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**REPORT OF DEVELOPMENT CONTROL COMMITTEE**


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**MEETING HELD ON 10 DECEMBER 2003**


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Chair: \* Councillor Anne Whitehead

<p>Councillors: * Marilyn Ashton * Mrs Bath * Bluston * Choudhury * Kara</p>	<p>* Knowles * Miles * Mrs Joyce Nickolay * Mrs R Shah (4) * Thornton</p>
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\* Denotes Member present

(4) Denotes category of Reserve Member

[Note: Councillor Myra Michael and Councillor N Shah also attended this meeting in a participating role. See Minute 443].

441. **Welcome to a New Officer:**

The Chair welcomed Abi Kolawole, Property and Litigation Solicitor, to the meeting. It was noted that Ms Kolawole would act as the Legal Representative at some of the Committee's future meetings.

442. **Attendance by Reserve Members:**

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

Ordinary Member

Councillor Idaikkadar

Reserve Member

Councillor Mrs R Shah

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

**RESOLVED:** That, in accordance with Committee Procedure Rule 4.1, Councillors Myra Michael and N Shah, who are not Members of the Committee, be allowed to speak on applications 1/05 & 3/03 and 2/01 & 2/10 respectively.

444. **Declarations of Interest:**

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

(i) Agenda Item 6 – Petitions

In presenting the petition outlined at Minute 448, Councillor Mrs Kinneer declared a personal and prejudicial interest in the matter arising from the fact that the property in question was owned by the father of a fellow Councillor, Councillor Harriss.

(ii) Planning Application 2/02 – 49 High Street, Harrow on the Hill (P/1449/03/CFU)

The Committee's attention was drawn to the note on the main agenda which advised that Councillor Harriss, who was not present at the meeting, had given notice of an interest in the above application, in accordance with Paragraph 2.5 of the Protocol for Members and Reserve Members when Dealing with Planning Applications and Lobbying.

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

(iii) Planning Application 3/01 – 9 Buckingham Parade, the Broadway Stanmore (P/2279/03/CFU)

Councillor Bluston noted that it was proposed on the Addendum that consideration of the above application be deferred and advised that, should the Committee wish to discuss the application, he would need to declare an interest in it arising from the fact that he had visited the shop as a customer on a number of occasions. The Committee subsequently agreed to defer the application and it was not substantively discussed.

445. **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 contains information relating to various items on the agenda and is based on information received after the agenda's dispatch. It is admitted to the agenda in order to enable Members to consider all information relevant to the items before them for decision.
Item 23	To ensure Members are aware of the workload/financial issues in advance of service planning decisions for 2004/05.

and;

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

446. **Minutes:**

During discussion on the accuracy of the minutes of the meeting of the Committee held on 5 November 2003, it was pointed out that the Committee had not taken a formal vote on application 2/16 which had been considered at the meeting, but had instead agreed the decision by general consensus. It was therefore suggested that Minute 418 (iii), which concerned declarations of interest relating to that item, be amended to more accurately reflect this and that reference to voting be deleted. This was agreed.

It was further queried why Councillor N Shah's comments in relation to the application had not been recorded and, with regard to Minute 419, it was queried whether the Committee had given Councillor N Shah permission to speak on agenda item 20.

In response to the latter query, the Chair advised that the minutes were a record of the decisions of the Committee and were not intended to be a verbatim record of the meeting. In relation to the query regarding Minute 419 the Chair pointed out that as the Committee had allowed Councillor N Shah to speak on agenda item 20, it was to be deduced that they had given him permission to speak and the minute was therefore accurate.

**RESOLVED:** That, having been circulated, the minutes of the meeting held on 5 November 2003 be agreed and signed as a correct record of that meeting subject to the following amendments:

Amend the last sentence of the fourth paragraph of Minute 418 (iii) to read "Accordingly she left the room and took no part in the discussion or decision-making on this item"

Amend the fifth paragraph of Minute 418 (iii) to read " Councillors Marilyn Ashton, Billson, Kara and Mrs Joyce Nickolay remained and took part in the discussion and decision-making on this item".

447. **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).

448. **Petitions:**

**RESOLVED:** To note the receipt of the following petition which was referred to the relevant officer for consideration:

- Petition objecting to the decision in respect of mobile phone masts erected at 102 High Street, Harrow on the Hill  
Councillor Mrs Kinnear presented the above petition, signed by 169 local residents, in the following terms:

"We, the undersigned, object to the Council's decision to permit the erection of three third generation mobile phone masts at 102 High Street, Harrow on the Hill. We object on the grounds that:

1. there was insufficient public consultation about this matter; and
  2. the Council appears to have paid little or no attention to the growing evidence that mobile phone masts could have negative effects on public health.
- We ask the Council to reconsider its decision to permit the masts in question”.

(See also Minute 444).

449. **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).

450. **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.

451. **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 1/05, 2/01 and 2/16 on the list of planning applications received.

452. **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.

453. **Planning Application Received - Supplemental Report of the Chief Planning Officer:**

See item 3/03 on the schedule of decisions attached to these minutes.

454. **Tree Preservation Order - 205, 207 Albury Drive, 98, 100, 102 Grimsdyke Road and Staplefield Close, Hatch End:**

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 and as a matter of expediency, an Area TPO had previously been made on site known as TPO 137, Altham Road (No. 1), Hatch End). 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 a new TPO to protect these trees was now sought. It was noted that the existing Order would remain in force until this new Order and two other new Orders had been confirmed.

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

- (1) make a new Tree Preservation Order(TPO) to be known as TPO 685, Albury Drive (No. 3), Hatch End 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 137, Altham Road (No. 1) Hatch End North Harrow on confirmation of the following:
  - TPO 679 Hallam Gardens (No. 2), Hatch End
  - TPO 684 Evelyn Drive (No. 1), Hatch End
  - TPO 685 Albury Drive (No. 3), Hatch End

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

455. **Tree Preservation Order - 20-26 Evelyn Drive, Pinner and 1-5 Langland Drive, Hatch End:**

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 and as a matter of expediency, an Area TPO had previously been made on site known as TPO 137, Altham Road (No. 1), Hatch End). 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 a new TPO to

protect these trees was now sought. It was noted that the existing Order would remain in force until this new Order and two other new Orders had been confirmed.

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

- (1) make a new Tree Preservation Order(TPO) to be known as TPO 684, Evelyn Drive (No. 1), Hatch End 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 137, Altham Road (No. 1) Hatch End North Harrow on confirmation of the following:
  - TPO 679 Hallam Gardens (No. 2), Hatch End
  - TPO 684 Evelyn Drive (No. 1), Hatch End
  - TPO 685 Albury Drive (No. 3), Hatch End

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

456. **Tree Preservation Order - 37, 39 and 41 Hallam Gardens, Hatch End:**

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 and as a matter of expediency, an Area TPO had previously been made on site known as TPO 137, Altham Road (No. 1), Hatch End). 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 a new TPO to protect these trees was now sought. It was noted that the existing Order would remain in force until this new Order and two other new Orders had been confirmed.

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

- (1) make a new Tree Preservation Order(TPO) to be known as TPO 679, Hallam Gardens (No. 2), Hatch End 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 137, Altham Road (No. 1) Hatch End North Harrow on confirmation of the following:
  - TPO 679 Hallam Gradens (No. 2), Hatch End
  - TPO 684 Evelyn Drive (No. 1), Hatch End
  - TPO 685 Albury Drive (No. 3), Hatch End

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

457. **Tree Preservation Order - 'Heathfield', Peterborough 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 and as a matter of expediency, an Area TPO had previously been made on site known as TPO 299, Peterborough Road (No. 1), Harrow on the Hill. 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 a new TPO to protect these trees was now sought.

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

- (1) make a new Tree Preservation Order(TPO) to be known as TPO 674 Peterborough 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 299, Peterborough Road (No 1), Harrow on the Hill on confirmation of the above.

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

458. **Tree Preservation Order - 'Rushay Banks', Park View 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 and as a matter of expediency, an Area TPO had previously been made on site known as TPO 193, Park View Road (No. 1), Pinner. 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 a new TPO to protect these trees was now sought.

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

- (1) make a new Tree Preservation Order(TPO) to be known as TPO 681, Park View Road (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 193, Park View Road (No. 1) Pinner on confirmation of the above.

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

459. **Tree Preservation Order - Southacre 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 and as a matter of expediency, an Area TPO had previously been made on site known as TPO 117, Pinner Hill (No. 1), Pinner. 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 a new TPO to protect these trees was now sought.

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

- (1) make a new Tree Preservation Order(TPO) to be known as TPO 686, Southacre Way (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 117, Pinner Hill (No. 1) Pinner on confirmation of the above.

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

460. **Tree Preservation Order - Barratt Way, Wealdstone:**

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 and as a matter of expediency, an Area TPO had previously been made on site known as TPO 197, Tudor Road (No. 1), Wealdstone. 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 a new TPO to protect these trees was now sought.

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

- (1) make a new Tree Preservation Order(TPO) to be known as TPO 677, Tudor Road (No. 2), Wealdstone 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 197, Tudor Road (No. 1) Wealdstone on confirmation of the above.

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

461. **Planning Services Annual Monitoring Report 2002/03:**

The Committee received a report of the Chief Planning Officer which provided the Planning Services end of year statement for 2002/03 and a commentary on the statement. In particular the report examined performance against key indicators and targets, the knock-on implications for the Planning Delivery Grant for 2004/05, and the

implications regarding the 'name and shaming' of the Council as a 'planning standards authority'. The report also reviewed workload trends and the implications in all service areas of increasing numbers of applications, legislative changes and regional/sub-regional working.

During the discussion which followed, a Member voiced concern that the way in which the Government assessed and funded Planning Services was inadequate and resulted in the contradictory situation that more funding was needed to improve the planning service but funding would not be forthcoming unless services were improved.

Members also noted that levels of staffing had remained virtually static, despite the increased pressures noted above, and wished to pay tribute to the planning staff's dedication and hard work in the face of such difficult circumstances.

**RESOLVED:** That the above report and the potential implications for meeting strategic targets and for the Planning Delivery Grant be noted.

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

462. **Planning Appeals Update:**

The Committee received a report of the Chief Planning Officer which listed those appeals being dealt with, those awaiting decision, and those in respect of which decisions had been made.

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

463. **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.

464. **Telecommunications Developments:**

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

465. **Determination of Demolition Applications:**

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

466. **Any Other Business:**

**RESOLVED:** That the action set out below be agreed:

(i) **Seating of Members of Council who were not Members of the Development Control Committee at Development Control Committee meetings**

During discussion regarding the seating of Members of Council who were not Members of the Development Control Committee at Development Control Committee meetings, the Chair requested that officers write to all Members to remind them of the requirement for Members of Council who were not Members of the Development Control Committee to sit at the special table reserved for them at meetings of the Development Control Committee, in accordance with the Protocol for Members and Reserve Members when Dealing with Planning Applications and Lobbying.

(ii) **Site Visits to 7 Charlton Road, Harrow, 34 & 36 Shooters Avenue, Harrow and Hillmorton, 11 Orley Farm Road, Harrow**

Following discussion it was agreed that Member Site Visits to the above properties would take place on Saturday 10<sup>th</sup> January 2004. It was agreed that a mini-bus to transport Members to the sites would depart from the Civic Centre at 10.00 am.

467. **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 10.15 pm;

(2) 10.15 pm to continue until 10.30 pm; and

(3) 10.30 pm to continue until 10.35 pm.

(Note: The meeting, having commenced at 7.30 pm, closed at 10.34 pm).

(Signed) COUNCILLOR ANNE WHITEHEAD  
Chair

**SECTION 1 – MAJOR APPLICATIONS**

**LIST NO:** 1/01                      **APPLICATION NO:** P/2190/03/CFU  
**LOCATION:** 10-12 Ford Close, South Harrow  
**APPLICANT:** Eley & Associates for S Solanski  
**PROPOSAL:** Redevelopment: Detached Three Storey Building with Rooms in Roof to Provide 12 Flats 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 informative(s) reported.

**LIST NO:** 1/02                      **APPLICATION NO:** P/2410/03/COU  
**LOCATION:** Site R/O 168-178 Kenton Road, Harrow  
**APPLICANT:** Randhawa for Paragon Homes  
**PROPOSAL:** Outline: Demolition of Garages and Construction of 3 Storey Block of 18 Key Worker Units.  
**DECISION:** REFUSED permission for the development described in the application and submitted plans for the reasons reported and subject to the informative(s) reported.

**LIST NO:** 1/03                      **APPLICATION NO:** P/2219/03/CFU  
**LOCATION:** The Green Man Public House, 730 Honeyput Lane, Stanmore  
**APPLICANT:** Robin Bretherick Associates for Linden Homes Chiltern Ltd  
**PROPOSAL:** Redevelopment: Detached 2 Storey Building with Rooms in Roofspace to Provide 14 Flats with Accesses and 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:** 1/04                      **APPLICATION NO:** P/2319/03/CFU  
**LOCATION:** Safeway Superstore, 299 Uxbridge Road, Hatch End  
**APPLICANT:** Rapleys for Safeway Stores PLC  
**PROPOSAL:** Extension to Store to Provide Additional 1,382 Sq.m of Retail Floorspace with Changes to Layout of Car Park.  
**DECISION:** DEFERRED at officers' request for consideration of issues of planning gain in relation to this out-of-centre retail expansion.

**LIST NO:** 1/05                      **APPLICATION NO:** P/2116/03/COU  
**LOCATION:** The Grail & 1 Willow Dene, Uxbridge Road, Pinner  
**APPLICANT:** Richard Clarke Architects for Banner Homes Ltd  
**PROPOSAL:** Outline: Demolition of 1 Willow Dene, Development of 9 detached and 2 semi-detached houses, Access, Parking



**DECISION:** REFUSED permission for the development described in the application and submitted plans for the following reason and subject to standard informative 41 – UDP and Deposit Draft UDP Policies and Proposals (E6, E25, E45, H1) (SD1, D4, EP28):

The proposed development would result in the loss of open land which provides significant visual relief within the built up area and contributes to the character of the locality and would have a potential negative impact on the nature conservation value of the site.

[Notes: (1) Prior to considering the above application, the Committee received a representation from an objector and the applicant.

The objector explained that he lived in a neighbouring property and was speaking on behalf of a number of other neighbouring residents also. He advised that they objected to the development on the basis that it would give rise to the loss of a 'wild', green space, would exacerbate existing traffic flow problems, and would have an adverse impact on 'The Grail', which was a listed building. He further referred to concerns that the development would give rise to overlooking and over-shadowing of his property and therefore a loss of his privacy and enjoyment of his garden.

In response, the representative of the applicant advised that the application had been amended to address a number of the objectors' concerns. He pointed out that distance between the proposed development and the neighbouring dwellings was well in excess of that required by the relevant guidance, that any noise would be mitigated by the wall between nos. 1 and 2 Willow Dene, which was to be retained, and some additional fencing which was proposed, and emphasised that loss of outlook was not a material planning consideration. He considered that the screening proposed would ensure that there was no adverse effect on the setting of the listed building and that there were no significant ecological issues which would arise from the proposed development, other than the possible impact on roosting bats which would be addressed appropriately.

(2) During the debate on the above application it was moved and seconded that the application be refused on the following grounds:

That

1. the proposed development would result in the loss of open land which provides significant visual relief within the built up area and contributes to the character of the locality and would have a potential negative impact on the nature conservation value of the site;
2. the proposal would give rise to a loss of residential amenity to the neighbouring properties on either side of 1 Willow Dene; and
3. the egress on to the Uxbridge Road, although not directly connected to the access road, would give rise to more vehicular activity since all traffic generated by the proposal would ultimately feed into the Uxbridge Road and would be detrimental to the free flow and safety of traffic.

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

(3) Councillors Marilyn Ashton, Mrs Bath, Kara, Knowles and Mrs Joyce Nickolay wished to be recorded as having voted in favour of the proposal to refuse the application on the grounds indicated at (2) above.

(4) The above motion having not been carried, it was further moved that the application be refused for reason 1. set out at (2) above. Upon being out to a vote, this was carried.

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

(6) The above application had been recommended for grant by the Chief Planning Officer].

(See also Minute 443: Right of Members to Speak)

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**LIST NO:** 1/06                      **APPLICATION NO:** P/2564/03/CFU

**LOCATION:** Westfield House & Hillsdale, Pinner

**APPLICANT:** Robin Bretherick Associates for Cosway Land & New Homes Ltd

**PROPOSAL:** Redevelopment: Detached Two/Three Storey Block of Ten Flats with Basement Parking and Bin Store at Front.

**DECISION:** GRANTED permission in accordance with the development described in the application and submitted plans, subject to the expiry of advertisement and receipt of no material objections and subject to the condition(s) and informative(s) reported, including the following amended condition reported on the addendum:

Amend Condition 6: Add 'and flank dormer' after 'first floor flank walls' and replace '1.8m' with 1.7m'.

**LIST NO:** 1/07                      **APPLICATION NO:** P/1915/03/CFU

**LOCATION:** Assembly Rooms and 2 Byron Hill Road, Harrow

**APPLICANT:** Archer Architects for Fairbriar Macleod

**PROPOSAL:** Redevelopment to Provide 10 Dwellings in a 3 Storey Building with Rooms in Roofspace as Extension to Development Allowed on Appeal Ref. W/143/02/FUL, 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 informative(s) reported.

**LIST NO:** 1/08                      **APPLICATION NO:** P/2265/03/CCA

**LOCATION:** Assembly Rooms and 2 Byron Hill Road, Harrow

**APPLICANT:** Archer Architects for Fairbriar Macleod

**PROPOSAL:** Conservation Area Consent: Demolition of Detached Single Storey Workshop Building.

**DECISION:** REFUSED Conservation Area Consent in accordance with the works described in the application and submitted plans for the reason reported and subject to the informative reported.

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

**LIST NO:** 2/01                      **APPLICATION NO:** P/1196/03/CFU

**LOCATION:** 291 Burnt Oak Broadway, Edgware

**APPLICANT:** CES Associates/W Saunders for M U Ahamed

**PROPOSAL:** Change of Use: Retail to Hot Food Takeaway (Class A1 to A3) on Ground Floor with Parking at Rear, Replacement 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.

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

The objector explained that she lived in a neighbouring property and was speaking on behalf of a number of a number of neighbouring residents.

She referred to her concerns that the proposed change of use would give rise to smells and fumes from cooking and would also exacerbate existing parking problems, therefore having a negative impact on the amenity of neighbouring residents. She also expressed concern re accessibility issues and complained that the site had not been adequately marketed for A1 use. She urged the Committee to refuse the application.

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

(2) Officers advised that the officer report on this application had omitted to set out the full previous planning history of the site. It was reported that an application for a single storey rear extension and part change of use had previously been refused by the Committee and had subsequently been the subject of an appeal which had been dismissed. The Committee noted this information and, following discussion, agreed that they had all the information relevant to the application and there was no need to defer its consideration.

(3) Councillor Mrs Bath wished to be recorded as having voted against the decision to grant the above application on the basis that she felt that all the Committee was not in possession of all the information relevant to the application].

(See also Minute 443: Right of Members to Speak)

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<b>LIST NO:</b>	2/02	<b>APPLICATION NO:</b>	P/1449/03/CFU
<b>LOCATION:</b>	49 High Street, Harrow on the Hill		
<b>APPLICANT:</b>	J R Andrews for T J Harriss Esq		
<b>PROPOSAL:</b>	Change of Use: Retail to A3 (Food and Drink) on Ground Floor and Basement, with Parking at Rear		
<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, including the following amended condition which was reported on the addendum:  Amend Condition 5 to read: ‘...shown on the approved plan number(s) 49/01A’.  [Note: Councillor Thornton wished to be recorded as having voted against the decision to grant this application].  (See also Minute 444: Declarations of Interest).		

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<b>LIST NO:</b>	2/03	<b>APPLICATION NO:</b>	P1573/03/CFU
<b>LOCATION:</b>	Ground Floor, Sherwood House, 176 Northolt Road, South Harrow		
<b>APPLICANT:</b>	KDB Building Designs for Mrs S Sanghvi		
<b>PROPOSAL:</b>	Change of Use: Offices (B1) to Physiotherapists Clinic (D1) with 2 Consulting Rooms and Ancillary Accommodation with Parking.		
<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, and the following additional condition reported on the addendum:  2. Standard Condition – Restrict Use Class (D1)		

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**LIST NO:** 2/04                      **APPLICATION NO:** P/1939/03/CFU  
**LOCATION:** Land R/O 132 Butler Road, Harrow  
**APPLICANT:** White Associates for R & J Landscapes Ltd  
**PROPOSAL:** Pair of Semi-Detached Houses with Detached Bungalow with Access and 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:** 2/05                      **APPLICATION NO:** P/1869/03/CFU  
**LOCATION:** Doctors' Surgery, William Drive, Stanmore  
**APPLICANT:** Laing Homes Ltd  
**PROPOSAL:** Detached Two Storey Building with rooms in Roofspace to Provide Doctors Surgery with Detached Bin Store, Access and 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 and the following additional condition reported on the addendum:  
7. The surgery hereby permitted shall not open to patients outside the following times:  
a) 08.00 hours to 20.00 hours, Monday to Friday inclusive  
b) 08.00 hours to 13.00 hours on Saturdays, except in the case of emergencies  
**REASON:** To safeguard the amenity of neighbouring residents.

**LIST NO:** 2/06                      **APPLICATION NO:** P/2409/03/CFU  
**LOCATION:** Land R/O Alexandra School, 273 Alexandra Avenue, South Harrow  
**APPLICANT:** Norman & Danbarn Ltd for Harrow Primary Care Trust  
**PROPOSAL:** Provision of Temporary Building to Accommodate Dental Practice During Construction of Permanent Accommodation.  
**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/1843/03/CFU  
**LOCATION:** 105 Whitchurch Lane, Edgware  
**APPLICANT:** David Barnard for City & County Ltd  
**PROPOSAL:** Single Storey Side to Rear Extension and Conversion of Dwelling House to Three Self-Contained Flats (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.

[Notes: (1) During the debate on the above application it was moved and seconded that the application be refused on the grounds that the number of converted properties in this road was already in excess of that considered appropriate and additional conversions would result in further loss of character and an imbalance in the mix and type of dwellings in the road,

and the conversion of one dwelling house to three units would be detrimental to the residential amenity of neighbouring properties. Upon being put to the vote this was not carried.

(2) Councillors Marilyn Ashton, Mrs Bath, Kara, Knowles and Mrs Joyce Nickolay wished to be recorded as having voted in favour of the amendment to refuse the application outlined at (1) above and against the decision to grant the application on the grounds that they disagreed with the change to the policy regarding the conversion of such properties].

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**LIST NO:** 2/08                      **APPLICATION NO:** P/2182/03/COU  
**LOCATION:** 7 Charlton Road, Harrow  
**APPLICANT:** Geoffrey T Dunnell for Messrs JD & PJ Flannery  
**PROPOSAL:** Outline: Redevelopment to Provide Four Two Storey Terraced Houses with Parking at Front.  
**DECISION:** DEFERRED at officers' request for further notification and also at Members' request for a Member Site Visit.  
(See also Minute 466(ii): Site Visits).

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**LIST NO:** 2/09                      **APPLICATION NO:** P/2010/03/CRE  
**LOCATION:** The Vaughan Centre, 20Z Wilson Gardens, Harrow  
**APPLICANT:** Design & Buildings Services for Social Services Dept  
**PROPOSAL:** Renewal of Planning Permission W/780/00/LA3 for Detached 2 Storey Block to Provide Two 6 Place Residential Units on Vaughan Road Frontage with Access and 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.

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**LIST NO:** 2/10                      **APPLICATION NO:** P/2550/03/CFU  
**LOCATION:** 34 & 36 Shooters Avenue, Harrow  
**APPLICANT:** Mr J Benaim for QFCC  
**PROPOSAL:** Change of Use: Class C3-C2 (Residential to Care Home) with Single Storey Rear Extension to No.36.  
**DECISION:** DEFERRED following revised consultation (consultation period does not expire until 25 December 2003) and for a Member Site Visit.  
(See also Minutes 443 and 466(ii) re Right of Members to Speak and Site Visits).

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**LIST NO:** 2/11                      **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 Conversion of Outbuilding to Provide Granny Annexe, 2 Rear Dormers.  
**DECISION:** DEFERRED for a Member Site Visit

[Note: Officers explained that the addendum should have stated that this application had originally been deferred to allow officers to conduct discussions with the applicant regarding design issues. This was duly noted].

(See also Minute 466(ii): Site Visits).

**LIST NO:** 2/12                      **APPLICATION NO:** P/2358/03/CFU  
**LOCATION:** 78 Canons Drive, Edgware  
**APPLICANT:** MSK Design Associates for Mr R Mortali  
**PROPOSAL:** Provision of New 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:** 2/13                      **APPLICATION NO:** P/2385/03/CFU  
**LOCATION:** 74 Vernon Drive, Stanmore  
**APPLICANT:** E Hanningan for Mr & Mrs Whittington  
**PROPOSAL:** Alterations to Roof to Form End Gable and Rear Dormer  
**DECISION:** GRANTED permission in accordance with the development described in the application and submitted plans, subject to the condition(s) and informative(s) reported.

**LIST NO:** 2/14                      **APPLICATION NO:** P/2296/03/CFU  
**LOCATION:** 4 Lake View, Edgware  
**APPLICANT:** J Hoban for K Chauhan  
**PROPOSAL:** 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.

**LIST NO:** 2/15                      **APPLICATION NO:** P/2040/03/CFU  
**LOCATION:** The Squirrels, 90 South Hill Avenue, Harrow  
**APPLICANT:** Kenneth W Reed & Associates for Ms K Burley  
**PROPOSAL:** Single Storey Rear Extension 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:** 2/16                      **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:** GRANTED permission in accordance with the development described in the application and submitted plans, subject to the condition(s) and informative(s) reported.

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

The objector advised that she lived in a neighbouring property. She emphasised that she had a good relationship with her neighbours but objected to this proposed development on the grounds of its scale and bulk. She expressed concern that it would constitute overdevelopment of the site and would give rise to a loss of light to her property, in particular to the kitchen, and a loss of outlook, thereby having a negative impact on her residential amenity. She stated that the proposal did not comply with BRE Guidance regarding sunlight. She further stated that the plans were incomplete as they did not show her kitchen windows or door. She urged the Committee to agree to a site visit to view the impact on her property for themselves.

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

**LIST NO:** 2/17                      **APPLICATION NO:** P/2117/03/CFU  
**LOCATION:** 24 & 26 Headstone Drive, Harrow  
**APPLICANT:** Threshold Land & Estates Ltd  
**PROPOSAL:** Change of Use: Shop (Class A1) 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.

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

**LIST NO:** 3/01                      **APPLICATION NO:** P/2279/03/CFU  
**LOCATION:** 9 Buckingham Parade, The Broadway, Stanmore  
**APPLICANT:** Stanwood Professional Services for Buckingham Boulangerie  
**PROPOSAL:** Change of Use: Retail to Food and Drink (Class A1 to A3)  
**DECISION:** WITHDRAWN by the applicant.

[Note: Officers advised verbally that this application had been withdrawn by the applicant].

(See also Minute 444: Declarations of Interest).

**LIST NO:** 3/02                      **APPLICATION NO:** P/2123/03/CFU  
**LOCATION:** 427-429 Alexandra Avenue, South Harrow  
**APPLICANT:** K Handa for Mr V Kataria  
**PROPOSAL:** Change of Use: Shop to Restaurant (Class A1-A3) on Ground Floor and Basement with Parking 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.

**LIST NO:** 3/03                      **APPLICATION NO:** P/1833/03/CFU  
**LOCATION:** o/s Monks Rest, Hillside Road, Pinner  
**APPLICANT:** A D Harkett for Pinner Hill Estate Ltd  
**PROPOSAL:** Provision of Closed Circuit TV Camera on 4m High Pole  
**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.

[Note: Councillors Marilyn Ashton, Mrs Bath, Kara, Knowles and Mrs Joyce Nickolay wished to be recorded as having voted against the decision to refuse the above application].

(See also Minute 443: Right of Members to Speak)

#### **SECTION 4 – CONSULTATIONS FROM NEIGHBOURING AUTHORITIES**

**LIST NO:** 4/01                      **APPLICATION NO:** P/1727/03/CNA  
**LOCATION:** 664 Victoria Road, Ruislip, Uxbridge  
**APPLICANT:** London Borough of Hillingdon  
**PROPOSAL:** Consultation: Provision of Car Showroom (2985M Sq) and 2 Retail Units (1796M Sq) with Parking and Access.  
**DECISION:** RAISED NO OBJECTION to the development set out in the application, subject to regard being had to the informative indicated.