
REPORT OF DEVELOPMENT CONTROL COMMITTEE

MEETING HELD ON 11 FEBRUARY 2004

Chair: * Councillor Anne Whitehead

Councillors: * Marilyn Ashton * Knowles
 * Mrs Bath * Miles
 * Choudhury * Mrs Joyce Nickolay
 * Idaikkadar * Ray (5)
 * Kara * Thornton

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

[Note: Councillors Anjana Patel and Navin Shah also attended this meeting in a participating role. See Minute 495].

PART I - RECOMMENDATIONS - NIL
PART II - MINUTES
494. 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 Bluston	Councillor Ray

495. Right of Members to Speak:

RESOLVED: That, in accordance with Committee Procedure Rule 4.1, Councillors Anjana Patel and Navin Shah, who are not Members of the Committee, be allowed to speak on Item 2/01.

496. Declarations of Interest:

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

- (i) Item 2/01 – Site of Timbers, 41 Brookshill, Harrow Weald (P/2677/03/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. Accordingly she remained and took part in the voting and discussion on this item.
- (ii) Item 2/06 - 73 Imperial Drive, North Harrow (P/9/04/CFU/GM)
 Councillor Idaikkadar declared an interest in the above application arising from the fact that his GP would be practising from the above premises should the Committee be minded to grant planning permission. Accordingly, he left the room and took no part in the discussion or voting on this item.
- (iii) Item 2/19 – White Cottage, 2 Whitehall Road, Harrow (P/246/03/CFU/GM)
 Councillor Knowles declared a personal interest in the above application arising from the fact that the above property was situated in a Neighbourhood Watch area which was run/co-ordinated by his partner. Accordingly, he remained and took part in the voting and discussion on this item.
- (iv) Item 3/02 – 7 Rickmansworth Road, Pinner (P/2582/03/CFU/TEM)
 The Chair, Councillor Anne Whitehead, stated that she would have declared an interest in the above application had it not been withdrawn by the applicant.

497. **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 Item</u>	<u>Special Circumstances/Reasons for Urgency</u>
Addendum (including Item 26)	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. Additionally, item 26 – Any Other Business – Salvation Army Hall, 15 Roxeth Hill, Harrow, was also admitted to the agenda because appeals had been lodged against the refusals of planning permission and Conservation Area Consent and that a nominated member was required as the recommendation of the Chief Planning Officer had been for approval.
Item 10a – Planning Application Received – The Grove, 31 Warren Lane, Stanmore (P/2527/03/COU/GM)	This report was omitted in error from the agenda but a decision was required urgently in view of the pending appeal against non-determination.

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

(3) that it be noted that the following applications would not be considered that evening for the reasons set out in the Addendum report:

- (i) 375 – 379 Uxbridge Road, Hatch End – The Railway Hotel PH (Item 1/02) (P/2815/03/CFU/GM)
- (ii) 378/380 Rayners Lane (Item 2/05) (P/2650/03/CFU/JH)
- (iii) Randalls Boarding House, 38 Grove Hill, Harrow (Item 2/25) (P/2718/03/CFU/JH)
- (iv) 45 Whitchurch Gardens, Edgware (Item 3/01) (P/2518/03/CFU/TW)
- (v) 7 Rickmansworth Road, Pinner (Item 3/02) (P/2582/03/CFU/TEM)

[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.]

498. **Minutes:**

RESOLVED: That it be agreed that, having been circulated, the Chair be given authority to sign the minutes of the meeting held on 14 January 2004 as a correct record once they have been printed in the Council Bound Minute Volume.

499. **Matters Arising:**

51 Abercorn Crescent, South Harrow (Application No. P/2400/03/CFU)

Councillor Marilyn Ashton reminded Members that the site visit to the above premises had not taken place and that it ought to take place soon.

(See also Minute 519 (iii)).

500. **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).

501. **Petitions:**
RESOLVED: To note that no petitions were presented at the meeting.
502. **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).
503. **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.
504. **Representations on Planning Applications:**
RESOLVED: That, in accordance with the provisions of Committee Procedure Rule 17 (Part 4B of the Constitution), representations be received in respect of items 2/01 and 2/02 on the list of planning applications.
505. **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.
506. **Tree Preservation Order (TPO) re 'Merrick', 'The Site' and 'Timbers', Mount Park Road, Harrow on the Hill:**
RESOLVED: (1) That the Borough Solicitor be authorised to make a new TPO to be known as TPO 682, Mount Park Road (No. 7), 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's report;

(2) that on confirmation of the above; TPO 171, Mount Park Road, (No. 3), Harrow on the Hill be revoked.

[REASON FOR DECISION: To accord with the current policy set out in paragraph 6.2 of the officer's report.]
507. **Tree Preservation Order (TPO) re 80 The Highway, Stanmore Park:**
RESOLVED: (1) That the Borough Solicitor be authorised to make a new TPO to be known as TPO 694, The Highway (No. 2), Stanmore Park, 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's report;

(2) that on confirmation of the above; TPO 155, The Highway, (No. 1), Stanmore, be revoked.

[REASON FOR DECISION: To accord with the current policy set out in paragraph 6.2 of the officer's report.]
508. **Tree Preservation Order (TPO) re St. Lawrence Close, Edgware:**
RESOLVED: (1) That the Borough Solicitor be authorised to make a new TPO to be known as TPO 693, St Lawrence Close (No. 2), Edgware, 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's report;

(2) that on confirmation of the above; TPO 53, St Lawrence's Rectory, Whitchurch Lane, Edgware, be revoked.

[REASON FOR DECISION: To accord with the current policy set out in paragraph 6.2 of the officer's report.]

509. **Tree Preservation Order (TPO) re the land at rear of 'The Grail', Waxwell Lane and The Dell, Pinner:**

RESOLVED: (1) That the Borough Solicitor be authorised to make a new TPO to be known as TPO 692, The Dell (No. 3), 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's report;

(2) that on confirmation of the above; TPO 10 Area 9 be revoked.

[REASON FOR DECISION: To accord with the current policy set out in paragraph 6.2 of the officer's report.]

510. **Tree Preservation Order (TPO) re 1, 1A The Dell and 71, 73, 73A, 73B, 73C, 75 Waxwell Lane, Pinner:**

RESOLVED: That (1) the Borough Solicitor be authorised to make a new TPO to be known as TPO 691, Waxwell Lane (No. 5), Pinner, made 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's report;

(2) that on confirmation of the above; TPO 10 Area 10 be revoked.

[REASON FOR DECISION: To accord the current policy set out in paragraph 6.2 of the officer's report.]

511. **Tree Preservation Order (TPO) re 2, 4, 6, 8 The Squirrels, 2, 4, 6, Wakehams Hill and 185, 187, 189, 191, 193, 195, 197, 199, 201, 203 Moss Lane, Pinner:**

RESOLVED: (1) That the Borough Solicitor be authorised to make a new TPO to be known as TPO 690, Moss Lane (No. 13), 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's report;

(2) that on confirmation of the above TPO and also of TPO 689, Wakehams Hill (No. 6), Pinner; TPO 10 Area 14 and TPO 82 Nower Hill (No. 2) Pinner, be revoked.

[REASON FOR DECISION: To accord with the current policy set out in paragraph 6.2 of the officer's report.]

512. **Tree Preservation Order (TPO) re 1-30 The Squirrels (excluding numbers 2,4,6,8) and 8-68 Wakehams Hill, Pinner:**

RESOLVED: (1) That the Borough Solicitor be authorised to make a new TPO to be known as TPO 689, Wakehams Hill (No. 6), 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's report;

(2) that on confirmation of the above TPO and also of TPO 690 Moss Lane (No. 13), Pinner; TPO 69 Nower Hill (No. 1) Pinner, TPO 82 Nower Hill (No. 2) Pinner and TPO 103 Nower Hill (No. 3) Pinner, be revoked.

[REASON FOR DECISION: To accord with the current policy set out in paragraph 6.2 of the officer's report.]

513. **Tree Preservation Order (TPO) re 1, Eastglade, 180 Moss Lane, 10 Beechen Grove, Pinner:**

RESOLVED: (1) That the Borough Solicitor be authorised to make a new TPO to be known as TPO 688, Moss Lane (No. 12), 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's report;

(2) that on confirmation of the above; TPO 10 Area 13 be revoked.

[REASON FOR DECISION: To accord with the current policy set out in paragraph 6.2 of the officer's report.]

514. **Tree Preservation Order (TPO) re 132, 134, 136 Waxwell Lane, Pinner:**

RESOLVED: (1) That the Borough Solicitor be authorised to make a new TPO to be known as TPO 687, Waxwell Lane (No. 4), 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's report;

(2) that on confirmation of the above; TPO 307, Waxwell Lane (No. 1), Pinner, be revoked.

[REASON FOR DECISION: To accord with the current policy set out in paragraph 6.2 of the officer's report.]

515. **Tree Preservation Order (TPO) re Kelvin Crescent and Charlwood Close, Harrow Weald:**

RESOLVED: (1) That the Borough Solicitor be authorised to make a new TPO to be known as TPO 683, Kelvin Crescent (No. 1), 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's report;

(2) that on confirmation of the above; TPO 23, The Paddocks, Elms Road, Harrow Weald, be revoked.

[REASON FOR DECISION: To accord with the current policy set out in paragraph 6.2 of the officer's report.]

516. **44 Torbay Road, Harrow - Breach of Planning Control:**

RESOLVED: That subject to his being satisfied as to the evidence, the Borough Solicitor be authorised to:

(1) issue an Enforcement Notice pursuant to Section 172 of the Town and Country Planning Act 1990 requiring demolition of the conservatory and the permanent removal of its constituent elements from the land within a period of three months from the date on which the Notice takes effect;

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

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

and/or

(ii) comply with the Enforcement Notice.

[REASON FOR DECISION: To safeguard the amenity and character of the locality.]

517. **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.

518. **Enforcement Notices Awaiting Compliance:**

The Committee noted that a full report on 4 Elm Park, requested at the previous meeting, would be submitted to the March 2004 Development Control Committee meeting.

RESOLVED: That the report be noted.

519. **Any Other Business:**

(i) Salvation Army Hall, 15 Roxeth Hill, Harrow – Nomination of a Member to assist officers with an appeal

It was advised that appeals had been lodged against the decisions to refuse planning permission and Conservation Area consent in respect of the above site and that a hearing date was to be arranged. It was explained that a Nominated Member was required to assist officers with the appeal as the Chief

Planning Officer had recommended that the application be granted. It was agreed that Councillor Marilyn Ashton would be nominated.

RESOLVED: That the action outlined above be agreed.

- (ii) Site of Timbers, 41 Brookshill, Harrow Weald (Item 2/01 in the schedule attached to the Minutes also refers) (P/2677/03/CVA/GM)

Following consideration and determination of the above application, Members were advised that an appeal had been lodged against the decision to refuse the previous application for the above site (P/1362/03/CVA) and that this was due to be heard by way of a 'hearing'. It was explained that a Nominated Member was required to agree the Statement for the Council. It was agreed that Councillor Marilyn Ashton would be nominated.

RESOLVED: That the action outlined above be agreed.

- (iii) Members' Site Visits to 51 Abercorn Crescent, South Harrow and Grange First and Middle School, Welbeck Road, Harrow

Following discussion, it was agreed that Members' Site Visits to 51 Abercorn Crescent (Minute 499 also refers) and Grange First and Middle School (Item 2/13 in the schedule attached to the minutes also refers) would take place on Saturday 6 March 2004 at 10.00 am. It was further agreed that a mini bus would not be required and that Members would meet at one of the two sites and then walk to the other. Members asked officers to advise them of which site they ought to visit first.

520. **Extension and Termination of the Meeting:**

In accordance with the provisions of Committee Procedure Rule 14 (Part 4B of the Constitution), it was

RESOLVED: At 10.00 pm to continue until 10.30 pm.

(Note: The meeting, having commenced at 7.30 pm, closed at 10.24 pm).

(Signed) COUNCILLOR ANNE WHITEHEAD
Chair

- (ii) an additional condition 9 (and reason) as reported in the addendum and set out below:

Condition 9 – Standard Condition – Disabled Access - Building

- (iii) an additional Condition 10 (and reason) as reported in the addendum and set out below:

Condition 10 – Notwithstanding the details indicated on drawing no. 33354 – PL – 04H, further details of disabled parking provision shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of works.

- (iv) additional informatives 5, 6 and 7 as reported in the addendum and set out below:

Informative 5 – Standard Informative – Access for All

Informative 6 – The applicant is advised that the Council would wish to see the provision of adequate levels of illumination on both the existing and proposed forecourt areas.

Informative 7 - Committee notes the fact that the opening hours of the store are at variance with the approved hours of opening and would wish to see this situation regularised with the submission of an application.

- (v) an additional informative 8 to be included for reasons of safety in respect of the crossing facility from the store entrance into the car park, the exact wording of which be delegated to the Chief Planning Officer following a visit to the site and his assessment of the situation.

[Informative 8 is as follows: The Council would strongly recommend that the crossing facility from the store entrance into the car park be reconstructed on a raised platform to further slow vehicular traffic in the interest of highway safety, and in particular for the safety of people with disabilities.]

[Note: During consideration of this application, a Member raised concerns about poor visibility for drivers when approaching the roundabout on Uxbridge Road (near Safeway Stores plc) and that this raised an issue of safety. He referred to the representations he had received from the Hatch End Association. It was agreed that the matter be referred to Harrow's Traffic and Road Safety Advisory Panel for consideration.]

LIST NO:	1/05	APPLICATION NO:	P/2527/03/COU
LOCATION:	The Grove, 31 Warren Lane, Stanmore		
APPLICANT:	ATIS Real Weatheralls for BAE Systems Properties Ltd		
PROPOSAL:	Use of site for Residential Purposes (Outline Application)		
DECISION:	That had the applicant not appealed against the failure of the local planning authority to determine the application within the statutory period, the Council would have refused the application for the reasons and informatives reported.		
	(See also Minute 497 – Arrangement of Agenda).		

(3) Councillors Marilyn Ashton, Mrs Bath, Knowles, Mrs Joyce Nickolay and Thornton wished to be recorded as having voted against the decision reached];

(4) Following consideration and determination of the above planning application, Members nominated Councillor Marilyn Ashton as the 'Nominated Member' who was required to agree the Statement for the Council for the appeal that had been lodged against the decision to refuse the previous application for the above site (minute 519(ii) also refers).

(See also Minute 496(i)).

LIST NO:	2/02	APPLICATION NO:	P/2918/03/COU
LOCATION:	131-133 Whitchurch Lane, Edgware		
APPLICANT:	Gillett Macleod Partnership for London & District Housing Ltd		
PROPOSAL:	Outline: Redevelopment to Provide 8 Flats in Two 2 Storey Blocks with Access and Parking		
DECISION:	REFUSED permission for the development described in the application and submitted plans for the following reasons:		

Reason 1 - This proposal would be detrimental to the residential amenities of Nos. 129 and 135 Whitchurch Lane by reason of noise and disturbance from traffic and activity generated by the use of the access road.

Reason 2 - The character and the building line of the row of semi-detached houses would be abruptly interrupted by the gap caused in the street scene by the demolition of two semi-detached houses to the detriment of the character of this section of Whitchurch Lane.

[Notes: (1) Prior to discussing the above application, the Committee received representations from two objectors and the applicant's agent.

The first objector stated that the siting of the rubbish bins was inappropriate and would be only 30m from the rear of her property and only 1m for other properties in the area. She added that there was a dispute regarding the boundary and she read out the communication received from the land registry. She felt that the proposal would devalue her property.

The second objector who had not previously registered his right to speak at the meeting was allowed to address the meeting with the Committee's approval. He objected to the proposal on the grounds that

- it would lead to an increase in noise and traffic pollution;
- it would overlook onto adjoining properties and that, as a result, he would not be able to build a swimming pool in his own garden because there would be no privacy;
- that the proposal would devalue the properties in the area;
- that the use of heavy machinery would lead to disruption.

The applicant's agent addressed the meeting and stated that the report before the Committee addressed all planning matters and that the objections were not based on planning grounds.

Members did not ask any questions of the objector or the applicant's agent.

(2) During the debate which followed, it was moved and seconded that consideration of the above application be deferred to allow Members to visit the site on the grounds that the proposal was essentially a backland development and that a site visit would allow Members to see the distances between properties and assess the impact of the proposal on the amenity of neighbouring properties. Upon a vote this was not carried.

It was further moved and seconded that the application be refused on the grounds that

- (1) This proposal would be detrimental to the residential amenities of Nos 129 and 135 Whitchurch Lane by reason of noise and disturbance from traffic and activity generated by the use of the access road.
- (2) The character and the building line of the row of semi-detached houses would be abruptly interrupted by the gap caused in the street scene by the demolition of two semi-detached houses to the detriment of the character of this section of Whitchurch Lane.

Upon being put to a vote this was carried.]

LIST NO: 2/03 **APPLICATION NO:** P/2812/03/CCO
LOCATION: 60 Harrow View, Harrow
APPLICANT: Robin Bretherick Associates for Mr F G Fallon
PROPOSAL: Continued Use of Property as 3 Self Contained Flats.
DECISION: GRANTED permission for the development described in the application and submitted plans subject to the informatives reported.

LIST NO: 2/04 **APPLICATION NO:** P/2598/03/CVA
LOCATION: Anmer Lodge, 2 Coverdale Close, Stanmore (Forge)
APPLICANT: Novas-Ouvertures Group Ltd
PROPOSAL: Variation of Condition 2 of Planning Permission EAST/809/99/FUL to allow Hostel Use to Continue to 1/2/07.
DECISION: GRANTED variation for the development described in the application and submitted plans subject to the conditions and informative reported and the addition of a 'Reason' in relation to Condition 1 as set out in the Addendum report and reproduced below:

Reason 1 – To safeguard the amenity of neighbouring residents and to permit reconsideration in the light of circumstances thus preventing.

[Notes: (1) During consideration of this application, it was moved and seconded that the application be granted for a period of 18 months only rather than the 3 years (until 1 February 2007) applied for in order to allow Members to review the situation after 18 months and to keep the Council's options open. Upon a vote this was not carried.

(2) Councillors Marilyn Ashton, Mrs Bath and Kara wished to be recorded as having voted against the proposal to grant the application for a period of 3 years.

(3) To note the Statement received from the Housing Services Division as set out in the Addendum report.]

LIST NO: 2/05 **APPLICATION NO:** P/2650/03/CFU
LOCATION: 378/380 Rayners Lane, Harrow
APPLICANT: Kanpara Design Consultants for Mr T Premathasan
PROPOSAL: Basement and Ground Floor Rear Extension to Shop, Rear Staircase
DECISION: DEFERRED at the request of the Chief Planning Officer for additional notification of premises at rear of the site.

LIST NO:	2/06	APPLICATION NO:	P/9/04/CFU
LOCATION:	73 Imperial Drive, North Harrow		
APPLICANT:	James Stewart for Dr J Lloyd & Partners		
PROPOSAL:	Change of Use: Residential (Class C3) to Offices Ancillary to Doctors Surgery (Class D1).		
DECISION:	<p>(1) That the applicant be informed that the proposal is acceptable subject to the completion of a deed of variation to the legal agreement relating to 71 Imperial Drive (The Ridgeway Surgery) within six months (or such period as the Council may determine) of the date of the Committee decision on the application in relation to:</p> <p>(i) the numbers of practitioners and other staff employed at any one time across both nos. 71 and 73 Imperial Drive and the patient unit size shall not increase above the levels set out in the previous legal agreement for no. 71 Imperial Drive.</p> <p>(2) That a formal decision notice will be issued</p> <p>(i) only upon completion of the aforementioned legal agreement;</p> <p>(ii) subject to the Conditions and Informatives reported, the amendment of Condition 5 and additional Conditions 8 and 9 reported in the Addendum report and reproduced below:</p> <p><u>Condition 5</u> – amend hours to read</p> <p>(a) 08.00 hours to 18.30 hours, Monday to Friday inclusive 08.00 hours to 13.00 hours, Saturdays and at no time on Sundays or Bank Holidays except in the case of emergencies or with the prior written permission of the local planning authority.</p> <p>[<u>Note:</u> The amended hours – Condition 5 – has been agreed with the applicant].</p> <p><u>Condition 8</u> – The rear of the site shall be retained as a garden/amenity area and shall not at any time be used for parking.</p> <p><u>Reason 8</u> – To safeguard the amenity of neighbouring residents and the character of the locality.</p> <p><u>Condition 9</u> – Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification), no additional hard surfacing shall be carried out of the front garden of the site and no widening of the vehicle crossover without the prior written permission of the Local Planning Authority.</p> <p><u>Reason 9</u> – To safeguard the amenity of neighbouring residents and the character of the locality.</p>		

(See also Minute 496(ii)).

LIST NO:	2/07	APPLICATION NO:	P/2747/03/CFU
LOCATION:	388 Northolt Road, South Harrow		
APPLICANT:	The Drawing Room for St Gabriels Social Club		
PROPOSAL:	Change of Use: Retail (Class A1) to Social Club (Class A3 with Single Storey Rear Extension).		

DECISION: GRANTED permission for the development described in the application and submitted plans subject to

- (i) revised plan no. 02A replacing plan no. 02 correcting the rooflight details
- (ii) the conditions and informatives reported.

[Note: To note that a 'study' of the traffic/parking situation in the area had been conducted and was out for consultation].

LIST NO: 2/08 **APPLICATION NO:** P/2977/03/CFU

LOCATION: 14 Headstone Drive, Harrow

APPLICANT: Threshold Land & Estates

PROPOSAL: Change of Use: A1 to A3 (Retail to Food and Drink)

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

LIST NO: 2/09 **APPLICATION NO:** P/1554/03/CFU

LOCATION: 88-90 High Street, Harrow on the Hill

APPLICANT: Gurjinder K Rooprai

PROPOSAL: Change of Use: Office (Class B1) to Dental Practice (Class D1)

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

[Notes: (1) During consideration of this application it was moved and seconded that the application be refused on the grounds of over intensification of use, insufficient parking provision and that it was detrimental to the character of the area. Upon being put to a vote this was not carried.

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

LIST NO: 2/10 **APPLICATION NO:** P/2528/02/CFU

LOCATION: 192 Alexandra Avenue, South Harrow

APPLICANT: Roy Thomson for Mr E Ghookassian

PROPOSAL: Change of Use: Class A1 (Retail) to A3 (Food and Drink) and Single Storey Rear Extension.

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

LIST NO: 2/11 **APPLICATION NO:** EAST/1451/02/FUL

LOCATION: 1 Kenmore Gardens, Edgware

APPLICANT: Mr H Patel for Mr T Omisore

PROPOSAL: 2 storey side extension to form house and conversion of existing house to 2 Self-Contained Dwellings with Parking at Front and Side (as amended at the meeting).

DECISION: GRANTED permission for the development which was amended to read "2 storey side extension to form house and conversion of existing house to 2 Self-Contained Dwellings with Parking at Front and Side" described in the application and submitted plans subject to the conditions and informatives reported.

LIST NO: 2/12 **APPLICATION NO:** P/1923/03/CCO
LOCATION: 84 St Ann's Road, Harrow
APPLICANT: Storeys SSP: for TCHIBO – Great Britain Ltd
PROPOSAL: Retention of Tables and Chairs on Highway Ancillary to A1 Shop/Sandwich Bar.
DECISION: GRANTED permission in accordance with the development described in the application and submitted plans subject to the Informative reported.

LIST NO: 2/13 **APPLICATION NO:** P/2205/03/CFU
LOCATION: Grange First & Middle School, Welbeck Road, Harrow
APPLICANT: Design & Building Services for Education Department
PROPOSAL: Relocation and Removal of Mobile Classroom and Provision of Front and Side Extension to Provide 7 Classrooms with W.C's Boiler Room and Covered Walkways.
DECISION: DEFERRED for a Member Site Visit to take place on 6 March 2004.

[Notes: (1) During consideration of this application, it was moved and seconded that determination of this application be deferred to allow Members to visit the site in order to assess the extent and possible impact of the encroachment of the proposal on to the green open space. Upon being put to a vote this was carried.

(2) Councillor Marilyn Ashton wished to be recorded as having voted against the site visit].

(See also Minute 519(iii)).

LIST NO: 2/14 **APPLICATION NO:** P/2416/03/CFU
LOCATION: Doctors' Surgery, 41-45 Enderley Road, Harrow
APPLICANT: Pearlman Moiret Associates for Dr L Peters & Partners
PROPOSAL: 2 Storey Side Extension to Provide 2 Additional Consulting Rooms and Enlarged Seminar Room and Front Porch.
DECISION: (1) That the applicant be informed that the proposal is acceptable subject to a deed of variation of the existing legal agreement LP/MK/PAG-12295 (attached to Planning Permission EAST/220/98/FUL) to incorporate reference to current planning application P/2426/03/CFU within one year (or period as the Council may determine) of this Committee date.

(2) That a formal decision notice, subject to the conditions and informatives reported, will be issued only upon the completion of the amendments to the aforementioned Legal Agreement.

[Notes: (1) During consideration of this application, it was moved and seconded that determination of this application be deferred to allow Members to visit the site in order to assess the impact of the proposal on the neighbouring property (No. 39 Enderley Road). 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].

LIST NO: 2/15 **APPLICATION NO:** P/2201/03/CFU
LOCATION: Highfield, 31 South View Road, Pinner
APPLICANT: Mr & Mrs Simmons
PROPOSAL: Replacement Hardsurfacing to Front and Rear
DECISION: GRANTED permission for the development described in the application and submitted plans, subject to the condition and informatives reported.

LIST NO: 2/16 **APPLICATION NO:** P/2480/03/CFU
LOCATION: Bankhead, South View Road, Pinner
APPLICANT: Bradshaw Rowse Harker for B Byrne & F Sweeney
PROPOSAL: Works to Facilitate Use of Integral Garage as Habitable Room
DECISION: GRANTED permission for the development described in the application and submitted plans, subject to the conditions and informatives reported.

LIST NO: 2/17 **APPLICATION NO:** P/2414/03/CFU
LOCATION: 12 Waldron Road, Harrow
APPLICANT: Kenneth W Reed & Associates for Mr N Henderson
PROPOSAL: Roof Light in Rear Roof
DECISION: GRANTED permission in accordance with the development described in the application and submitted plans, subject to the condition and informatives reported.

LIST NO: 2/18 **APPLICATION NO:** P/2460/03/CFU
LOCATION: 28 Woodhall Gate, Pinner
APPLICANT: Mr J R Mason
PROPOSAL: Detached Workshop Building in Rear Garden.
DECISION: GRANTED permission in accordance with the development described in the application and submitted plans, subject to the conditions and informatives reported.

[Notes: (1) To note that there was a typographical error in paragraph 1, page 80, line 3 which should read "... to measure 3.3 in x 5.5m sq ...(? ?)".

(2) During consideration of this application, it was moved and seconded that the application be refused on the grounds that the development, by reason of excessive bulk, would be visually obtrusive and would be out of character with neighbouring properties to the detriment of the character and appearance of this part of the conservation area. Upon being put to a vote this was not carried.

(3) Councillors Marilyn Ashton and Mrs Bath wished to be recorded as having voted against the decision reached].

LIST NO: 2/19 **APPLICATION NO:** P/2446/03/CFU
LOCATION: White Cottage, 2 Whitehall Road, Harrow
APPLICANT: David R Yeaman & Associates for Mrs P Buchanan
PROPOSAL: Detached Garage, Conversion of Existing Garage to Habitable Room, New Front Wall and Gates
DECISION: GRANTED permission for the development described in the application and submitted plans, subject to the conditions and informatives reported.
(See also minute 496(iii)).

LIST NO: 2/20 **APPLICATION NO:** P/2818/03/CFU
LOCATION: 141/143 Marsh Road, Pinner
APPLICANT: Manmohan Nandhra for Pinner Tandoori Restaurant
PROPOSAL: Single Storey Rear Extension to Restaurant with External Stairs and Balustrading.
DECISION: GRANTED permission for the development described in the application and submitted plans, subject to the conditions and informatives reported.
[Note: During consideration of the application, it was agreed that the attention of the Council's Environmental Health Officer be drawn to the fact that the site is presently in a state of neglect and covered with refuse as reported under the paragraph on 'Site Description'.]

LIST NO: 2/21 **APPLICATION NO:** P/2559/03/CFU
LOCATION: 19 West Towers, Pinner
APPLICANT: Anthony J Blyth & Co for Mr & Mrs R Parmar
PROPOSAL: Single Storey Side and Rear Extension.
DECISION: GRANTED permission for the development described in the application and submitted plans, subject to the conditions and informatives reported.

LIST NO: 2/22 **APPLICATION NO:** P/2775/03/CFU
LOCATION: 9 Marsworth Avenue, Pinner
APPLICANT: Home Plans for Mr & Mrs Horsley
PROPOSAL: Two Rear Dormers and Rooflights in Side.
DECISION: GRANTED permission for the development described in the application and submitted plans, subject to the conditions and informatives reported.

LIST NO: 2/23 **APPLICATION NO:** P/2978/03/CFU
LOCATION: 15 Evelyn Drive, Pinner
APPLICANT: Anthony J Blyth & Co for Mr & Mrs E Parpotta
PROPOSAL: Single Storey Rear Extension
DECISION: GRANTED permission for the development described in the application and submitted plans, subject to
(i) the conditions and informatives reported
(ii) condition 2 being amended to read as refused in the Addendum report and reproduced below:

Condition 2 – The development hereby permitted shall not commence until samples of the materials to be used in the construction of the external surfaces noted below have been submitted to, and approved in writing by, the Local Planning Authority:

- (a) the extension building(s)
The development shall be complied in accordance with the approved details which shall include a cast iron downpipe and shall thereafter be retained.
- (iii) an additional Condition 3

Condition 3 – Standard Condition – No balcony.

LIST NO:	2/24	APPLICATION NO:	P/1716/03/CFU
LOCATION:	Land Next to 23 Cecil Road, Wealdstone British Rail Yard 1589 North West		
APPLICANT:	Alan Cox Associates for McGovern Brothers Haulage Ltd		
PROPOSAL:	Creation of New Vehicular Access		
DECISION:	GRANTED permission for the development described in the application and submitted plans, subject to the conditions and informatives reported.		

LIST NO:	2/25	APPLICATION NO:	P/2718/03/CFU
LOCATION:	Rendalls Boarding House, 38 Grove Hill, Harrow		
APPLICANT:	Malcolm Bonner for Harrow School General Fund		
PROPOSAL:	Reinstatement of Railings on Top of Dwarf Brick Wall Fronting Grove Hill		
DECISION:	DEFERRED at the request of the Chief Planning Officer in order to await receipt of amended plans.		

LIST NO:	2/26	APPLICATION NO:	P/1598/03/CCO
LOCATION:	Cross Stone, 13 Orley Farm Road, Harrow		
APPLICANT:	Mr R Pankhania		
PROPOSAL:	Single Storey Side Extension		
DECISION:	GRANTED permission for the development described in the application and submitted plans, subject to the conditions and informatives reported.		

LIST NO:	2/27	APPLICATION NO:	P/1795/03/CFU
LOCATION:	2 Dukes Avenue, Edgware		
APPLICANT:	Nesbitt & Mire for M Goldberger		
PROPOSAL:	Two Rear Dormers and Side Rooflights, Alterations to Single Storey Rear Roof and to Front Elevation.		
DECISION:	GRANTED permission for the development described in the application and submitted plans, subject to the conditions and informatives reported.		

LIST NO: 2/28 **APPLICATION NO:** P/2441/03/CFU
LOCATION: Pine House, 15 Warren Lane, Stanmore
APPLICANT: High Durbin Designs for Mr P Mitra
PROPOSAL: Conservatory at Rear
DECISION: GRANTED permission for the development described in the application and submitted plans, subject to the condition and informatives reported.

SECTION 3 – OTHER APPLICATIONS RECOMMENDED FOR REFUSAL

LIST NO: 3/01 **APPLICATION NO:** P/2518/03/CFU
LOCATION: 45 Whitchurch Gardens, Edgware
APPLICANT: D R Joyner for Mr & Mrs Jhunhunwala
PROPOSAL: Change of Use: Residential to Pre-School Nursery (Class C3 to D1) on Part of Ground Floor and Conversion of Integral Garage to Habitable Room.
DECISION: DEFERRED at the request of the Chief Planning Officer for renotification and further consideration of the applicant's amendment to reduce the number of children from 19 to 9 (with 2 staff).

LIST NO: 3/02 **APPLICATION NO:** P/2582/03/CFU
LOCATION: 7 Rickmansworth Road, Pinner
APPLICANT: Aylett Investments for Rylex Investments Ltd
PROPOSAL: Replacement Part 2 Part 3 Storey Building to Provide 6 Flats with Parking at Rear.
DECISION: WITHDRAWN on 10 February 2004 by the applicant.
(See also Minute 496(iv)).

LIST NO: 3/03 **APPLICATION NO:** P/2631/03/CFU
LOCATION: 18 St Ann's Road, Harrow
APPLICANT: Mr R Rowe for Chelsea Building Society
PROPOSAL: Change of Use from Class A1 to Class A1/A2 (Retail/Financial and Professional Services)
DECISION: REFUSED permission for the development described in the application and submitted plans for the reason and informative reported.

SECTION 4 – CONSULTATIONS FROM NEIGHBOURING AUTHORITIES

LIST NO: 4/01 **APPLICATION NO:** P/2865/03/CNA
LOCATION: Delivering a New Wembley Land Adjacent to Wembley and Empire Way, Wembley
APPLICANT: Brent Council
PROPOSAL: Redevelopment to Provide 500,000 Square Metres of Mixed Use Floor Space.
DECISION: RAISED OBJECTION to the development set out in the application for the reason, as amended in the Addendum report and set out below, and informative reported:

Reason – The Council is concerned that the development may have a negative impact on neighbouring town centres in Harrow in view of the scale of the retail development included in the scheme.

[Note: To note that this scheme was unlikely to proceed].