
REPORT OF DEVELOPMENT CONTROL COMMITTEE

MEETING HELD ON 9 JULY 2003

Chair: * Councillor Anne Whitehead

Councillors: * Marilyn Ashton * Choudhury
 * Mrs Bath * Harriss (1)
 * Billson (2) * Idaikkadar
 * Bluston * Knowles
 * Branch (1) * Miles

* Denotes Member present
 (1), (2) Denote category of Reserve Member

[Note: Councillor Mrs Kinnear also attended this meeting in a participating role. See Minute 329].

328. Attendance by Reserve Members:

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

<u>Ordinary Member</u>	<u>Reserve Member</u>
Councillor Kara	Councillor Billson
Councillor Joyce Nickolay	Councillor Harriss
Councillor Thornton	Councillor Branch

329. Right of Members to Speak:

RESOLVED: That, in accordance with Committee Procedure Rule 4.1, Councillor Mrs Kinnear, who is not a Member of the Committee, be allowed to speak on Agenda Item 19 – The Harrow Hospital Planning Appeal (Public Inquiry).

330. Declarations of Interest:

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

- (i) Item 2/09 – 62 Station Road, North Harrow (P/233/03/CFU)
Councillor Knowles declared a prejudicial interest in the above application arising from the fact that he was a customer of the dog grooming parlour at this site. Accordingly he left the room and took no part in the discussion or voting on this item.
- (ii) Item 2/16 – 57 West End Avenue, Pinner (WEST/1008/02/FUL)
Councillors Marilyn Ashton, Bath, Billson, Harriss and Knowles advised that due to reasons of public perception they would be leaving the room and took no part in the discussion or voting on this item.
- (iii) Item 2/17 – Rima, 4 Priory Close, Stanmore (P/784/03/CFU)
Councillor Mrs Bath declared a prejudicial interest in the above application and accordingly left the room and took no part in the discussion or voting on this item.
- (iv) Item 2/22 – 187 The Ridgeway, North Harrow
Councillors Marilyn Ashton, Bath, Billson, Harriss and Knowles declared a prejudicial interest in the above item, arising from the fact that a Member of the Conservative Group owned the site, and accordingly left the room and took no part in the discussion or voting on this item.
- (v) Item 3/08 – Green Trees, 21 Briants Close, Pinner (P/626//03/CFU)
Councillor Anne Whitehead declared an interest in the above application arising from the fact that she owned a neighbouring property. Officers subsequently advised that this application had been withdrawn by the applicants and the Committee therefore were not required to determine the application.
- (vi) Agenda Item 19 – Harrow Hospital Planning Appeal (Public Inquiry)

Councillor Billson declared a prejudicial interest in the above item arising from his 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, he remained and took part in the discussion and voting on this item. Councillor Bluston also declared a personal interest in the application arising from his position as a Trustee of Victoria Hall, which was run by the YMCA and which had an interest in the above application. Accordingly, he also remained and took part in the discussion and voting on this item.

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.

331. **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, with the exception of the following item, which it be agreed be considered with the press and public excluded for the reasons indicated:

<u>Agenda Item</u>	<u>Special Circumstances/Reasons for Urgency</u>
Item 19 – Harrow Hospital Planning Appeal (Public Inquiry)	The report relating to this item contained exempt information as defined under paragraph 12(a) of Part 1 of schedule 12A to the Local Government Act 1972 (as amended) in that it referred to the instructions to Counsel and/or the opinion of Counsel and advice received in connection with legal proceedings by or against the Authority.

332. **Minutes:**

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

333. **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).

334. **Petitions:**

RESOLVED: To note that there were no petitions to be received.

335. **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).

336. **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.

337. **Representations on Planning Applications:**

RESOLVED: That, in accordance with the provisions of Committee Procedure Rule 17 (Part 4B of the Constitution), representations be received in respect of items 2/11 and 2/31 on the list of planning applications.

338. **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.

339. **Planning Application P/839/03/CFU - Harrow School Playing Fields, Harrow School, Harrow on the Hill:**

The Committee considered an application for the relocation of the parade ground and car park at the above site.

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 this application, relating to:

(i) use by other schools in accordance with a schedule to be agreed by the Council annually, to contain details of times, frequency, mode of transport and access;

(ii) other than as agreed in (i) above, the facilities shall only be used by Harrow School and community groups/clubs that currently make use of the existing facilities.

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

340. **Planning Application P/122/03/CFU - Garages at Collapit Close, North Harrow:**

The Committee considered an application for a detached two-storey building to provide four flats with access and parking, including provision for existing flats.

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) The developer shall fund all costs of public consultation, analysis, reporting and implementation of a Controlled Parking Zone in the immediate surroundings, at any time within 3 years of first occupation of the development, if in the Council's opinion, a monitoring period shows unacceptable on-street parking, up to a maximum of £7.500 index linked.

(ii) The 17 parking spaces in the courtyard parking area be made freely available only for occupiers of Laburnum Court and Acacia Court and their visitors and to include 2 disabled persons bays.

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

(Note: Councillor Mrs Bath wished to be recorded as having voted against the decision to grant the above application).

341. **Planning Application P/784/03/CFU, Rima, 4 Priory Close, Stanmore:**

The Committee considered a planning application for redevelopment of the above site to provide a detached house with a basement and accommodation in the roofspace.

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) The clearing of the site of all buildings except the detached garage the subject of Certificate of Lawfulness ref: P/1059/03/CLP prior to commencement of the development the subject of this application. The Certificate of Lawfulness for the summerhouse ref: EAST/136/01/CLP and the detached garage, summerhouse and pool ref: EAST/873/00/CLP and EAST/1167/01/CLP shall not be implemented and the rights to implement them be surrendered.

ii) The removal of all permitted development rights in perpetuity for the site on signing of the legal agreement.

iii) No music or any other amplified sound shall be played from the garage.

(2) a formal decision notice, granting permission subject to the planning conditions and informative(s) reported and the following additional informative, agreed by the Committee, will be issued only upon completion of the aforementioned legal agreement:

Informative

5. The applicant is advised that any further applications are unlikely to be favourably considered.

(See also Minute 330).

342. **Kennet End, 54 Harrow Park, Harrow - Breach of Planning Control:**

Having refused permission for the retention of a roof extension to the front of a detached garden building at the above site (see application 3/03) on the grounds that it was, by reason of excessive bulk, unduly obtrusive and detrimental to the character and appearance of the Conservation Area, the Committee then gave consideration to a report of the Chief Planning Officer which considered taking enforcement action to address the above breach of planning control.

It was agreed that it was now expedient for enforcement action to be taken and the Committee

RESOLVED: That the Borough Solicitor be authorised to:

(1) Issue an Enforcement Notice pursuant to S. 172 of the Town and Country Planning Act 1990 requiring the steps set out in (i) below in the time period set out in (ii) below in respect of the property:

(i) Remove the unauthorised front dormer attached to the rear garden house
(ii) Within 6 months

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

(i) supply the information required by the Borough Solicitor through the issue of Notice(s) under S330 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].

343. **Tree Preservation Order - "Rushmere", Orley Farm Road, Harrow on the Hill:**

The Committee received a report of the Chief Planning Officer regarding a Tree Preservation Order proposed for the above site.

The report advised that, in order to achieve immediate protection, a TPO (reference 640) had recently been made on the above site. In accordance with current policy, the site had then been re-surveyed to identify individual trees and groups of trees which were of high amenity value. The results of this survey were detailed and approval for a new TPO to protect these trees was now sought. It was explained that the existing Order would remain in force until the new Order was confirmed.

RESOLVED: That the Borough Solicitor be authorised to:

(1) make a new Tree Preservation Order(TPO) to be known as TPO 664, Orley Farm Road (No. 2), Harrow on the Hill, pursuant to Sections 198 and 201 of the Town

and Country Planning Act 1990, to protect those trees identified on the map and schedule attached to the officer report; and

- (2) revoke TPO 640, Orley Farm Road (No. 1), Harrow on the Hill on confirmation of the above TPO.

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

344. **Tree Preservation Order - 142 Greenford Road, Sudbury:**

The Committee received a report of the Chief Planning Officer regarding a Tree Preservation Order proposed for the above site.

The report advised that, in order to achieve immediate protection, a TPO (reference 653) had recently been made on the above site. In accordance with current policy, the site had then been re-surveyed to identify individual trees and groups of trees which were of high amenity value. The results of this survey were detailed and approval for a new TPO to protect these trees was now sought. It was noted that the existing Order would remain in force until the new Order was confirmed.

RESOLVED: That the Borough Solicitor be authorised to:

- (2) make a new Tree Preservation Order(TPO) to be known as TPO 665, Greenford Road (No. 5), Sudbury, pursuant to Sections 198 and 201 of the Town and Country Planning Act 1990, to protect those trees identified on the map and schedule attached to the officer report; and
- (3) revoke TPO 653, Greenford Road (No. 4), Sudbury on confirmation of the above TPO.

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

345. **Tree Preservation Order - "Ad Astra", Priory Drive, Stanmore:**

The Committee received a report of the Chief Planning Officer regarding a Tree Preservation Order proposed for the above site.

The report advised that, in order to achieve immediate protection, a TPO (reference 633) had recently been made on the above site. In accordance with current policy, the site had then been re-surveyed to identify individual trees and groups of trees which were of high amenity value. The results of this survey were detailed and approval for a new TPO to protect these trees was now sought. It was noted that the existing Order would remain in force until the new Order was confirmed.

RESOLVED: That the Borough Solicitor be authorised to:

- (4) make a new Tree Preservation Order(TPO) to be known as TPO 667, Priory Drive (No. 5), Stanmore, pursuant to Sections 198 and 201 of the Town and Country Planning Act 1990, to protect those trees identified on the map and schedule attached to the officer report; and
- (2) revoke TPO 663, Priory Drive (No. 4), Stanmore on confirmation of the above TPO.

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

346. **Issue Placed on the Agenda Further to a Request of a Member of the Committee - Request to re-schedule the meeting of the Development Control Committee currently scheduled to take place on 8 October 2003:**

Councillor Marilyn Ashton had requested that the above issue be placed on the agenda under the provisions of Committee Procedure Rule 8 (Part 4B of the Constitution).

She requested that the meeting of the Committee scheduled to be held on 8 October be re-scheduled to an alternative date to allow Members of the Conservative Group to attend the Conservative Party Annual Conference.

Following discussion it was

RESOLVED: That the meeting of the Committee scheduled to be held on 8 October 2003 be re-scheduled to 15 October 2003.

347. **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.
348. **Telecommunications Developments:**
- RESOLVED:** To note that there were no telecommunications applications which required determination.
349. **Determination of Demolition Applications:**
- RESOLVED:** To note that there were no demolition applications which required consideration.
350. **Harrow Hospital Planning Appeal (Public Inquiry):**
The Committee considered a joint report of the Chief Planning Officer and Borough Solicitor regarding the forthcoming appeal in respect of the Committee's decision to refuse planning applications WEST/833/02/FUL, WETS/834/02/CAC, WEST/835/02/LBC, WEST/836/02/LBC, WEST/837/02/FUL and WEST/838/02/CAC, which related to Harrow Hospital, under Part II of the agenda. Following discussion it was
- RESOLVED:** That (1) the legal advice relating to the planning appeal in respect of the Harrow Hospital be noted; and
- (2) it be agreed to nominate Councillor Marilyn Ashton to assist officers with the appeal.
- (Note: Councillors Bluston, Choudhury, Idaikkadar, Miles and Anne Whitehead wished to be recorded as having abstained from voting on the substantive issue at (1) above on the grounds that they had supported the grant of the applications referred to).
- (See also Minute 331).
351. **Any Other Business:**
- RESOLVED:** That the actions outlined below be agreed:
- (1) **28 Bromefield Road, Stanmore - Enforcement Issues**
A Member advised the Committee that she had recently been contacted by residents regarding the above property. Following the recent grant of permission for its use as a massage therapy clinic, the owner had erected a large sign which neighbouring residents felt was intrusive, overbearing and out of character with the surrounding road. Upon contacting officers it had emerged that, due to the type of use now allowed, permission might not be required for this sign. The Member expressed concern that this pertinent fact had not been made clear to the Committee at the time of consideration of the application.
- In response, officers advised that they were currently clarifying the legal situation. It was agreed that they would keep Councillor Marilyn Ashton informed of the situation.
- (2) **Member Site Visits to North London Collegiate School, Edgware; 72 Silverston Way, Stanmore; and 16 Bede Close, Pinner**
Following discussion it was agreed that the Member site visits to the above properties would take place on Monday 21 July 2003 and that Members would meet at the Civic Centre at 6.00pm.
352. **Extensions to and Termination of the Meeting:**
In accordance with the provisions of Committee Procedure Rule 14 (Part 4B of the Constitution) it was
- RESOLVED:** At (1) 10.00pm to continue until 10.30pm;
- (2) 11.00pm to continue until 11.05pm; and
- (3) 11.05pm to continue until 11.10pm

(Note: The meeting, having commenced at 7.30 pm, closed at 11.46 pm).

(Signed) COUNCILLOR ANNE WHITEHEAD
Chair

SECTION 1 – MAJOR APPLICATIONS

LIST NO: 1/01 **APPLICATION NO:** P/993/03/COU

LOCATION: Land at R/O 101 and 103 Roxeth Green Avenue, South Harrow

APPLICANT: The Gillett Macleod Partnership for Clearview Homes Ltd and The Executors of Mr D J Fentiman

PROPOSAL: Outline: Demolition of Garages and Redevelopment to Provide 24 Flats in 3 x 3 Storey Blocks and 1 x 2 Storey Block with Accommodation in Roofspace.

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: 1/02 **APPLICATION NO:** P/1007/03/COU

LOCATION: Land at Rear of 101 & 103 Roxeth Green Avenue, South Harrow

APPLICANT: The Gillett Macleod Partnership for Clearview Homes Ltd and The Executors of Mr D J Fentiman

PROPOSAL: Outline: Redevelopment to Provide 8 Commercial Units for B1 (Light Industrial) 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.

(Note: During the course of the discussion on the above application it was moved and seconded that the application be refused on the grounds that the proposed development would be detrimental to the visual amenity of the occupiers of neighbouring properties. Upon being put to a vote, this was not carried).

LIST NO: 1/03 **APPLICATION NO:** P/668/03/COU

LOCATION: 143 Imperial Drive, North Harrow (Formerly B.P. Service Station)

APPLICANT: Dovetail Architects Ltd for Burney Estates Ltd

PROPOSAL: Outline: Redevelopment to Provide 19 Flats in Part 3, Part 4 Storey Building with Access and Parking.

DECISION: REFUSED permission for the development described in the application and submitted plans for the reasons reported and subject to the informatives reported.

LIST NO: 1/04 **APPLICATION NO:** P/1176/03/COU

LOCATION: Elmwood, 6 The Avenue, Hatch End

APPLICANT: Andrew Scott Associates for Estate of Miss J Barnett

PROPOSAL: Outline: 14 Flats in 2 x 2 Storey Buildings with Rooms in Roofspace and Basement, 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.

LIST NO: 1/05 **APPLICATION NO:** WEST/575/02/OUT
LOCATION: 141A Canterbury Road, North Harrow
APPLICANT: Montagu Evans for Mr J Christie and Ms M Richardson
PROPOSAL: Outline: Detached 3 Storey Block to Provide 15 x 2 Bed Flats with Terrace, Access and Parking Space
DECISION: DEFERRED at Officers' request to allow further consideration of objections, given the delay since the original deferral.

LIST NO: 1/06 **APPLICATION NO:** P/978/03/COU
LOCATION: TXU Site, Roxeth Green Avenue and Biro House, Stanley Road, South Harrow
APPLICANT: Kenneth W Reed and Associates for Roxstan Ltd
PROPOSAL: Outline: Redevelopment to Provide Units for B1 (Business) Use and Live/Work Units with 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.

SECTION 2 – OTHER APPLICATIONS RECOMMENDED FOR GRANT

LIST NO: 2/01 **APPLICATION NO:** P/507/03/CFU
LOCATION: R/O 24 Canning Road, Wealdstone
APPLICANT: M Farmer
PROPOSAL: Replacement Two Storey Office/Storage Building
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: 2/02 **APPLICATION NO:** P/474/03/CFU
LOCATION: R/O 52-58 Church Road, Stanmore
APPLICANT: Harvey and Partners
PROPOSAL: Part Single, Part Two Storey Office Building
DECISION: DEFERRED at the request of the Committee to invite further representations from the Elm Park Residents' Association.

LIST NO: 2/03 **APPLICATION NO:** P/785/03/CFU
LOCATION: North London Collegiate School, Canons Drive, Edgware
APPLICANT: NVB Architects for North London Collegiate School
PROPOSAL: Demolition of Glazed Link Corridor and Replacement with 4 Storey Extension to Provide Additional Teaching and Ancillary Accommodation
DECISION: DEFERRED for a Member Site Visit.

LIST NO: 2/04 **APPLICATION NO:** P/821/03/CLB
LOCATION: North London Collegiate School, Canons Drive, Edgware
APPLICANT: NVB Architects for North London Collegiate School
PROPOSAL: Listed Building Consent: Demolition of Single Storey Link Building and Replacement with 4 Storey Link
DECISION: DEFERRED for a Member Site Visit.

LIST NO: 2/05 **APPLICATION NO:** EAST/1571/02/CON
LOCATION: 105 High Street, Wealdstone
APPLICANT: John Kesteven for Pizza on Demand
PROPOSAL: Continued Use as Take Away on Ground Floor
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: 2/06 **APPLICATION NO:** P/542/03/CFU
LOCATION: 2 Weald Lane, Harrow Weald
APPLICANT: Dave & Dave (Design) for R Rajadurai
PROPOSAL: Change of Use: Retail to Hot Food Takeaway (Class A1 to 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.

LIST NO: 2/07 **APPLICATION NO:** P/1097/03/CRE
LOCATION: Greenhill Way Car Park (South Side), Harrow
APPLICANT: Countrywide Group Ltd
PROPOSAL: Renewal of EAST/328/01/CON to Permit Continued Use of Part of Site for General Market from 08.00 to 15.30 Hours each Thursday for 2 Year Period
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: 2/08 **APPLICATION NO:** P/401/401/CFU
LOCATION: 18 Waxwell Lane, Pinner
APPLICANT: Robin Bretherick Associates for Mr Ed Shapiro
PROPOSAL: Change of Use: Old Persons Home to Residential (Class C2 to C3) to W3 Self-Contained Flats + Forecourt 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.

REASON: To safeguard the character of the area

2. Within three months of the date of this permission a scheme of soft landscape works along the line of the palisade fencing shall be submitted to and approved by the Local Planning Authority. Such planting should supplement the existing planting and include more mature species.
3. Standard Condition – Landscaping to be Implemented

Informative

2. The applicant is urged to discuss the proposed landscaping scheme Planning Services, Landscape Section.

(Notes: (1) Prior to discussing the above application, the Committee received a representation from an objector.

The objector, who spoke on behalf of neighbouring residents, indicated that, whilst she sympathised with the school's security concerns, there was a need to balance the schools needs with the amenity needs of local residents. She advised that the applicants had not communicated with residents regarding the plans and there had consequently been no opportunity to seek a compromise. She expressed concern that the fencing as it stood was unsatisfactory as it was stark, unsightly and out of character with the surrounding road. She advised that residents would like the fence to be set back, painted and for further, more mature landscaping to be planted in order to reduce the intrusive, dominating feel of the fence.

There was no indication that a representative of the applicant was present and wished to respond

(2) The Committee wished it to be minuted that they urged schools to consult local residents over proposals. which would impact on them).

LIST NO:	2/12	APPLICATION NO:	P/698/03/CFU
LOCATION:	209, 211 & 213 Station Road, Harrow		
APPLICANT:	A B Clarke for Mr M Suchak		
PROPOSAL:	Change of Use: Offices (Class B1) to Residential (Class C3) at First Floor Level and Provision of Mansard Roof to Provide 6 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.		

LIST NO:	2/13	APPLICATION NO:	P/839/03/CFU
LOCATION:	Harrow School Playing Fields, Harrow School, Harrow on the Hill		
APPLICANT:	K W Reed & Associates for The Keepers and Governors of Harrow School		
PROPOSAL:	Relocation of Parade Ground and Car Park (Revised)		
DECISION:	See Minute 339.		

LIST NO:	2/14	APPLICATION NO:	P/122/03/CFU
LOCATION:	Garages at Collapit Close, North Harrow		
APPLICANT:	The Gillett Macleod Partnership for W E Black Ltd		
PROPOSAL:	Detached 2 Storey Building to Provide 4 Flats with Access and Parking		

Including Provision for Existing Flats

DECISION: See Minute 340.

LIST NO: 2/15 **APPLICATION NO:** P/865/03/CFU
LOCATION: 2 Links View Close, Stanmore
APPLICANT: Mrs A Moore, Ms G Daniels & Ms S Daniels
PROPOSAL: Redevelopment to Provide Two Detached Two Storey Houses with Access and Detached Double Garages
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: 2/16 **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: 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, agreed by the Committee:
Amend the last sentence of Condition 5 to read:
'Soft landscape works shall include: planting plans, and schedules of plants, noting species, plant sizes and proposed numbers/densities, and shall have particular regard to the need to maintain the current 'leafy' aspect on the boundary with the driveway to no. 30 West End Lane'.

(Note: Councillors Branch and Miles wished to be recorded as having abstained from voting on the above decision on the grounds that they had not attended the site visit,).

(See also Minute 330).

LIST NO: 2/17 **APPLICATION NO:** P/784/03/CFU
LOCATION: Rima, 4 Priory Close, Stanmore
APPLICANT: David Lane Associates for Mr B V Poojara
PROPOSAL: Redevelopment to Provide Detached House with Basement and Accommodation in Roofspace
DECISION: See Minute 341.

LIST NO: 2/18 **APPLICATION NO:** WEST/1212/02/OUT
LOCATION: 32 & 34 and Land to the Rear of 36 & 38 Greenford Road, Harrow
APPLICANT: Gillett Macleod Partnership for Mulgrave Construction Ltd
PROPOSAL: Outline: Demolition of Nos. 32 and 34, Formation of Access Drive and Erection of 2 Pairs of semi-Detached Properties.
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: A number of Members expressed concern regarding backland development).

LIST NO: 2/19 **APPLICATION NO:** P/837/03/COU
LOCATION: 368 Clitheroe Court, Alexandra Avenue, Harrow
APPLICANT: Robin Bretherick Associates for Sunley London Ltd
PROPOSAL: Outline: Single/Three Storey Side Extension to Provide 3 Additional Flats with 4 Parking Spaces and Relocation of Electricity Sub-Station
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:** WEST/660/02/OUT
LOCATION: Oakview, 1 Altham Road, Pinner
APPLICANT: Graham Seabrook Partnership Ltd for LGFI Ltd
PROPOSAL: Outline: Detached Two Storey House with Integral Garage and Forecourt 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.

LIST NO: 2/21 **APPLICATION NO:** P/478/03/CFU
LOCATION: 4-12 Bridge Street, Pinner
APPLICANT: Milan Babic Architects for Golfrate Properties Ltd
PROPOSAL: Provision of Mansard Roof to Accommodate 4 Flats (Resident Permit Restricted) at 3rd Floor Level with Replacement External Stairs at Rear.
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: 2/22 **APPLICATION NO:** P/758/03/DFU
LOCATION: 187 The Ridgeway, North Harrow
APPLICANT: ARP Associates for Mrs A Patel
PROPOSAL: Single Storey Front, Side and 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.
(See also Minute 330).

LIST NO: 2/23 **APPLICATION NO:** P/779/03/CVA
LOCATION: 1 Nelson Road, Harrow
APPLICANT: Chris Sawden for Mr S Crowther
PROPOSAL: Variation of Condition 3 of Planning Permission W/54/01/FUL to enable clear-glazed and openable top fanlight to window
DECISION: GRANTED variation(s) in accordance with the development described in the application and submitted plans, subject to the condition(s) and informative(s) reported.

LIST NO: 2/24 **APPLICATION NO:** P/552/03/CFU
LOCATION: 63 Moss Lane, Pinner
APPLICANT: Kenneth W Reed & Associates for Mr & Mrs G Brown
PROPOSAL: Single Storey Rear Extensions
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: 2/25 **APPLICATION NO:** P/720/03/CCA
LOCATION: Hillfield, 19 Mount Park Road, Harrow
APPLICANT: Kenneth W Reed & Associates for Mr & Mrs G Phillips
PROPOSAL: Conservation Area Consent: Demolition of Double Garage at Rear
DECISION: GRANTED Conservation Area Consent in accordance with the works described in the application and submitted plans, subject to the condition(s) and informative(s) reported.

LIST NO: 2/26 **APPLICATION NO:** P/721/03/CFU
LOCATION: Hillfield, 19 Mount Park Road, Harrow
APPLICANT: Kenneth W Reed & Associates for Mr & Mrs G Phillips
PROPOSAL: Replacement Double Garage
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/22/03/CFU
LOCATION: 4 Hallam Gardens, Pinner
APPLICANT: MSK Design Associates for Mrs M L Lauder
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.

LIST NO: 2/28 **APPLICATION NO:** P/1127/03/CFU
LOCATION: 2 Felden Close, Pinner
APPLICANT: Britannic Glass for Mr & Mrs Riches
PROPOSAL: Conservatory at Rear
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: 2/29 **APPLICATION NO:** P/302/03/CFU
LOCATION: 40 Greenhill Road, Harrow
APPLICANT: Eley & Associates for V Abraham
PROPOSAL: Conversion to 2 Self-Contained 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.

LIST NO: 2/30 **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 for a Member Site Visit.

LIST NO: 2/31 **APPLICATION NO:** P/110/03/DFU
LOCATION: 72 Silverston Way, Stanmore
APPLICANT: S D Johnston for Mr Vassa
PROPOSAL: Single Storey Rear and Two Storey Side Extension
DECISION: DEFERRED for a Member Site Visit.

(Note: Prior to considering the above application, the Committee received a representation from an objector.

The objector, who lived in a neighbouring property, argued that the development would be overbearing and would give rise to a loss of light to her property, to the detriment of her residential amenity. She urged Members to conduct a site visit to assess the impact for themselves.

There was no indication given that a representative of the applicant was present and wished to respond).

LIST NO: 2/32 **APPLICATION NO:** P/835/03/CFU
LOCATION: 41 Evelyn Drive, Pinner
APPLICANT: Mr V J McAndrew for Mr & Mrs Langaroodi
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.

SECTION 3 – OTHER APPLICATIONS RECOMMENDED FOR REFUSAL

LIST NO: 3/01 **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: This application had been previously determined by the Committee at its meeting held on 3 June 2003 and was included in the agenda in error.

LIST NO: 3/02 **APPLICATION NO:** EAST/1567/02/FUL
LOCATION: 51 Kynaston Wood, Harrow
APPLICANT: Libero Architects & Designers for Abbeywillow Properties Ltd
PROPOSAL: 2 Storey Side Extension to Form Additional House with Parking at Front
DECISION: REFUSED permission for the development described in the application and submitted plans for the reason(s) reported and subject to the informative reported.

LIST NO: 3/03 **APPLICATION NO:** P/179/03/CCO
LOCATION: Kennet End, 54 Harrow Park, Harrow
APPLICANT: Mr D Gough
PROPOSAL: Retention of Roof Extension to Front of Detached Garden Building (Retrospective)
DECISION: REFUSED permission for the development described in the application and submitted plans for the reason(s) reported and subject to the informative reported, subject to the deletion of the first reason for refusal and the amendment of the Second reason for refusal to read as follows, as reported on the addendum:

"The front dormer extension, by reason of excessive bulk, is unduly obtrusive and is detrimental to the character and appearance of the Conservation Area"

(See also Minute 342).

LIST NO: 3/04 **APPLICATION NO:** P/781/03/CFU
LOCATION: 7 High Street, Pinner
APPLICANT: P J Butlin Esq for P J Butlin/S Bowman
PROPOSAL: Change of Use: Shop to Coffee Shop (Class A1 to A3)
DECISION: REFUSED permission for the development described in the application and submitted plans for the reason(s) reported and subject to the informative reported, and the following additional informative, reported on the addendum:

3. If planning permission were to be granted for the proposed use then the Listed Building Consent would still be required for the alterations necessary as the building is a Grade II listed building.

LIST NO: 3/05 **APPLICATION NO:** P/620/03/CFU
LOCATION: Land Adjoining to Scout Hut, 1A Walton Road, Harrow
APPLICANT: Roxy
PROPOSAL: Change of Use of Car Park to Sale of Used Cars (Sui Generis) with Palisade Fence and Gates on Boundary
DECISION: REFUSED permission for the development described in the application and submitted plans for the reason(s) reported and subject to the informative reported.

LIST NO: 3/06 **APPLICATION NO:** EAST/1174/02/FUL
LOCATION: 1B Walton Road, Harrow
APPLICANT: T Bass-Roy for G&G Groundworks Ltd
PROPOSAL: Change of Use: Car Park (Sui Generis) to Lorry Park, Car Park for Residents and Temporary Storage (B1), Boundary Fencing
DECISION: REFUSED permission for the development described in the application and submitted plans for the reason(s) reported and subject to the informative reported.

LIST NO: 3/07 **APPLICATION NO:** WEST/1080/02/FUL
LOCATION: Abbotsford, 53-55 Moss Lane, Pinner
APPLICANT: Paul Samson for Mr & Mrs Spanwick Smith
PROPOSAL: Change of Use of No. 55: Self Contained flats – Nursing Home (Class C3-C2) and First Floor/2 Storey Linked Extension to 53 and 55 to Provide Additional Bed Spaces
DECISION: This application had been previously determined by the Committee at its meeting held on 3 June 2003 and was included in the agenda in error.

LIST NO: 3/08 **APPLICATION NO:** P/626/03/CFU
LOCATION: Green Trees, 21 Briants Close, Pinner
APPLICANT: Westbury Homes Holding Ltd
PROPOSAL: Demolition of Existing Building and Redevelopment to Provide 4x2 Storey Detached Houses with Integral and Attached Garages
DECISION: WITHDRAWN by the applicant.
(See also Minute 330).

LIST NO: 3/09 **APPLICATION NO:** P/170/03/CFU
LOCATION: 193 Stanmore Hill, Stanmore
APPLICANT: GJP Practice for Mr J McAndrew
PROPOSAL: Replacement Detached 2 Storey House
DECISION: REFUSED permission for the development described in the application and submitted plans for the reason(s) reported and subject to the informative reported.

LIST NO: 3/10 **APPLICATION NO:** P/522/03/CAD
LOCATION: 93 Stanmore Hill, Stanmore
APPLICANT: Randfield Associates for Hidden Hearing
PROPOSAL: Non-Illuminated Fascia Sign
DECISION: REFUSED consent for the works described in the application and submitted plans for the reason(s) reported and subject to the informative reported.

LIST NO: 3/11 **APPLICATION NO:** P/399/03/CFU
LOCATION: 93 Stanmore Hill, Stanmore
APPLICANT: Randfield Associates for Hidden Hearing
PROPOSAL: New Shopfront
DECISION: REFUSED permission for the development described in the application and submitted plans for the reason(s) reported and subject to the informative reported.
