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**REPORT OF DEVELOPMENT CONTROL COMMITTEE**


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**MEETING HELD ON 15 OCTOBER 2003**


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Chair: \* Councillor Anne Whitehead

Councillors:	* Marilyn Ashton * Mrs Bath * Bluston * Choudhury * Idaikkadar	* Kara * Knowles * Miles * Mrs Joyce Nickolay * Thornton
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\* Denotes Member present

[Note: Councillor Harriss and Councillor Mrs Kinnear also attended this meeting in a participating role. See Minute 393].

392. **Attendance by Reserve Members:**

**RESOLVED:** To note that there were no Reserve Members in attendance at this meeting.

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

**RESOLVED:** That, in accordance with Committee Procedure Rule 4.1, Councillors Harriss and Mrs Kinnear, who were not Members of the Committee, be allowed to speak on main agenda item 4 and planning application 2/15 respectively.

394. **Declarations of Interest:**

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

- (i) Main Agenda Item 4 – Minutes  
Councillor Harriss advised that wished to challenge the accuracy of the minute relating to Item 2/09 and declared an interest in main agenda item 4 arising from the fact that he was the owner of the property and had had a prejudicial interest in that application.
- (ii) Main Agenda Item 23 – Certificate of Lawful Proposed Development: 15 Westway, Pinner  
Councillors Marilyn Ashton, Mrs Bath, Kara, Knowles and Mrs Joyce Nickolay declared a prejudicial interest in the above item arising from the fact that a Member of the Conservative Group lived in the property, and accordingly left the room and took no part in the discussion or voting on this item.
- (iii) Planning Application 2/25 – Harrow College, 12 Brookshill, Harrow Weald (P/1506/03/CFU)  
Councillor Miles declared a personal interest in the above application arising from the fact that his daughter attended the above college. Accordingly he remained and took part in the discussion and voting on this item.

395. **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.

396. **Minutes:**

Councillor Harriss requested that an amendment be made to the minute in respect of planning application 2/09.

It was noted that Councillor Arnold should be listed as the fourth Reserve Member rather than the first Reserve Member and it was also noted that the second line of minute 379 should be amended to refer to '2 Kenton Road, 8 Kenton Road and 3 Kenton Avenue' rather than '2 Kenton Road, 9 Kenton Road and 3 Kenton Avenue'.

Following discussion it was

**RESOLVED:** That the signing of the minutes of the meeting held on 10 September 2003, as a correct record of that meeting be deferred.

(See also Minute 394 - Declaration of Interests).

397. **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).

398. **Petitions:**

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

- Petition objecting to planning application 1/04 – Flat development in place of Northwick Park Hotel  
Councillor Marilyn Ashton presented the above petition, signed by 53 local residents.

399. **Deputations:**

The Committee considered whether to hear a deputation request which had been received but which did not comply with all of the provisions of Committee Procedure 16 (Part 4B of the Constitution) in that it had not been received in writing, had been received after the deadline stipulated, and had not been supported by the signatures of 10 local residents/representatives of local businesses or organisations. Following discussion it was

**RESOLVED:** That under the provisions of Committee Procedure Rules 16.2, Procedure Rules 16.3 and 16.4 be suspended for the duration of the meeting and the following depute be allowed to speak on the subject indicated for three minutes:

Deputation re Item 21 – Petition regarding Land at Kenton Road and Kenton Avenue, Harrow: From a local resident.

400. **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.

401. **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 1/04, 2/07, 2/09 and 2/23 on the list of planning applications.

[Note: Consideration of planning application 2/09 was subsequently deferred and the representation therefore not heard].

402. **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.

403. **Tree Preservation Order - 133, 135 & 137 Uxbridge Road, Harrow Weald:**

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 632, Uxbridge Road (No. 37), Harrow Weald) had previously 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.

It was noted that there was an objection to this TPO and Members sought clarification on the process for objectors. It was explained that this was only the first step in the TPO process and there would be subsequent opportunities for individuals to register their objection and for the Committee to consider these.

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

- (1) make a new Tree Preservation Order(TPO) to be known as TPO 663, Uxbridge Road (No. 38), Harrow Weald, 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 632, Uxbridge Road (No. 37), Harrow Weald on confirmation of the above TPO.

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

404. **Tree Preservation Order (TPO) - Chester Drive, 137 The Ridgeway and 24 Church Drive, North Harrow.:**

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, Chester Drive (No. 2), North Harrow) had previously 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 666, Chester Drive (No. 3), North Harrow 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 633, Chester Drive (No. 2), North Harrow on confirmation of the above TPO.

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

405. **Tree Preservation Order (TPO) - 67, 69, 77, 79, 81, 83 and 85 West End Lane, Pinner including 203 West End Lane (West Lodge First and Middle School):**

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 657, West Way, (No. 4), Pinner) had previously 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:

- (3) make a new Tree Preservation Order(TPO) to be known as TPO 668, West End Lane (No. 2), Pinner 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 657, West Way (No. 4), Pinner on confirmation of the above TPO.

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

406. **Tree Preservation Order (TPO) - Mistletoe Lodge, 5, 7, 9, 11, 15, 17, 19 and 21 West Way, Pinner:**

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 655, West Way (No. 2), Pinner) had previously 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 669, West Way (No. 5), Pinner 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 655, West Way (No. 2), Pinner on confirmation of the above TPO.

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

407. **Tree Preservation Order (TPO) - 23 and 25 on West Way, "Penlar" on North Way and 9-19 on Gilbert Road, Pinner.:**

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 656, West Way (No. 3), Pinner) had previously 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.

A Member drew officers' attention to the fact that tree T5 was situated in the garden belonging to 18a Gilbert Road. This was noted.

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

- (5) make a new Tree Preservation Order(TPO) to be known as TPO 670, Gilbert Road (No. 1), Pinner 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 656, West Way (No. 3), Pinner on confirmation of the above TPO.

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

408. **Petition Regarding Land at Kenton Road and Kenton Avenue, Harrow:**

The Committee received a report of the Chief Planning Officer which advised that a petition had been received from ten residents of Kenton Avenue and Kenton Road, Harrow providing information relating to alleged breaches of planning control at 3 Kenton Avenue and 2 and 8 Kenton Road. The signatories had asked that the information be taken into account when considering evidence relating to the authorised planning use of the properties. The report examined the request and made recommendations accordingly.

Prior to debating the report, the Committee received a deputation from a local resident. She reiterated the points raised by the petition and also pointed out that the Council Tax office had not been advised of the alleged alterations to the properties in question.

During the debate which followed, the Chief Planning Officer explained that the criteria

for granting or refusing applications for certificates of lawful use were based on the history of the use and planning law. Objections to the use or development itself could not be taken into account.

Members noted that residents had first made contact with officers/Councillors over a year previously and expressed concern that the situation be progressed.

**RESOLVED:** That (1) the information provided be taken into account when the applications for certificate of lawful use in respect of 3 Kenton Avenue and 8 Kenton Road are determined; and

(2) a further report on progress made in investigating the history of the use of the above two properties be submitted to the next meeting of the Development Control Committee.

REASON: As set out in the officer report.

409. **Neighbour Notification in Relation to Applications for Certificates of Lawful Existing Use:**

A report about the procedure for notifications in respect of appropriate Certificate of Lawfulness applications had been requested at the meeting of the Development Control Committee held on 10 September 2003. Accordingly, a report of the Chief Planning Officer on this subject was now presented.

The report explained the criteria against which such applications were assessed and reported that there was no legal requirement for consultation on applications. However, it acknowledged that, in certain applications, there was a case for notifying neighbouring residents as they might be in a position to bring forward additional relevant information about the history of the site, and it therefore recommended the Chief Planning Officer be instructed to undertake publicity, where appropriate, on applications in respect of uses of a residential property, other than as a single family dwellinghouse. Members welcomed the officer recommendation and sought clarification on the types of applications where publicity would be considered appropriate. It was explained that 'appropriate' cases would include, for example, multiple occupancy and hostel uses. Following discussion, it was

**RESOLVED:** That the Chief Planning officer be instructed to undertake publicity, if considered appropriate, on applications for Certificates of Lawful Existing Use in respect of uses of a residential property, other than as a single family dwellinghouse.

410. **Certificate of Lawful Proposed Development: 15 Westway, Pinner:**

The Committee received a report of the Chief Planning Officer regarding application P/1792/03/DCP for a certificate of Lawful Proposed Development for a summer house in the rear garden of the above property. It was noted that the application was being referred to the Committee for consideration in accordance with the terms of the delegated agreement as it had been submitted by the partner of an elected Member.

**RESOLVED:** That the Committee certifies that the development described in the application and submitted plans is lawful for the reasons set out in the officer report and subject to the informative indicated.

REASON: As set out in the officer report.

(See also Minute 394 – Declarations of Interest).

411. **Planning Appeals Update:**

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

It was noted that the tenth property listed on page 37 should read 51 Kynaston Wood rather than Kynaston Gardens.

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

412. **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.

(See also Minute 415).

413. **Telecommunications Developments:**

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

414. **Determination of Demolition Applications:**

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

415. **Any Other Business:**

**RESOLVED:** That the actions outlined below be agreed:

- (i) Whitmore High School, Porlock Avenue, Harrow – Issues relating to noise & disturbance/use of the access road  
A Ward Member who attended to make representations on this application (2/15) conveyed to the Committee complaints from local residents who were disturbed by noise, activity and use of the access road to the site at evenings and weekends. Officers confirmed that there were no existing conditions which restricted use of the access road or much of the rest of the site. It was therefore agreed that Ward Members would raise the issue with the governing body.
- (ii) Chalgrove, 30 Peterborough Road, Harrow  
Following consideration of applications 3/01 and 3/02 on the agenda, it was noted that a report considering enforcement action in relation to the above property would be forthcoming.
- (iii) Enforcement Issues – 4 Elm Park  
A Member requested an update on the position re enforcement action in respect of the above property
- (iv) Member Site Visit to 4 Waldrons Yard, Harrow  
Following discussion it was agreed that the Member site visit to the above property would take place on Saturday 1 November and that Members would meet at the site at 10.00 am.

416. **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) 10.30 pm to continue until 11.00 pm;

(3) 11.00 pm to continue until 11.15 pm;

(4) 11.15 pm to continue until 11.30 pm;

(5) 11.30 pm to continue until 11.40 pm;

(6) 11.40 pm to continue until 11.50 pm;

(7) 11.50 pm to continue until 12.00 am; and

(8) 12.00 am to continue until 12.05 am.

**Schedule of Decisions re Planning Applications Received**

(Note: The meeting, having commenced at 7.30 pm, closed at 12.08 am).

(Signed) COUNCILLOR ANNE WHITEHEAD  
Chair



No indication was given that a representative of the applicant was present and wished to respond.

(2) The Chief Planning Officer had recommended that, subject to the prior completion of a legal agreement, the above application be granted).

(See also Minute 398 – Petitions)

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<b>LIST NO:</b>	1/05	<b>APPLICATION NO:</b>	P/1832/03/CFU
<b>LOCATION:</b>	118/120 Headstone Road, Harrow		
<b>APPLICANT:</b>	Mahmut Hilmi Architect for Mr S Budhdeo		
<b>PROPOSAL:</b>	Redevelopment to Provide 12 Flats in 3 Storey Building with Access and Parking (Resident Permit Restricted)		
<b>DECISION:</b>	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) Arising out of the discussion on this item, it was moved and seconded that the above application be refused on the grounds that the proposal would represent an overdevelopment of the site by reason of excessive bulk, density and inadequate amenity space. Upon being put to a vote, this was not carried.		
	(2) Councillor Mrs Bath wished to be recorded as having voted against the decision reached).		

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<b>LIST NO:</b>	1/06	<b>APPLICATION NO:</b>	P/1280/03/CDP
<b>LOCATION:</b>	Government Offices, Brockley Hill, Stanmore		
<b>APPLICANT:</b>	CGMS Consulting for Laing Homes Ltd		
<b>PROPOSAL:</b>	Details Pursuant to Condition 2 (A, B, C) of Planning Permission EAST/1060/99/OUT Permitting the Construction of 96 Houses with Public Open Space dated 29 June 2000		
<b>DECISION:</b>	APPROVED details pursuant to Condition 2 (A, B, C) of Planning Permission EAST/1060/99/OUT, subject to the condition(s) and informative(s) reported.		
	(Note: the Committee wished it to be recorded that they were unanimous in reaching the above decision).		

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<b>LIST NO:</b>	1/07	<b>APPLICATION NO:</b>	P/1959/03/CFU
<b>LOCATION:</b>	Clarendon House, 252 Harrow View		
<b>APPLICANT:</b>	Gillett MacLeod Partnership for Country and Metropolitan Homes		
<b>PROPOSAL:</b>	Redevelopment: 4 Storey Block of 10 Flats & 2 Storey Block of 6 Flats (Revised)		
<b>DECISION:</b>	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:** 1/08                      **APPLICATION NO:** P/1543/03/COU

**LOCATION:** 29-33 Pinner Road, Harrow

**APPLICANT:** Murray Graham Architecture Ltd for Mr F Doe-Johnny

**PROPOSAL:** Outline: Redevelopment to Provide 39 Flats in 5 Storey Building with Retail on Ground Floor, Parking in Lower Ground Floor and Access.

**DECISION:** REFUSED permission for the development described in the application and submitted plans for the reasons reported, subject to the following amendment reported on the addendum, and subject to the informative(s) reported:

Amend Reason for Refusal 2 – Add ‘unsatisfactory design’ after ‘by reason of’.

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

**LIST NO:** 2/01                      **APPLICATION NO:** P/1375/03/CVA

**LOCATION:** Sheraton Lodge, Wolseley Road, Wealdstone

**APPLICANT:** Mr M K Abbas for Dudeen Holdings Ltd

**PROPOSAL:** Change of Use: Elderly Persons Accommodation to Class C3 Residential Accommodation (Resident Permit Restricted)

**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:** 2/02                      **APPLICATION NO:** P/631/03/CFU

**LOCATION:** 7 The Avenue, Hatch End

**APPLICANT:** R E Pearson for Shield Homes Ltd

**PROPOSAL:** Redevelopment: 2/3 Storey and 2 Storey Buildings to Provide 7 Flats 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.

**LIST NO:** 2/03                      **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:** 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:** 2/04                      **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:** 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.

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**LIST NO:** 2/05                      **APPLICATION NO:** P/926/03/CFU  
**LOCATION:** Harrow Hotel Annexe, 18 Roxborough Road, Harrow  
**APPLICANT:** Mr K C Peasland for Wildtree Hotels Ltd  
**PROPOSAL:** Change of Use: Hotel Staff Accommodation to Conference Facility (Class C1 to D1) and First Floor 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:** 2/06                      **APPLICATION NO:** P/1487/03/CFU  
**LOCATION:** 8 Village Way East, Harrow  
**APPLICANT:** Miss M & K Sheth for Miss M & K Sheth  
**PROPOSAL:** Change of Use: Class A1 (Retail) to A3 (Food & Drink)  
**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:** 2/07                      **APPLICATION NO:** P/1784/03/CFU  
**LOCATION:** Prince Edward Playing Fields, Edgware  
**APPLICANT:** Mrs C Rice, Halcrow Group Ltd for Environment Agency  
**PROPOSAL:** Flood Alleviation Works Involving Construction of Embankment & Ancillary Flow Control Structures (Revised).  
**DECISION:** DEFERRED for further discussions with the Environment Agency and Wealdstone Football Club to investigate the phasing of works on both sites with a view to identifying the most appropriate means of accessing the site between may and November 2004. Report back to Development Control Committee following a re-notification of adjoining residents.

(Notes: (1) Prior to considering the above application, the Committee received a representation from an objector who spoke on behalf of the Canons Park Residents' Association (CAPRA). He explained that, whilst the Association did not object to the proposals in principle, they had significant concerns regarding the arrangements for construction access to the site. The recommendation before the Committee proposed a condition which restricted access to the site to the Whitchurch Lane access only, unless otherwise agreed by the Local Planning Authority. The objector emphasised that Whitchurch Lane was not suitable for such traffic and that large vehicles previously attempting to access the site via this entrance had had difficulty as it was logistically difficult for large vehicles to manoeuvre due to the lack of space, and had sometimes caused damage.



**LIST NO:** 2/12                      **APPLICATION NO:** P/1587/03/CFU  
**LOCATION:** Doctors Surgery, 48 Harrow View, Harrow  
**APPLICANT:** Dr M Pandya  
**PROPOSAL:** Change of Use: Residential to Ancillary Surgery Use (Class C3 to D1) on First 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.

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**LIST NO:** 2/13                      **APPLICATION NO:** P/1906/03/CFU  
**LOCATION:** The Vine Public House, 154 Stanmore Hill, Stanmore  
**APPLICANT:** The Drawing Room for Mr Doherty  
**PROPOSAL:** Conversion of Barn and Garage to Letting Rooms Ancillary to Adjacent Public House  
**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:  
  
7.        Detailed drawings and specifications of all new windows and doors shall be submitted to and agreed in writing by the Local Planning Authority before the relevant part of the work is begun.  
            REASON: To protect the special architectural or historic interest of the locally listed building and the character of the conservation area.

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**LIST NO:** 2/14                      **APPLICATION NO:** P/1651/03/CLA  
**LOCATION:** Whitefriars First & Middle School, 31 Whitefriars Avenue, Harrow  
**APPLICANT:** Lomax Cassidy & Edwards for Whitefriars Middle School  
**PROPOSAL:** Provision of One Full Size and Six Mini All-Weather Tennis Courts with Additional Fencing  
**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:** 2/15                      **APPLICATION NO:** P/1653/03/CLA  
**LOCATION:** Whitmore High School, Porlock Avenue, Harrow  
**APPLICANT:** Lomax Cassidy & Edwards for Whitmore High School  
**PROPOSAL:** Single Storey Extension to Sports Hall to Provide Fitness Suite, Disabled Parking Bays, Cycle Racks  
**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 agreed by the Committee:  
  
8.        Standard Condition – Noise from Music and Amplified Sound  
  
(Note: Councillor Mrs Bath wished to be recorded as having voted against the decision reached above).  
  
(See also Minute 415 –Any Other Business)

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**LIST NO:** 2/19                      **APPLICATION NO:** P/1442/03/DFU  
**LOCATION:** 73 Evelyn Drive, Pinner  
**APPLICANT:** Amdega Ltd for Mr & Mrs Smith  
**PROPOSAL:** Single 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:** 2/20                      **APPLICATION NO:** P/1730/03/CFU  
**LOCATION:** Bredon, Sudbury Hill, Harrow, Middx  
**APPLICANT:** M & K Jalali  
**PROPOSAL:** Front Elevation to Garage/Store, Construction of Double Garage in Frontage, Revisions to Retaining Wall, Steps and Access  
**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/1557/03/CFU  
**LOCATION:** Amberley, Pinner Hill, Pinner  
**APPLICANT:** Orchard Associates for Mr & Mrs Smith  
**PROPOSAL:** Replacement 2 Storey Side Extension, Replacement Garage, Conservatory at Rear and Infilling of Loggia Area  
**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:** P/894/03/CFU  
**LOCATION:** Hillmorton, 11 Orley Farm Road, Harrow  
**APPLICANT:** Sureplan (South Bucks) Ltd for Mr & Mrs Soni  
**PROPOSAL:** Single Storey Side Extension to Provide Granny Annexe, 2 Rear Dormers  
**DECISION:** DEFERRED at Officers' request for further consideration of design and access issues.

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**LIST NO:** 2/23                      **APPLICATION NO:** P/1708/03/CFU  
**LOCATION:** 74 Elm Park, Stanmore  
**APPLICANT:** A D A Architecture for Mrs Ada Lui  
**PROPOSAL:** Single and Two Storey Rear Extension and Rear Dormer  
**DECISION:** DEFERRED pending clarification of roof treatment.

(Notes: Prior to considering the above application, the Committee received a representation from an objector. The objector advised that her property adjoined the application site and stated that she believed the development would give rise to a loss of light to and overlooking of her property and would affect her enjoyment of her rear patio area. She also requested that the applicant submit new plans to show the development in relation to her property.

She urged the Committee to conduct a site visit to assess the impact for themselves.

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

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**LIST NO:** 2/24                      **APPLICATION NO:** P/1675/03/CFU  
**LOCATION:** Pemberley, 8 Priory Drive, Stanmore  
**APPLICANT:** Orchard Associates for Mr & Mrs I Marcus  
**PROPOSAL:** Single Storey Side and Rear Extensions and Entrance Portico at Front  
**DECISION:** GRANTED permission for the development described in the application, subject to the condition(s) and informative(s) reported.

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**LIST NO:** 2/25                      **APPLICATION NO:** P/1506/03/CFU  
**LOCATION:** Harrow College, 12 Brookshill, Harrow Weald  
**APPLICANT:** Harrow College  
**PROPOSAL:** Canopy to Side of 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.  
  
(See also Minute 394 – Declaration of Interests).

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**LIST NO:** 2/26                      **APPLICATION NO:** P/709/03/CFU  
**LOCATION:** 2 Bellamy Drive, Stanmore  
**APPLICANT:** Mr H Patel (Patel Architects) for Mr M Pindoria  
**PROPOSAL:** Two Storey Side to Rear, Single Storey Front and Rear Extensions, Conversion to 2 Flats  
**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 discussion of the above application it was moved and seconded that the application be refused on the grounds that the proposal would represent an overdevelopment of the site by reason of excessive bulk and mass and would be visually obtrusive and detrimental to the residential amenity of neighbouring residents in the surrounding area. Upon being out to a vote, and with the Chair exercising a second and casting vote; and  
(2) In granting the above application, the Chair exercised a second and casting vote).

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

**LIST NO:** 3/01                      **APPLICATION NO:** P/1685/03/CFU  
**LOCATION:** Chalgrove, 30 Peterborough Road, Harrow, Middx  
**APPLICANT:** Sheeley & Associates for J P McGinley  
**PROPOSAL:** Bungalow with Access and Basement Parking and Provision of Boundary Fencing and New Access for Chalgrove

**DECISION:** REFUSED permission for the development described in the application and submitted plans for the reason(s) reported and subject to the informative(s) reported.

(See also Minute 415 – Any Other Business)

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**LIST NO:** 3/02 **APPLICATION NO:** P/1684/03/CFU

**LOCATION:** Chalgrove, 30 Peterborough Road, Harrow

**APPLICANT:** Sheeley & Associates for J P McGinley

**PROPOSAL:** Single Storey Garage Block for Three Vehicles and Provision of 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(s) reported.

(See also Minute 415 – Any Other Business)

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**LIST NO:** 3/03 **APPLICATION NO:** P/1567/03/CFU

**LOCATION:** 504 Kenton Lane, Harrow

**APPLICANT:** Stuart Henley & Partners for Safeland PLC

**PROPOSAL:** Change of Use: Shop (Class A1) to A3 (Food and Drink) with Extractor Ducting at Rear

**DECISION:** REFUSED permission for the development described in the application and submitted plans for the reason(s) reported and subject to the informative(s) reported.

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**LIST NO:** 3/04 **APPLICATION NO:** P/1648/03/CFU

**LOCATION:** 142-144 Kenton Road, Kenton

**APPLICANT:** Dale Venn Associates for Fenella Investments Ltd

**PROPOSAL:** Part Demolition of Showroom and Loading Bay & Provision of Infill and 1<sup>st</sup> Floor Extension at Rear to Provide 7 Bed-Sit Units.

**DECISION:** WITHDRAWN by applicant.

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**LIST NO:** 3/05 **APPLICATION NO:** P/1230/03/CFU

**LOCATION:** 1, 1B & 2 Station Parade, Kenton Lane, Harrow

**APPLICANT:** Keith Lumley for Mrs S Shina

**PROPOSAL:** Change of Use: A1 (Retail) & Sui Generis to A2 (Offices), A3 (Food & Drink) or D1 (Gallery) Use

**DECISION:** REFUSED permission for the development described in the application and submitted plans for the reason(s) reported and subject to the informative(s) reported.

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**SECTION 4 – CONSULTATIONS FROM NEIGHBOURING AUTHORITIES**

**LIST NO:** 4/01                      **APPLICATION NO:** P/1812/03/CNA  
**LOCATION:** R/O 48 High Street, Edgware, HA8 7EQ  
**APPLICANT:** London Borough of Barnet  
**PROPOSAL:** Consultation: 3 Storey Office Building to Provide Approx. 612M<sup>2</sup> of Floorspace with 6 Parking Spaces  
**DECISION:** RAISED NO OBJECTION to the development set out in the application.

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**LIST NO:** 4/02                      **APPLICATION NO:** P/1818/03/CNA  
**LOCATION:** Canons Corner, Spur Road, Edgware, Middx  
**APPLICANT:** London Borough of Barnet  
**PROPOSAL:** Consultation: Provision of 15 Metre Column  
**DECISION:** OBJECTED to the development set out in the application for the reason(s) reported and subject to the informative(s) reported.  
  
(Note: The Committee wished it to be minuted that they were unanimous in reaching the decision outlined above).

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**LIST NO:** 4/03                      **APPLICATION NO:** P/1728/03/CAN  
**LOCATION:** St John's School, Potter Street Hill, Northwood  
**APPLICANT:** London Borough of Hillingdon  
**PROPOSAL:** Laying Out of Sports Pitches & All-Weather Hockey Pitch with Fencing, Ret. Wall & Store & Covered Viewing Area & New Access  
**DECISION:** OBJECTED to the development set out in the application for the reason(s) reported and subject to the informative(s) reported.

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