cycle storage racks shall be relocated within the site... " etc.

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**LIST NO:** 2/23                      **APPLICATION NO:** P/474/03/CFU  
**LOCATION:** Rear of 52-58 Church Road, Stanmore  
**APPLICANT:** Harvey & Partners  
**PROPOSAL:** Part Single, Part Two Storey Office Building  
**DECISION:** DEFERRED for a Member Site Visit.

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**LIST NO:** 2/24                      **APPLICATION NO:** P/382/03/CFU  
**LOCATION:** Oak Lodge, South View Road, Pinner  
**APPLICANT:** Westbury Conservatories Ltd for Mr S Bhandari  
**PROPOSAL:** Single Storey Rear Extension  
**DECISION:** GRANTED permission in accordance with the development described in the application and submitted plans, subject to the condition(s) and informative(s) reported.

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**LIST NO:** 2/25                      **APPLICATION NO:** P/681/03/CLA  
**LOCATION:** Hillview Day Nursery, 2 Grange Road, South Harrow  
**APPLICANT:** The Wilson Partnership for London Borough of Harrow  
**PROPOSAL:** Various Alterations to Include New Entrances, Side Extension, Pram Shelter, Bin Store, Canopies and Extract Flue  
**DECISION:** GRANTED permission in accordance with the development described in the application and submitted plans, subject to the condition(s) and informative(s) reported.

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**LIST NO:** 2/26                      **APPLICATION NO:** P/426/03/CFU  
**LOCATION:** 34 West Towers, Pinner  
**APPLICANT:** A O'Neill for Mr & Mrs Kamal  
**PROPOSAL:** Single Storey Side to Rear Extension  
**DECISION:** GRANTED permission in accordance with the development described in the application and submitted plans, subject to the condition(s) and informative(s) reported.

**LIST NO:** 2/27                      **APPLICATION NO:** P/115/03/CLB  
**LOCATION:** Harrow Hospital, Roxeth Hill, Harrow  
**APPLICANT:** Gerry Lytle Associates for Barratt North London  
**PROPOSAL:** Listed Building Consent: Repairs to Roof and Demolition of Single Storey Extensions.  
**DECISION:** GRANTED Listed Building Consent in accordance with the works described in the application and submitted plans, subject to the conditions and informatives reported, and the following additional condition and informative, reported on the addendum:

Condition

4. All new external and internal works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

REASON: In order to safeguard the special architectural or historic interest of the building.

Informative

3. The works hereby approved are only those specifically indicated on the drawing(s) and/or other documentation referred to above.

(See also Minute 304).

**LIST NO:** 2/28                      **APPLICATION NO:** P/164/03/CFU  
**LOCATION:** 16 Bede Close, Pinner  
**APPLICANT:** The Oxford Building Design Studio for Mr & Mrs T Steele  
**PROPOSAL:** First Floor and Single Storey Rear Extensions  
**DECISION:** DEFERRED awaiting CAAC comments.

**LIST NO:** 2/29                      **APPLICATION NO:** P/305/03/CFU  
**LOCATION:** 6 Albury Drive, Pinner  
**APPLICANT:** Jason Rawlings for Mr D Wright  
**PROPOSAL:** Single Storey Rear Extension and Re-surfacing of Driveway.  
**DECISION:** GRANTED permission in accordance with the development described in the application and submitted plans, subject to the condition(s) and informative(s) reported.

**LIST NO:** 2/30                      **APPLICATION NO:** WEST/937/02/FUL  
**LOCATION:** Waldron Cottage, 1 Waldron Road, Harrow  
**APPLICANT:** Kenneth W Reed & Associates for Mr & Mrs J E Kennedy  
**PROPOSAL:** Single Storey Rear Extension and Extension to Terrace  
**DECISION:** GRANTED permission in accordance with the development described in the application and submitted plans, subject to the condition(s) and informative(s) reported.

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**LIST NO:** 2/31                      **APPLICATION NO:** WEST/985/01/FUL  
**LOCATION:** Little Rowsham Court, South Hill Avenue  
**APPLICANT:** Mr Ashi Somani  
**PROPOSAL:** Retention of 2 Satellite Dishes on Side Elevation  
**DECISION:** GRANTED permission in accordance with the development described in the application and submitted plans, subject to the informative reported.

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**LIST NO:** 2/32                      **APPLICATION NO:** WEST/1292/02/FUL  
**LOCATION:** Glasfryn, 20 Waldron Road, Harrow  
**APPLICANT:** David Boyd for Dr Robert Dolan  
**PROPOSAL:** Single Storey Rear Extension  
**DECISION:** GRANTED permission in accordance with the development described in the application and submitted plans, subject to the condition(s) and informative(s) reported.

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**LIST NO:** 2/33                      **APPLICATION NO:** P/50/03/DFU  
**LOCATION:** 2 Ingleby Drive, Harrow  
**APPLICANT:** Neil Hawes & Associates Ltd for Mr & Dr Radhakrishman  
**PROPOSAL:** First Floor Side and Single Storey Rear Extensions; Front Porch and New Window to First Floor Front Elevation (Revised).  
**DECISION:** GRANTED permission in accordance with the development described in the application and submitted plans, subject to the condition(s) and informative(s) reported.  
  
(Note: Councillor Mrs Bath wished to be recorded as having voted against the decision outlined above).  
  
(See also Minute 327).

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**LIST NO:** 2/34                      **APPLICATION NO:** P/480/03/DFU  
**LOCATION:** 84 Kynance Gardens, Stanmore  
**APPLICANT:** Anthony J Blyth & Co for Mr & Mrs J Harrod  
**PROPOSAL:** Two Storey Side, Single Storey Front, Side and Rear Extension (Revised)  
**DECISION:** GRANTED permission in accordance with the development described in the application and submitted plans, subject to the condition(s) and informative(s) reported.  
  
(Note: Prior to discussing this application, the Committee received representations from an objector and a representative of the applicant.

The objector, a neighbouring resident, expressed concern that the development would give rise to a loss of residential amenity as it would lead to overlooking of and a loss of light to neighbouring properties. She also argued that the road was characterised mainly by semi-detached properties and the above proposal would create a 'terracing' effect, out of character with the rest of the road.

In response, the applicant advised that were between 25-30 of the 96 properties in the road had 2 storey side extensions and the development would therefore not be out of character with the surrounding area. He added that the development would not cause any additional overshadowing and was in line with all local policies).

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### **SECTION 3 – OTHER APPLICATIONS RECOMMENDED FOR REFUSAL**

<b>LIST NO:</b>	3/01	<b>APPLICATION NO:</b>	P/716/03/CFU
<b>LOCATION:</b>	1 Woodhall Gate, Pinner		
<b>APPLICANT:</b>	Space Design Consultants for Mr & Mrs Tharmaligam		
<b>PROPOSAL:</b>	Single Storey Front and First Floor Side Extensions with 4 Rooflights at Rear		
<b>DECISION:</b>	REFUSED permission for the development described in the application and submitted plans for the reasons set out in the officer report and subject to the informative(s) reported.		

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<b>LIST NO:</b>	3/02	<b>APPLICATION NO:</b>	WEST/1217/02/FUL
<b>LOCATION:</b>	248A&B Northolt Road, South Harrow		
<b>APPLICANT:</b>	G M Simister FRICS for Mr G Christodoulou		
<b>PROPOSAL:</b>	Change of Use: Hairdressers to Restaurant (A1 to A3) on Ground Floor and First and Second Floor Extensions for Use as Hairdressers/Beauty Salon (Class A1).		
<b>DECISION:</b>	REFUSED permission for the development described in the application and submitted plans for the reasons set out in the officer report and subject to the informative(s) reported.		

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<b>LIST NO:</b>	3/03	<b>APPLICATION NO:</b>	P/375/03/CFU
<b>LOCATION:</b>	Canons Court, Stonegrove, Edgware		
<b>APPLICANT:</b>	Chess Architecture for Beazer Investments		
<b>PROPOSAL:</b>	2 Additional Floors at Roof Level to Provide 4 Penthouse Flats with Roof Gardens and Lifts at Rear.		
<b>DECISION:</b>	WITHDRAWN by agent.		

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<b>LIST NO:</b>	3/04	<b>APPLICATION NO:</b>	P/475/03/CFU
<b>LOCATION:</b>	2 Argyle Road, Harrow		
<b>APPLICANT:</b>	Miss Wendy Bissett		
<b>PROPOSAL:</b>	Change of Use: Residential to Child Care Facility (Class C3 to D1).		
<b>DECISION:</b>	REFUSED permission for the development described in the application and submitted plans for the reasons set out in the officer report and subject to the informative(s) reported.		
	(See also Minutes 304 and 310).		

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**LIST NO:** 3/05                      **APPLICATION NO:** P/559/03/CFU  
**LOCATION:** 60 Harrow View, Harrow  
**APPLICANT:** M J McLoughlin for Mr F G Fallon  
**PROPOSAL:** Single Storey Rear Extension, Continued Use of Property as Three Flats.  
**DECISION:** REFUSED permission for the development described in the application and submitted plans for the reasons set out in the officer report and subject to the informative(s) reported.  
  
(See also Minute 318).

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**LIST NO:** 3/06                      **APPLICATION NO:** P/457/03/CFU  
**LOCATION:** 48 Grimsdyke Road, Hatch End  
**APPLICANT:** Rod Hammond  
**PROPOSAL:** Retention of Fencing and Gate on Front Boundary  
**DECISION:** REFUSED permission for the development described in the application and submitted plans for the reasons set out in the officer report and subject to the informative(s) reported.  
  
(See also Minute 319).

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**LIST NO:** 3/07                      **APPLICATION NO:** P/304/03/CFU  
**LOCATION:** 81 Roxeth Hill, Harrow  
**APPLICANT:** Mr J Corbett for Mr B Baikov  
**PROPOSAL:** Retention of Single Storey Side Extension and Roof Extensions.  
**DECISION:** That, on expiry of the advertisement, permission for the development described in the application and submitted plans be REFUSED for the reasons set out in the officer report and subject to the informative(s) reported.  
  
(See also Minutes 304 and 320).

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**LIST NO:** 3/08                      **APPLICATION NO:** P/259/03/CFU  
**LOCATION:** Rear of 11 & 15 Nower Hill, Pinner  
**APPLICANT:** Griffin Chartered Surveyors for Mr J P Crossan  
**PROPOSAL:** Detached Two Storey House with Parking and Access from The Chase.  
**DECISION:** REFUSED permission for the development described in the application and submitted plans for the reasons set out in the officer report and subject to the informative(s) reported.

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**LIST NO:** 3/09                      **APPLICATION NO:** P/756/03/CFU  
**LOCATION:** Silverlands, 36/38 Wellington Road, Hatch End  
**APPLICANT:** Warden Housing Association  
**PROPOSAL:** 2<sup>nd</sup> Floor and Part 2/Part 3 Storey Extension to Rear Wing of Care Home and Single Storey Side Extension.  
**DECISION:** REFUSED permission for the development described in the application and submitted plans for the reasons set out in the officer report and subject to the informative(s) reported.

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**LIST NO:** 3/10                      **APPLICATION NO:** WEST/1191/02/FUL  
**LOCATION:** Land Rear of Byron House, Brickfields, Harrow  
**APPLICANT:** D Silverman for L Gillian  
**PROPOSAL:** Two Storey Detached House with Access and Detached Garage (Revised)  
**DECISION:** REFUSED permission for the development described in the application and submitted plans for the reasons set out in the officer report and subject to the informative(s) reported.

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**LIST NO:** 3/11                      **APPLICATION NO:** P/290/03/CFU  
**LOCATION:** 39 & 41 Elm Park Road, Pinner  
**APPLICANT:** Howarth Homes for K L Skalka Architects Ltd  
**PROPOSAL:** Redevelopment: Detached 2 and 3 Storey Building with Rooms in Roofspace to Provide 9 Flats with Access and Parking.  
**DECISION:** WITHDRAWN by agent.

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**LIST NO:** 3/12                      **APPLICATION NO:** P/291/03/CFU  
**LOCATION:** 39 & 41 Elm Park Road, Pinner  
**APPLICANT:** Howarth Homes for K L Skalka Architects Ltd  
**PROPOSAL:** Redevelopment: Detached 2 and 3 Storey Building with Rooms in Roofspace to Provide 9 Flats with Access and Parking (Duplicate)  
**DECISION:** WITHDRAWN by agent.

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