
REPORT OF DEVELOPMENT CONTROL COMMITTEE

MEETING HELD ON 10 SEPTEMBER 2003

Chair: * Councillor Anne Whitehead

Councillors: * Arnold (1) * Idaikkadar
 * Marilyn Ashton * Knowles
 * Mrs Bath * Miles
 * Bluston * Mrs Joyce Nickolay
 * Choudhury * Thornton

* Denotes Member present
 (1) Denotes category of Reserve Member

[Note: Councillors John Cowan, Mrs Kinnear, Navin Shah and Stephenson also attended this meeting in a participating role. See Minute 374].

373. **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 Kara	Councillor Arnold

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

RESOLVED: That, in accordance with Committee Procedure Rule 4.1, Councillors John Cowan, Mrs Kinnear, Navin Shah and Stephenson who are not Members of the Committee, be allowed to speak on Items 2/26, 2/09, 2/09 and 2/07 and 2/23 respectively.

375. **Declarations of Interest:**

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

- (i) Item 2/02 – Land to Front and Adjacent to 55, 56 and 57 Hartington Close, Harrow, Substation R/O 55 (P/1006/03/CFU/RJS)

Councillors Bluston and Knowles declared an interest in the above application arising from the fact that they were the Council's representatives on Arms Length Management Organisation's (ALMO) Shadow Board. They were advised by the Borough Solicitor's representative at the meeting that under paragraph 12.2(c) of Part 5 (Codes and Protocols) of the Council's Constitution, that they did not have a prejudicial interest in the above matter as it related to a body to which they had been appointed by the Council as its representatives. Accordingly they remained and took part in the voting and discussion on this item.

- (ii) Item 2/08 – Timbers, 41 Brookshill, Harrow Weald (P/13336222/03/CVA/GM)

Councillor Marilyn Ashton declared a personal interest in the above application arising from the fact that she knew a resident who lived near the above property. She stressed that she had not discussed the application with this person. Accordingly she remained and took part in the voting and discussion on this item.

- (iii) Item 2/09 – 42 & 44 High Street, Harrow on the Hill (P/1017/03/CFU/SSI)

Councillors Arnold, Marilyn Ashton, Mrs Bath, Knowles and Mrs Joyce Nickolay 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.

Councillor Mrs Kinnear, a local Ward Councillor for the area, also declared an interest. She added that she had taken advice from the Borough Solicitor (Monitoring Officer) and the Leader of the Conservative Group but, that, as a backbenching Ward Councillor for Harrow-on-the-Hill in which this application was being made, she would be representing her constituents who would not otherwise understand why their Ward Councillor(s) could not represent them.

376. **Arrangement of Agenda:**

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

<u>Agenda Items</u>	<u>Special Circumstances/Reasons for Urgency</u>
Addendum (including Item 17)	<p>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.</p> <p>Additionally, Item 17 – St Dominic's 6th Form College (Ref: WEST/964/02/FUL) - was also admitted to the agenda because the appeal hearing was scheduled for 18 September 2003 (as set out in the addendum report).</p>
12(a) – Bentley House Hotel (15-21), 15A Headstone Drive, Harrow	<p>This contained information on a planning permission for continued use of the premises as a Hostel, which was granted by the Committee on 11 September 2002 (decision issues on 13 September 2002). That permission expires after one year, on 12 September 2003. Officers have written to the owners of the property inviting a new application but although the owners have indicated their intention to submit an application for renewal it has not been received to date.</p> <p>It was admitted to the agenda in order to enable this matter to be considered at the earliest opportunity and before planning permission expired.</p>
<p>(2) That all items be considered with the press and public present.</p>	
<p>(3) <u>Chandos Parade, Buckingham Road, Edgware (Item 1/02) (P/1610/03/CFU/TW)</u> Members noted that the above application had been withdrawn by the applicant as stated in the addendum report.</p>	
<p>(4) <u>Timbers, 41 Brookshill, Harrow Weald (Item 2/08) (P/1362/03/CVA/GM)</u> Members were informed that a letter had been received from the Government Office for London (GOL) directing the Council not to grant consent until the Secretary of State had had time to consider a request from a third party to call-in the proposal. Accordingly, the recommendation from the Chief Planning Officer had been revised from 'grant' to 'defer', as stated in the addendum report, in order to await consultation by GOL.</p> <p>Following a short discussion, the Committee agreed to consider the planning application that evening. Following legal advice, the Chair pointed out that the Committee would not be able to grant planning permission that evening because of the direction received from GOL. She added that, however, the Committee could either refuse the planning application that evening, or indicate that it would be 'minded to grant' planning permission.</p> <p>[Note: Members considered and determined the planning application that evening (Minute No. 383 (Item 2/08 in the schedule) refers)].</p>	
<p>(5) <u>RC Church of St. William of York, Du Cros Drive, Stanmore (Item 2/22) (P/841/03/CFU/TEM)</u> The Committee noted that officers were recommending that consideration of the above applications be deferred in order to allow expiry of re-notification, as stated in the addendum report.</p>	

(6) To note that whilst the order of the agenda was varied, business is recorded in the order set out in the agenda for ease of reference.

377. **Minutes:**

RESOLVED: (1) That, having been circulated, the minutes of the meeting held on 9 July 2003 be signed as a correct record of that meeting;

(2) That, having been circulated, the minutes of the meeting held on 30 July 2003, be signed as a correct record of that meeting subject to the following amendments:

30/32 Uxbridge Road, Stanmore (Item 1/01) (P/6/03/CFU) Minute to include (a) that Councillors Marilyn Ashton and Mrs Bath wished to be recorded as having voted against the decision reached;

(b) that Councillors Marilyn Ashton and Mrs Bath complained that whilst outline permission had been granted on appeal, although it had been refused unanimously by the Development Control Committee, the detailed application should have been submitted to the Committee rather than being granted by the Chief Planning Officer under his delegated powers.

72 Silverston Way, Stanmore (Item 2/10) (P/110/03/CFU) – Minute to include that Councillors Marilyn Ashton, Mrs Bath and Knowles (who had moved a refusal) wished to be recorded as having voted against the decision reached.

378. **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).

379. **Petitions:**

Councillor Bluston presented a petition containing 31 signatures drawing attention to the evidence in respect of three properties - 2 Kenton Road, 9 Kenton Road and 3 Kenton Avenue – which it was being alleged were or had been in multiple occupation. He added that the petition also related to item 12 on the agenda (Minute. No. 385 refers) which would be discussed later.

RESOLVED: That the petition be received and noted.

380. **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).

381. **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.

382. **Representations on Planning Applications:**

RESOLVED: That, in accordance with the provisions of Committee Procedure Rule 17 (Part 4B of the Constitution), representations from members of the public be received in respect of items 2/08, 2/09, 2/22 and 2/26 on the list of planning applications.

383. **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.

384. **353 Uxbridge Road, Hatch End - Continued Use as Cafe/Sandwich Bar (Class A3) on Ground Floor:**

The Committee considered a report of the Chief Planning Officer regarding a request to vary a condition on the hours of opening agreed by the Committee at its meeting on 30 July in respect of the above premises.

RESOLVED: That Condition 2 be amended to read as follows:

The use hereby permitted shall not be open to customers outside the following times:

- (a) 07.30 hours to 23.00 hours Monday to Saturday inclusive
- (b) 10.00 hours to 22.30 hours on Sundays.

[Note: (1) During the course of discussion on the above item, it was moved and seconded that the premises should open during the hours of 09.00 to 23.00 hours

Monday to Saturday inclusive and not 07.30 hours to 23.00 hours as recommended by the Chief Planning Officer. Upon being put to a vote, this was not carried;

(2) Councillors Marilyn Ashton, Mrs Bath and Knowles wished to be recorded as having voted against the above decision].

385. **Issues Placed on the Agenda further to Requests from Members of the Committee:**

(1) **Multiple Occupancy – Certificate Review**

Members were informed that this matter had been placed on the agenda by Councillor Bluston and not Councillor Choudhury as stated on the agenda.

Councillor Bluston stated that numerous applications for certificate for multiple occupancy were considered by this Committee and that he had received representations, including a petition (Minute No. 379 refers), from local residents questioning why adjoining neighbours were not notified of such applications.

RESOLVED: That the Chief Planning Officer be requested to report back on consultation issues in relation to Certificate applications for existing multiple occupation uses.

(2) **Bentley House Hotel (15-21), 15A Headstone Drive, Harrow**

Members noted that Councillor Marilyn Ashton had placed this matter on the agenda.

Councillor Marilyn Ashton reported that, to date, the owners had not submitted a planning application for continued use of the premises as a hostel and that the permission, which had been granted for one year only, was due to expire on 12 September 2003. She added that the Chief Planning Officer had informed her that the owners had indicated their intentions to submit an application.

In response, the Planning Officer stated that the Council's Enforcement Officer had been informed and that officers would investigate the status of use.

Noted.

386. **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.

387. **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.

388. **Telecommunications Developments:**

(1) **Common Road (Application No. P/1661/03/CDT)**

RESOLVED: (a) That the applicant be informed that prior approval of details of siting and appearance is required;

(b) that prior approval be granted subject to the condition, reason and informatives set out in the addendum report.

(2) **498/500 Honeypot Lane, Stanmore (Application No. P/1874/03/CDT)**

RESOLVED: That the applicant be informed that prior approval of details of siting and appearance is not required and that this approval is subject to the informatives set out in the addendum report.

[Note: Councillor Thornton wished to be recorded as having abstained from voting on this application.]

(3) 180 Eastcote Lane (Application No. P/1758/03/CDT)

(a) **RESOLVED:** That the applicant be informed that prior approval of details of siting and appearance is required;

(b) that prior approval be refused for the reason and informative set out in the addendum report.

389. **Determination of Demolition Applications:**

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

390. **Any Other Business:**

(1) St. Dominic's 6th Form College (Application No. WEST/964/02/FUL)

RESOLVED: That had an appeal against non-determination of the above planning application not been lodged, the application for a detached 2/3 storey building to provide teaching accommodation and drama studio, as set out in plan numbers 1270/30A/31A/32A/37A/38, would have been refused for the reasons and informative set out in the addendum report;

(2) Members' Site Visit to Valleyfield, Mount Park Road, Harrow

Following discussion, it was agreed that the Members' site visit to the above property would take place on 23 September 2003 and that Members would meet at the site at 6.15 pm.

391. **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) 10.00 pm to continue until 11.00 pm;

(2) 11.00 pm to continue until 11.20 pm;

(3) 11.20 pm to continue until 11.30 pm;

(4) 11.30 pm to continue until 11.50 pm;

and (5) 11.50 pm (by consensus) to continue until the completion of the remaining business on the agenda that evening.

(Note: The meeting, having commenced at 7.30 pm, closed at 11.54 pm).

(Signed) COUNCILLOR ANNE WHITEHEAD
Chair

SECTION 1 – MAJOR APPLICATION

LIST NO: 1/01 **APPLICATION NO:** P/1498/03/CFU
LOCATION: Westfield House & Hillsdale, Westfield Park
APPLICANT: Howard, Fairbairn & Partners for Cosway Land & New Homes Ltd
PROPOSAL: Redevelopment: Detached 3 Storey Building to Provide 12 Flats with Access and Parking at the Rear
DECISION: REFUSED permission for the development described in the application and submitted plans for the reasons and informatives reported and subject to a further additional reason set out in the addendum report.

LIST NO: 1/02 **APPLICATION NO:** P/1610/03/CFU
LOCATION: Chandos Parade, Buckingham Road, Edgware
APPLICANT: Glen Robinson for Gleesk Property Co Ltd
PROPOSAL: Demolition of Existing Buildings and Redevelopment in form of a Detached 3 Storey Block to Provide 12 Flats with Access and Parking.
DECISION: WITHDRAWN by the applicant.

LIST NO: 1/03 **APPLICATION NO:** P/1607/03/CFU
LOCATION: 286-288 High Road, Harrow Weald
APPLICANT: Gillett Macleod Partnership for W E Black Ltd
PROPOSAL: Redevelopment: 3 Storey Building to Provide 16 Flats with Access and Undercroft and Parking at the Rear.
DECISION: GRANTED permission in accordance with the development described in the application and submitted plans, subject to the conditions and informatives reported.

[Note: The Committee wished it to be minuted that they were unanimous in reaching the above decision].

LIST NO: 1/04 **APPLICATION NO:** P/1599/03/CFU
LOCATION: 60-64 Lower Road, Harrow
APPLICANT: Gillett Macleod Partnership for Radcliffe Properties Ltd
PROPOSAL: Redevelopment 13 – 3 Storey & 1-2 Storey House with Access and Parking.
DECISION: That had an appeal not been lodged, permission have been REFUSED for the development described in the application and submitted plans for the reasons and informatives reported.

LIST NO: 1/05 **APPLICATION NO:** P/1513/03/CFU
LOCATION: Enterprise House, 15 St John's Road, Harrow
APPLICANT: Dalton Warner David for Conlatuse Ltd
PROPOSAL: Redevelopment to Provide 14 Flats (Resident Permit Restricted) in a 4 Storey Building with Access and Parking.

- DECISION:**
- (1) That the applicant be informed that the proposal is acceptable subject to the completion of a Section 106 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 making of up to adoptable standards (as amended at the meeting) and dedication of that element of the service road with the site to the side and rear of the building as shown on plan number 1901/L(O)02 Rev A, at the applicant's expense.
 - (2) That a formal decision notice, granting permission subject to the planning conditions and informatives reported, will be issued only upon completion of the aforementioned Section 106 Agreement by the applicant.
 - (3) That it be noted that a letter from the applicant's agent confirming that the access road will definitely go ahead, providing access to rear parking, as stated in the addendum report and as shown in the plans submitted be noted.

LIST NO: 1/06 **APPLICATION NO:** P/1711/03/COU

LOCATION: Formerly Rayners Lane Filling Station, 143 Imperial Drive Corner of Imperial Drive and Vicarage Way

APPLICANT: Dovetail Architects for Burney Estates

PROPOSAL: Outline: Redevelopment to Provide 16 (Resident Permit Restricted) Flats in Part 3, Part 4 Storey Building with Access and Parking.

DECISION: GRANTED permission in accordance with the development described in the application and submitted plans, subject to the conditions and informatives reported.

(Note: (1) During the course of the discussions on the above application, it was moved and seconded that the application be refused on the following grounds:

1. The proposed development, by reason of its size, bulk and siting would be visually obtrusive and out of character with neighbouring residential properties, would not respect the scale and massing of those properties, to the detriment of the visual amenities of the neighbouring residents.
2. The proposed development, by reason of density and excessive site coverage by buildings and hardsurfacing would comprise an over-development of the site reflected in the inadequate levels of parking and usable rear amenity space, to the detriment of the character of the area and the amenities of neighbouring residents.

Upon being put to a vote, this was not carried.

(2) Councillors Arnold, Marilyn Ashton, Mrs Bath, Knowles and Mrs Joyce Nickolay wished to be recorded as having voted against the decision reached).

LIST NO: 1/07 **APPLICATION NO:** P/1875/03/COU

LOCATION: Alexandra Avenue Primary Care Clinic, South Harrow

APPLICANT: Atis Real Weatheralls for Harrow Primary Care Trust

PROPOSAL: Outline: Redevelopment: 3 Storey Primary Care Centre (Class D1) with Lower Ground Floor Parking up to 2,900M2 Floor Space, Access

DECISION: GRANTED permission in accordance with the development described in the application and submitted plans, subject to the conditions and informatives reported.

LIST NO: 1/08 **APPLICATION NO:** P/1514/03/CFU
LOCATION: 633-635 Uxbridge Road & 138 Waxwell Lane, Hatch End, Greenways
APPLICANT: Banner Homes Ltd
PROPOSAL: Redevelopment: Detached 3 Storey Building with Rooms in Roofspace to Provide 22 Flats with Basement Parking and Access (Revised).
DECISION: REFUSED permission in accordance with the development described in the application and submitted plans, subject to the reason and informative reported.

LIST NO: 2/01 **APPLICATION NO:** P/1071/03/CFU
LOCATION: 40 South Parade, Mollison Way, Edgware
APPLICANT: N & V Kotak Associates for Parkwalk Estate
PROPOSAL: Change of Use: Retail (Class A1) to Mixed Use of Preparation and Sale of Sweets and Savouries (Class B2 and A1) on Ground Floor, Single Storey Rear Extension with new Shop Front and Provision of Extractor Flue.
DECISION: GRANTED permission in accordance with the development which was amended to read "... sale of sweets and savouries (Class B1 and A1)..." and submitted plans, subject to the conditions and informative reported and the following additional condition and reason:
Condition 4 – The use of the premises for the preparation of sweets and savouries (Class B1) should not take place outside the following times:-
08.00 hours – 18.00 hours Monday to Saturday inclusive and at no time on Sundays or Bank Holidays, without the written permission of the Local Planning Authority
Reason 4 – To safeguard the amenities of neighbouring residents.

LIST NO: 2/02 **APPLICATION NO:** P/1006/03/CFU
LOCATION: Land to Front and Adjacent to 55, 56 & 57 Hartington Close, Harrow, Substation R/O 55
APPLICANT: Groundwork West London for LBH Housing Services
PROPOSAL: Enclosure of Adjacent Land as Front Garden Access, Landscaping of Former Play Area and Provision of Boundary Fencing.
DECISION: GRANTED permission in accordance with the development described in the application and submitted plans, subject to the conditions and informatives reported.

LIST NO: 2/03 **APPLICATION NO:** P/992/03/CFU
LOCATION: 32 Cavendish Drive, Edgware
APPLICANT: C R Davila for Mr & Mrs S Malka
PROPOSAL: Single Storey Rear Extension
DECISION: GRANTED permission in accordance with the development described in the application and submitted plans, subject to the conditions and informatives reported.

LIST NO: 2/04 **APPLICATION NO:** P/1485/03/CFU
LOCATION: Little Manor, The Common, Stanmore
APPLICANT: Design Associates (London) Ltd for Mr Assefi
PROPOSAL: Part First Floor, Part Two, Storey Front Extension, Conservatory at Rear
DECISION: GRANTED permission in accordance with the development described in the application and submitted plans, subject to the conditions and informatives reported.

(Note: Councillors Marilyn Ashton and Mrs Bath wished to be recorded as having voted against the above decision).

LIST NO: 2/05 **APPLICATION NO:** P/1113/03/CFU
LOCATION: 63 West Street, Harrow
APPLICANT: Kenneth W Reed & Associates for Mr & Mrs A N Visone
PROPOSAL: Provision of Gates and Infilling of Garage Door in Association with the Creation of Parking Space to Side of House
DECISION: GRANTED permission in accordance with the development described in the application and submitted plans, subject to the conditions and informatives reported.

LIST NO: 2/06 **APPLICATION NO:** P/1025/03/CFU
LOCATION: Hatch End High School, Harrow Weald
APPLICANT: David R Yeaman & Associates for Mrs Kwabwe
PROPOSAL: Detached Building to Provide Day Care Nursery for Children from 3 Months to 5 Years Old.
DECISION: GRANTED permission in accordance with the development described in the application and submitted plans, subject to the conditions and informatives reported and the following additional condition listed in the addendum report and amended at the meeting:

Condition 9 – No development shall take place until a plan indicating the positions, design and materials of the proposed gates and any new fencing has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and shall thereafter be retained.

Reason: To safeguard the character of the area.

(Note: (1) Councillor Thornton wished to be recorded as having voted against the above decision and it be noted that a Member abstained from voting on the above decision;

(2) During discussion on the above application, Councillor Knowles, whilst welcoming the provision of a day care nursery on the site, raised the following concern:-

(i) that the development would exacerbate the existing traffic problems in the immediate area, especially during the school run, and particularly in Tillotson Road and that this had road safety implications;

(ii) following a short discussion, it was agreed that Hatch End Ward Councillors should look into the suggestion that Tillotson Road should be made one-way].

LIST NO:	2/07	APPLICATION NO:	P/27/03/CFU
LOCATION:	Sage House, 319 Pinner Road, Harrow		
APPLICANT:	Lewis & Hickey Ltd for Sage Holdings Ltd		
PROPOSAL:	Additional Floor of Offices, 1 st & 2 nd Floor Rear Extension over Parking Area with Linked Walkways (Revised)		
DECISION:	<p>(1) That the applicant be informed that the proposal is acceptable subject to the completion of a Section 106 Agreement within one year (or such period as the Council may determine) of the date of the Committee decision on the application relating to:-</p> <p>(i) the developer shall fund all costs of public consultation, analysis, reporting and implementing 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 £10,000 index linked.</p> <p>(2) That a formal decision notice, granting permission subject to the planning conditions and informatives reported, will be issued only upon completion of the aforementioned Section 106 Agreement by the applicant.</p> <p>(Note: (1) Councillor Marilyn Ashton wished to be recorded as having voted against the decision reached;</p> <p>(2) to note that 3 Members voted against the decision reached, that 3 Members abstained from voting and that 5 Members voted in favour of the decision reached).</p>		

LIST NO:	2/08	APPLICATION NO:	P/1362/03/CVA
LOCATION:	Timbers, 41 Brookshill, Harrow Weald		
APPLICANT:	Derek E Alan Nash for Mahavir Foundation Ltd		
PROPOSAL:	Single Storey Replacement Building for Use as Place of Workshop and Religious Instruction (Revised)		
DECISION:	<p>REFUSED permission for the development described in the application and submitted plans for the following reason.</p> <p><u>Reason:</u> The proposed ornamentation, together with the increase in height of the building, would give rise to a loss of visual amenity to the neighbouring properties to the detriment of this Area of Special Character located within the Green Belt (See also minute 376(3)).</p> <p>(Note 1: (1) Prior to debating the above application, the Committee received representations from an objector and a representative from the applicant. Following their submissions, Members asked questions of both the objector and the representative from the applicant.</p> <p>The objector, who spoke on behalf of neighbouring residents, argued that the proposed development was not in keeping with the special character of the area, that it infringed the guidelines for developments in a green belt area and that the ornate design of the proposal was also not in keeping with the area. He added that a large number of worshippers had gathered on the site recently and had breached the conditions already imposed, that the height of the proposal was over dominant and that the Council had not adequately consulted local residents. Finally, he alleged that the planning process was flawed and that the views of local residents had been completely ignored.</p> <p>The representative of the applicant, in response, advised that the new building would be lower than the original one, that only 10% of the site would be built with the remaining 90% being retained in its current form, and that a voluntary no right turn for cars leaving the site would be imposed in order to reduce the possibility of accidents. He explained that whilst a significant part of the ornamental appearance had been removed, some</p>		

ornate features had been retained to give the building a religious appearance. He added that the site would not be used for large gatherings but acknowledged that the consecration ceremony had attracted more worshippers than had been expected. However, he assured the Committee that the applicant would be a good neighbour and had offered to liaise and work with a representative(s) of the residents, once nominated by the local residents.

(2) during discussion on this item, it was formally moved and seconded that the application be refused and, upon being put to a vote, this was carried.

Note 2: The Recommendation in the addendum report that determination of the above application be deferred, to allow the Government Office for London (GOL) time to consider a request from a third party to call in the proposal, and, additionally, to allow a report on the impact of the proposal on traffic in the area and the number of visitors the premises was likely to attract to which the Chair, seconded by Councillor Bluston, had drawn attention in the course of the debate, was not considered consequent on the above vote in favour of refusal.

(3) The motion set out in 2 above, upon being put to a vote, was carried.

(4) Councillors Bluston, Choudhury, Idaikkadar, Miles and Anne Whitehead wished to be recorded as having voted against the decision reached.

(5) The Chair announced that the applicant had the normal right of appeal against the decision to refuse the application).

LIST NO:	2/09	APPLICATION NO:	P/1018/03/CFU
LOCATION:	42 & 44 High Street, Harrow on the Hill		
APPLICANT:	LCC UK for Orange Personal Communication		
PROPOSAL:	Installation of Microcell Antenna 110mm x 320mm at Height of 6M on Front Elevation of No.44, with Feeder Cables to Equipment Cabinet at Side of No.42		
DECISION:	REFUSED permission for the development described in the application and submitted plans for the following reason.		

Reason: The proposed development, in particular the equipment cabin, would be visually obtrusive by reason of unsatisfactory size and site, and be detrimental to the character and appearance of this part of the Conservation Area and the amenity of local residents.

(Also see Minute 375 (iii)).

[Notes: (1) Prior to debating the above application, the Committee received representations from an objector. There was no indication that a representative of the applicant was present and wished to respond.

The objector also spoke on behalf of neighbouring residents, and with the aid of photographs argued that the proposal, by virtue of its design and siting, was detrimental to the character of the area. She added that whilst the residents were not against the use of mobile phones and the installation of antennas, they were concerned about the health risks, which in her opinion were adequate planning reasons to refuse the application. She urged the Committee to consider the health risks associated with the proposal in what was a densely populated area and supported her argument by reading out judgement(s) which she mentioned had been well documented.

(2) The Planning Officer read out the following on behalf of Councillor Harriss who was present at the meeting during consideration and determination of this application:

Councillor Harriss would like it clarified that this planning application is not being made by him, nor does he have any input into it. He has been criticised for submitting the application and feels slightly aggrieved that he is being blamed for an application over which he has no control or involvement and is not the initiator of this application.

(3) The Chair mentioned that it was not uncommon for a neighbour or a third party to submit an application on another person's land.

(4) During discussion on this application, it was moved and seconded that the application be refused. Upon being put to a vote, this was carried.

(5) Those members in the room who voted on the refusal namely Councillors Bluston, Choudhury, Idaikkadar, Miles, Thornton, and Anne Whitehead wished it to be minuted that they were unanimous in reaching the above decision).

LIST NO:	2/10	APPLICATION NO:	P/32/03/CFU
LOCATION:	1B Albury Drive, Pinner		
APPLICANT:	P R Architecture for Mr M Hasham		
PROPOSAL:	Single-Storey Side Extension, First Floor Side Extension, Use of Two Rooms on Ground Floor for Beauty Treatments, Conversion of Garage to Habitable Accommodation.		
DECISION:	GRANTED permission in accordance with the development described in the application and submitted plans, subject to the conditions and informatives reported.		
LIST NO:	2/11	APPLICATION NO:	P1398/03/CFU
LOCATION:	17 Chestnut Avenue, Edgware		
APPLICANT:	Marcel Blum for Mr & Mrs J Shoheit		
PROPOSAL:	First Floor Rear Extension with Dormers in Roof		
DECISION:	GRANTED permission in accordance with the development described in the application and submitted plans, subject to the conditions and informatives reported.		
LIST NO:	2/12	APPLICATION NO:	P/1412/03/CRE
LOCATION:	St Anselms First & Middle School, 18 Roxborough Park, Harrow		
APPLICANT:	Nicholson GDA Architects for St Anselms First & Middle School		
PROPOSAL:	Renewal of Planning Permission EAST/501/98/REN dated 31 July 98 for Replacement Retaining Wall, Surfacing of New Playground Area and Associated Landscaping.		
DECISION:	GRANTED permission in accordance with the development described in the application and submitted plans, subject to the conditions and informatives reported. (See 2/13 below)		
LIST NO:	2/13	APPLICATION NO:	P/1430/03/CCA
LOCATION:	St Anselms First & Middle School, 18 Roxborough Park, harrow		
APPLICANT:	Nicholson GDA for St Anselms First & Middle School		
PROPOSAL:	Conversation Area Consent: Demolition of Retaining Wall and Remains of Outbuilding		

DECISION: GRANTED conservation area consent in accordance with the works described in the application and submitted plans subject to the conditions and informatives reported.

(See 2/12 above).

LIST NO: 2/14 **APPLICATION NO:** P/1390/03/CFU
LOCATION: 43 Canons Drive, Edgware
APPLICANT: David Barnard for I Gerrard
PROPOSAL: Single Storey Rear Extension and Roof Extensions to Include Rear Dormers (Revised).
DECISION: GRANTED permission in accordance with the development described in the application and submitted plans, subject to the conditions and informatives reported.

LIST NO: 2/15 **APPLICATION NO:** P/476/03/CFU
LOCATION: Land Adjacent The White Horse Public House, 50 Middle Road, Harrow
APPLICANT: Dennis Granston for Mr & Mrs M Fitchet
PROPOSAL: Two Storey Side and Single Rear Extension to Provide Semi Detached House with Detached Garage
DECISION: REFUSED permission for the development described in the application and submitted plans for the following reasons:

Reason 1: The proposal would have an adverse impact on the character and appearance of this part of the Conservation Area and the neighbouring locally listed building.

Reason 2: The proposal is likely to lead to a loss of off-street parking giving rise to an increase in on-street parking in Middle Road, to the detriment of the safety and free flow of traffic on the adjoining highway.

(Note: (1) Prior to the consideration of the application, the Committee's attention was drawn to the additional conditional set out in the addendum report, should the Committee be minded to grant planning permission;

(2) During consideration of this application, it was moved and seconded that determination of this application be deferred to allow Members to visit the site. Upon being put to a vote this was not carried, the Chair having exercised her second and casting vote;

(3) During consideration of this application, it was moved and seconded that this application be refused. Upon being put to a vote, this was carried.

(4) Councillors Bluston, Choudhury, Idaikkadar, Miles and Anne Whitehead wished to be recorded as having voted against the decision reached).

LIST NO: 2/16 **APPLICATION NO:** P/1383/03/CRE
LOCATION: West House, 50 West End Lane, Pinner
APPLICANT: Design & Building Services for The Pinner Association
PROPOSAL: Renewal of Outline Permission WEST/429/00/LA3 Granted on 24 July 2000 for Part Single, Part Two Storey Side and Rear Extensions and Use as Museum
DECISION: GRANTED permission in accordance with the development described in the application and submitted plans, subject to the conditions and informatives reported.

LIST NO: 2/17 **APPLICATION NO:** P/904/03/CFU

LOCATION: Katies Kitchen, Forward Drive, Christchurch Industrial Estate, Harrow

APPLICANT: Lanchester & Lodge Architects for Geest Food Ltd

PROPOSAL: Single Storey Temporary Storage and Cold Store Units with Corridor Linked to Existing Buildings

DECISION: GRANTED permission in accordance with the development described in the application and submitted plans, subject to the conditions and informatives reported and the following additional condition.

Condition 4: Any plant and machinery, including that for fume extraction, ventilation, refrigeration and air conditioning, which may be used by reason of granting this permission, shall be so installed, used and thereafter retained as to prevent the transmission of noise and vibration into any neighbouring premises.

Reason 4: To ensure that the proposed development does not give rise to noise nuisance to neighbouring residents.

LIST NO: 2/18 **APPLICATION NO:** P/1086/03/CFU

LOCATION: 343 Rayners Lane, Rayners Lane

APPLICANT: David R Yeaman & Associates for Goldens Solicitors

PROPOSAL: Conversion of Garage into Offices in Connection with Ground Floor Use and Replacement Single Storey Rear Extension for Ancillary Use

DECISION: GRANTED permission in accordance with the development described in the application and submitted plans, subject to the conditions and informatives reported.

LIST NO: 2/19 **APPLICATION NO:** P/801/03/CFU

LOCATION: Land Adjoining 8 Pembroke Place, Edgware

APPLICANT: The Gillet Macleod Partnership for R J Dias

PROPOSAL: Two Storey Detached House with Parking

DECISION: GRANTED permission in accordance with the development described in the application and submitted plans, subject to the conditions and informatives reported and the following additional conditions:

Condition 7: All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building(s), or the completion of the development, whichever is the sooner. Any existing or new trees or shrubs which, within a period of 2 years from the completion of the development, die, are removed, or become seriously damaged or diseased, shall be replaced in the next planting season, with others of a similar size and species, unless the local authority agrees any variation in writing. Such landscaping to include appropriate screen planting along the north and east boundaries of the site.

Reason 7: To safeguard the appearance and character of the area, and to enhance the appearance of the development.

Condition 8: The development hereby permitted shall not commence until there has been submitted to, and approved by, the local planning authority, a scheme of hard and soft landscape works which shall include a survey of all existing trees and hedgerows on the land, indicating those to be retained and those to be lost. Details of those to be retained, together with measures for their protection in the course of the development, shall also be submitted and approved, and carried out in accordance with such approval, prior to any demolition or any other site works, and retained until the

development is completed. Soft landscape works shall include: planting plants, and schedules of plants, noting species, plant sizes and proposed numbers/densities.

Reason 8: To safeguard the appearance and character of the area, and to enhance the appearance of the development.

(Note: The Committee wished it to be minuted that they were unanimous in reaching the above decision).

LIST NO:	2/20	APPLICATION NO:	P/369/03/CFU
LOCATION:	Valleyfield – Mount Park Road, Harrow		
APPLICANT:	John Browning Associates for John Browning		
PROPOSAL:	Conversion to Provide 3 Houses with Forecourt Parking, Carriage Drive, Alterations to Existing House, Single Storey Side Extension, Rooms in Roof		
DECISION:	DEFERRED for a Member Site Visit to take place on 23 September 2003.		

LIST NO:	2/21	APPLICATION NO:	P/368/03/CCA
LOCATION:	Valleyfield – Mount Park Road, Harrow		
APPLICANT:	John Browning Associates for John Browning		
PROPOSAL:	Conservation Area Consent: Demolition of Outbuildings		
DECISION:	DEFERRED for a Member Site Visit to take place on 23 September 2003.		

LIST NO:	2/22	APPLICATION NO:	P/1107/03/CFU
LOCATION:	99 Stanmore Hill, Stanmore		
APPLICANT:	Geoff Beardsley & Partners Ltd for The Rose Hill Pension Scheme		
PROPOSAL:	Use of Part Ground Floor for A3 Purposes and Conversion to Provide Flat with New Hipped Roof and Provision of Roof, Windows and Elevational Cladding		
DECISION:	DEFERRED at the request of officers in order to allow expiry of re-notification.		

LIST NO:	2/23	APPLICATION NO:	P/1605/03/CVA
LOCATION:	Headstone Lawn Tennis Club, 20 Hillfield Close, Harrow		
APPLICANT:	Mrs J Ginger for Headstone Lawn Tennis Club		
PROPOSAL:	Variation of condition 2 of Planning Permission WEST/905/02/FUL to Permit Use of Floodlighting up to 21.30 hours		
DECISION:	APPROVED variation of condition 2 subject to the following condition, as amended at the meeting, and the informatives reported.		

Condition 1: For a period of one year from the date of the permission hereby granted the floodlighting shall not be used between 21.30 and 09.00 hours, Monday to Sunday inclusive, after which period, the hours of use of the floodlighting shall revert to that in the original Condition 2 – use permitted only between 09.00 hours to 21.00 hours Monday to Friday inclusive - of planning permission WEST/905/02/FUL.

Reason 1: In the interests of residential amenity.

(Note: (1) During consideration of this application, it was moved and seconded that the variation should be approved for a period of 1 year only. Upon being put to a vote, this was carried;

(2) the Committee wished it to be minuted that they were unanimous in reaching the above decision and that permission should be for a period of 1 year only;

(3) during consideration of this application, there was general consensus that the monitoring of the impact of the above decision should be carried out by local residents.

LIST NO:	2/24	APPLICATION NO:	P/1554/03/CRE
LOCATION:	Canons Court, Stonegrove, Edgware		
APPLICANT:	Chess Architecture		
PROPOSAL:	Renewal of Planning Permission EAST/869/97/FUL to Provide Additional Storey Over Part of Roof to Provide 4 Flats with Roof Terraces and Parking.		
DECISION:	GRANTED permission in accordance with the development described in the application and submitted plans, subject to the conditions and informatives reported.		

LIST NO:	2/25	APPLICATION NO:	P/1564/03/CCO
LOCATION:	20 Hillfield Close, Harrow, Headstone Lawn Tennis Club		
APPLICANT:	Mrs J Ginger for Headstone Lawn Tennis Club		
PROPOSAL:	Retention of 9 x 6.7m High Floodlighting Columns		
DECISION:	GRANTED permission in accordance with the development described in the application and submitted plans, subject to conditions and informative reported.		

LIST NO:	2/26	APPLICATION NO:	P/1443/03/CFU
LOCATION:	2 Canons Corner, Edgware		
APPLICANT:	Anthony Bowhill & Associates for I Ebrahim Esq		
PROPOSAL:	Change of Use: A1 (Retail) to A3 (Food and Drink)		
DECISION:	REFUSED permission for the development described in the application and submitted plans for the following reason:		

Reason: The proposal would be detrimental to the residential amenity of the neighbouring properties in the adjoining roads giving rise to noise and disturbance with the resulting overspill parking and activity associated with A3 hours of use.

(Note: (1) Prior to discussion of the above application, the Committee received representations from two objectors and a representative of the applicant, following which Members asked questions of the objectors.

The objectors who spoke on behalf of the neighbouring residents pointed out that the proposed use as a restaurant was incompatible in this parade which consisted of retail shops only, that the fumes and noise generated by the extractor fan(s) and by patrons leaving the premises would be unacceptable in what was a quiet residential area. The objectors argued that the proposal would result in the loss of necessary local retail provisions and that policies S16 and EM21 were both applicable in relation to this proposal. They pointed out that similar applications had previously been refused and urged that the proposal before Members that evening be also refused.

In response, the representative of the applicant pointed out that the principle of the change of use was not under question. He added that noise and fumes from plant and machinery would be controlled by Condition 5 in the officer's report and that any objections relating to parking could not be

sustained as the guidance issued by Central Government, sought reduced parking provision. Finally, he stated that the proposal would improve the vitality and viability of the area;

(2) During the course of the discussion on the above application, it was moved and seconded that the application be refused. Upon being put to a vote, this was carried).

LIST NO:	2/27	APPLICATION NO:	P/1112/03/CFU
LOCATION:	51/53 The Broadway, Stanmore		
APPLICANT:	Dalton Warner David for Elliston Solicitors		
PROPOSAL:	Two Storey First and Second Floor Rear Extension with Parking on Ground Floor Alterations Including 2 Rear Dormer Windows		
DECISION:	GRANTED permission in accordance with the development described in the application and submitted plans, subject to the conditions and informatives reported.		
LIST NO:	2/28	APPLICATION NO:	P/841/03/CFU
LOCATION:	RC Church of St William of York, Du Cros Drive, Stanmore		
APPLICANT:	Kylie Smart Associates for WRCDT St William Stanmore		
PROPOSAL:	Single Storey Detached Building to Provide Church Hall with Access and Parking		
DECISION:	GRANTED permission in accordance with the development described in the application and submitted plans, subject to the conditions and informatives reported.		
LIST NO:	2/29	APPLICATION NO:	P/863/03/CFU
LOCATION:	49 Crofts Road, Harrow		
APPLICANT:	Hazan Smith & Partners for Benbow Building Ltd		
PROPOSAL:	Part Two Storey/Part Single Storey Side and Rear Extensions, Conversion to 3 Flats with Access an Parking.		
DECISION:	GRANTED permission in accordance with the development described in the application and submitted plans, subject to the conditions and informatives reported.		
LIST NO:	3/01	APPLICATION NO:	WEST/1069/03/FUL
LOCATION:	116 Pinner Road, Harrow		
APPLICANT:	Mel-Pindi Construction Service for Mel-Pindi Constructional Services		
PROPOSAL:	Change of Use: Car Showroom (Sui Generis) to A3 (Food and Drink) on Ground Floor with Single Storey Rear Extension.		
DECISION:	REFUSED permission for the development described in the application and submitted plans for the reason and informative reported.		

LIST NO: 3/02 **APPLICATION NO:** P/897/03/CFU

LOCATION: 22 Brookshill Avenue, Harrow

APPLICANT: Building Design Services for Mr & Mrs P Stone

PROPOSAL: Single Storey Side Extension to Provide Accommodation for Disabled Person

DECISION: REFUSED permission for the development described in the application and submitted plans for the reason and informative reported.

(Note: (1) The applicant, with the permission of the Chair and the Committee, tabled a written request that consideration of this item be deferred;

(2) During discussion, it was moved and seconded that determination of this application be deferred to allow Members to visit the site. Upon being put to a vote, this was not carried.]

LIST NO: 3/03 **APPLICATION NO:** P/1069/03/CVA

LOCATION: 246 Uxbridge Road, Hatch End

APPLICANT: Carrington Stevens Moore Ltd for Ask Restaurants Ltd

PROPOSAL: Variation of Condition 8 of WEST/833/97/FUL to Allow Use of Rear Garden as Additional Customer Floorspace

DECISION: REFUSED permission for the development described in the application and submitted plans for the reason and informative reported.

LIST NO: 3/04 **APPLICATION NO:** P/1206/03/CFU

LOCATION: Old Brewery House, Park Lane, Stanmore

APPLICANT: Arthur S Ferryman & Associates for R C (Holdings) Ltd

PROPOSAL: Part 2 Storey: Part First Floor Rear Extension

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

(See 3/05 below)

LIST NO: 3/05 **APPLICATION NO:** P/1369/03/CLB

LOCATION: Old Brewery House, 1 Park Lane, Stanmore

APPLICANT: Arthur J Perryman Associates for Mr Leader-Cramer

PROPOSAL: Listed Building Consent: Demolition of Conservatory to Rear, Replacement with Two Storey Extension and Other Alterations.

DECISION: REFUSED listed building consent for the works described in the application and submitted plans for the reasons and informative reported.

(See 3/04 above)
