
REPORT OF DEVELOPMENT CONTROL COMMITTEE

MEETING HELD ON 17 MARCH 2004

Chair: * Councillor Anne Whitehead

Councillors: * Marilyn Ashton * Idaikkadar
 * Mrs Bath * Knowles
 * Bluston * Miles
 * Choudhury * Mrs Joyce Nickolay
 * Janet Cowan (2) * Thornton

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

[Note: Councillor Ray and Councillor Mrs Kinnear also attended this meeting to speak on the items indicated at Minute 522 below].

PART I - RECOMMENDATIONS - NIL
PART II - MINUTES
521. Attendance by Reserve Members:

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

Ordinary Member

Councillor Kara

Reserve Member

Councillor Janet Cowan

522. Right of Members to Speak:

RESOLVED: That, in accordance with Committee Procedure Rule 4.1, Councillors Mrs Kinnear and Ray, who are not Members of the Committee, be allowed to speak on Agenda Item 28: 102 High Street, Harrow on the Hill Installation of a Mobile Phone Base Station on Roof and Planning Application 2/14 respectively.

523. Declarations of Interest:

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

(i) Agenda Item 28 – 102 High Street

Councillors Marilyn Ashton, Janet Cowan, Knowles and Mrs Joyce Nickolay declared a prejudicial interest in the above agenda item arising from the fact that a relation of a Member of the Conservative Group owned the above property. They advised that they would remain in the room for the duration of the deputations on this item, but would not ask questions of the deputees, and would take part in the debate pertaining to the historic handling of the telecommunications application, but would leave the room and not take part in the voting and discussion on future action on the matter. The Members accordingly left the room at the appropriate stage and took no part in the vote on this matter.

Councillor Mrs Kinnear, who the Committee had given permission to speak on this item, declared an interest on the same basis as the Members outlined above.

She also declared a prejudicial interest arising from her appointment as a representative of the Authority on the Harrow on the Hill Forum and as an LEA Governor at Roxeth School, where she was Chair of the Finance and Premises Committee. She advised that she understood that the head teacher of the school had written to the Authority objecting to the mast. She advised that, in accordance with Paragraph 12.2 of the Council's Code of Conduct, these interests did not prohibit her from taking part in the discussion on this item. She also declared a personal interest arising from her membership of the Harrow on the Hill Trust.

Accordingly, Councillor Mrs Kinnear left the room at the appropriate stage of discussion.

Councillor Mrs Bath additionally declared a prejudicial interest in the above item and left the room and took no part in any of the discussion or voting on this item.

- (ii) Planning Applications 2/05 and 2/06 – Arnold House Playing Fields, 44 Donnefield Avenue, Edgware – P/66/04/CFU & P/67/04/CCA
Councillor Bluston declared a personal interest in the above item arising from the fact that he was a member of the tennis club. Accordingly, he remained and took part in the decision-making and discussion on this item.
- (iii) Planning Application 2/11 – Peterborough and St Margaret’s School, 50 Common Road, Stanmore – P/1794/03/CCO
Councillor Mrs Joyce Nickolay declared a prejudicial interest in the above application arising from the fact that she was acquainted with the Head teacher of the above school. Councillors Marilyn Ashton, Mrs Bath, Janet Cowan and Knowles additionally declared prejudicial interests in the above item. Accordingly, the Members left the room and took no part in the discussion or decision-making on this item.
- (iv) Planning Application 2/12 – Stanmore Cricket Club, Pavilion Cricket Ground, 70 The Common, Stanmore – P/5/04/CFU
Councillor Bluston declared a personal interest in the above application arising from the fact that he had played at the cricket club. Accordingly, he remained and took part in the discussion and decision-making on this item.
- (v) Planning Application 2/16 – 34 West Street, Harrow – P/2814/03/CFU
Councillor Knowles declared a personal interest in the above item arising from the fact he was acquainted with the architect for the above development. However, he advised that he would be leaving the room during consideration of this item. Accordingly, he left the room and took no part in the discussion or decision-making on this item.
- (vi) Planning Application 2/31 - 14 West Drive, Harrow – P/228/04/CFU
Councillors Marilyn Ashton, Mrs Bath, Janet Cowan, Knowles, and Mrs Joyce Nickolay declared prejudicial interests in the above item. Accordingly, they left the room and took no part in the discussion or decision-making on this item.
- (vii) Planning Application 3/01 – Pinnerwood Cottage, 3 Woodhall Road, Pinner – P/2813/03/CFU
Councillor Mrs Bath declared an interest in the above application and left the room and took no part in the discussion or decision-making on this item.

524. **Arrangement of Agenda:**

RESOLVED: That (1) 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	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.
Agenda item 28 - 102 High Street, Harrow on the Hill- Installation of a Mobile Phone Mast– Supplemental Information	A Consultant’s report which was not available at the time of agenda dispatch and further information clarifying the officer report is admitted to the agenda in order to ensure that the Committee have all the information relevant to the decision on this agenda item.
Agenda Item 8(b) – Petition against any change of planning to 201-203 Headstone Lane, Harrow	This information, which was not available at the time of agenda dispatch, is admitted to the agenda in order to ensure that a response to

the petition is agreed as soon as possible.

Agenda Item 8(c) - Reference from the Tenants' and Leaseholders' Consultative Forum held on 4th March 2004

This item, which was not available at the time of agenda dispatch, is admitted to the agenda in order to ensure that a response to the reference is agreed as soon as possible.

and;

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

525. **Minutes:**
During discussion on this item, a Member raised queries regarding the minuting of comments made by Members of the Committee at the previous meeting in relation to planning application 2/01. Following discussion it was
- RESOLVED:** That it be agreed that, having been circulated, the Chair be given authority to sign the minutes of the meeting held on 11 February 2004 as a correct record, subject to the deferral of approval of the minutes in so far as they relate to planning application 2/01.
526. **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).
527. **Petitions:**
- RESOLVED:** To note the receipt of the following petition which was considered with the relevant agenda item:
- Petition Objecting to the Construction programme at Templar House, 82 Northolt Road (Main agenda Item 11)
Councillor Mrs Kinnear presented the above petition which had been signed by 9 local residents.
528. **Deputations:**
- RESOLVED:** That, in accordance with the provisions of Committee Procedure Rule 16 (Part 4B of the Constitution), the following deputation requests in relation to Agenda Item 28 be heard:
- (1) **Dr Gail Marshall (deputation on behalf of local residents and Harrow School)**
- (2) **Mr Ted Allett (deputation on behalf of the Harrow on the Hill Trust)**
- (See Minute 548 - 102 High Street, Harrow on the Hill - Installation of Mobile Phone Base Station on Roof).
529. **Petition against the application to build a block of 8 flats at 14A Thornton Grove, Hatch End - Reference from the Meeting of Council held on 26 February 2004:**
The Panel received a reference regarding the above issue from the Meeting of Council held on 26 February 2004. It was
- RESOLVED:** To note the above reference and that the planning application referred to would be submitted to the Committee for determination at its meeting scheduled to take place on 21 April 2004.
530. **Petition against any change of planning to 201-203 Headstone Lane, Harrow - Reference from the Meeting of Council Held on 26 February 2004:**
The Panel received a reference regarding the above issue from the Meeting of Council held on 26 February 2004. It was
- RESOLVED:** To note (1) the above reference and that advice on this matter is currently being sought from the Borough Solicitor;
- (2) that officers will report back to a future meeting of the Committee.

531. **Templar House, 82 Northolt Road, Harrow - Reference from the Tenants' and Leaseholders' Consultative Forum held on 4th March 2004:**

The Committee received a reference regarding the above issue from the Tenants' and Leaseholders' Consultative Forum held on 4 March 2004.

RESOLVED: To note the above reference and that a report on this matter is included at agenda item 11.

(See also Minute 527 – Petitions and Minute 536 – Templar House, 82 Northolt Road, Harrow].

532. **Representations on Planning Applications:**

RESOLVED: That (1) in accordance with the provisions of Committee Procedure Rule 17 (Part 4B of the Constitution), representations be received in respect of main agenda item 11 and item 2/14 on the list of planning applications;

(2) it be agreed to hear a late representation request in respect of item 2/10 on the list of planning applications.

533. **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.

534. **Tesco Superstore, 177 Station Road, Harrow (P/188/04/CRE):**

The Committee received an application in respect of the above site for the renewal of the planning permission dated 17/9/99 for a single storey side extension with revised parking and access and the construction of a car park.

It was

RESOLVED: That the applicant be informed that (1) the proposal is acceptable subject to the completion of a legal agreement within six months (or such period as the Council may determine) of the date of the Committee decision on the application relating to:-

- i) Provision by the applicant of the contribution of £60,000 to the Local Planning Authority (as agreed for application reference P/160/03/CFU) to be used towards Harrow Town Centre infrastructure improvements, on commencement of either this development or that proposed under application P/160/03/CFU, whichever is the earliest; and

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

535. **Peterborough & St Margaret's School, 50 Common Road, Stanmore (P/1794/03/CCO):**

The Committee received an application in respect of the above site for retention of revised car parking provision, new landscaping and additional fencing.

It was

RESOLVED: That the applicant be informed that (1) the proposal is acceptable subject to the completion of a deed of variation of a legal agreement (dated 25th June 1990) within one year (or such period as the Council may determine) of the date of the Committee decision on the application relating to:-

- (i) an extension of the built upon area of the site to include the revised car parking provision; and

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

(See also Minute 523 – Declarations of Interest).

536. **Templar House, 82 Northolt Road, South Harrow:**

The Committee received a report of the Chief Planning Officer relating to planning application P/2018/03/CFU in respect of the above property. The report explained that the application had been submitted to the Committee for decision on 5 November 2003 and the Committee had resolved to grant planning permission subject to a legal agreement, however, it had since been discovered that, due to an error, some relevant properties had not been notified of the application. This mistake had now been rectified and the report outlined the additional responses received and maintained the recommendation for grant of planning permission subject to a legal agreement.

Prior to discussing the above report, the Committee received representations from two objectors who addressed the Committee on behalf of a number of local residents. The objectors outlined their concerns, which related to inadequate parking provision, exacerbation of traffic problems, inadequate amenity space, the unsuitability of the site to high density housing, and increased noise and disturbance and, therefore, the detrimental impact on the amenities of neighbouring residents. They also objected to the application on the basis that cheap, small-sized office accommodation was much needed and criticised the 'underhand' planning process and the lack of consultation with residents.

In response, the applicant advised that the majority of the above issues had been addressed when the Committee had originally considered the application in November. However, he went on to argue that adequate amenity space was provided, including some communal amenity space, that the development would be of much benefit to key workers, and that car parking provision was in accordance with government policy.

Following receipt of the above representations, Members asked a number of questions of the applicant and then received the officer presentation. During the discussion which followed it was moved and seconded that the application be refused on the following grounds:

1. There is a severe under provision of parking which would give rise to a loss of amenity with the resulting overspill parking in the surrounding area, which is outside of the restricted parking zone.
2. The proposal would result in a loss of employment use which is contrary to the Council's adopted and revised deposit draft UDP policy which contains a presumption against the loss of land or buildings within employment use.
3. This proposal would be an over-development of the site by reason of its density which is well in excess of the Council's UDP standards and on the grounds that there is insufficient amenity space to support the scale and density of this development.

Upon being put to a vote, this was not carried. Upon voting on the substantive issue it was

RESOLVED: That (1) the additional consultation response be noted; and

(2) the previous resolution to grant planning permission subject to a legal agreement be confirmed for the reasons outlined in the officer report and the previous report submitted to the Development Control Committee.

[Note: Councillors Marilyn Ashton, Mrs Bath, Janet Cowan, Knowles and Mrs Joyce Nickolay wished to be recorded as having voted against the decision reached].

[See also – Minute 527 - Petitions and Minute 531 – Reference].

537. **Tree Preservation Order - Runnelfield, Harrow on the Hill:**

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

RESOLVED: That the Borough Solicitor be authorised to:

(1) make a new Tree Preservation Order(TPO) to be known as TPO 695, Runnelfield (No. 4), 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 the following on confirmation of the above:
- TPO 48, Runnelfield, South Hill Avenue, Harrow

- TPO 115, Runnelfield (no.3), Harrow
- TPO 85, Runnelfield (no. 2), Harrow

[REASON: To accord with current policy (see paragraph 6.2 of the officer report)].

538. **Tree Preservation Order - 'The Chequers' and 'The Lawn', West End Lane, Pinner:**
The Committee received a report of the Chief Planning Officer regarding a new, detailed Tree Preservation Order proposed for the above site.

RESOLVED: That the Borough Solicitor be authorised to:

(1) make a new Tree Preservation Order(TPO) to be known as TPO 696, West End Lane (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 report; and

(2) revoke TPO 10, Area 11 on confirmation of the above.

[REASON: To accord with current policy (see paragraph 6.2 of the officer report)].

539. **Tree Preservation Order - Grove Cottages, Pine House, Warren Lodge, Grove Farm and The Stocks, Warren Lane, Canons:**
The Committee received a report of the Chief Planning Officer regarding a new, detailed Tree Preservation Order proposed for the above site.

RESOLVED: That the Borough Solicitor be authorised to:

(1) make a new Tree Preservation Order(TPO) to be known as TPO 698, Warren Lane (No. 1), Canons, 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 the following on confirmation of the above:

- TPO 126, The Common (No. 1), Stanmore
- TPO 351, The Common (No. 3), Stanmore

[REASON: To accord with current policy (see paragraph 6.2 of the officer report)].

540. **Tree Preservation Order - 1-64 Lodge Close, off Canons Drive, Canons:**
The Committee received a report of the Chief Planning Officer regarding a new, detailed Tree Preservation Order proposed for the above site.

RESOLVED: That the Borough Solicitor be authorised to:

(1) make a new Tree Preservation Order(TPO) to be known as TPO 702, Canons Drive (No. 5), Canons, 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 10, Area 46 on confirmation of the above.

[REASON: To accord with current policy (see paragraph 6.2 of the officer report)].

541. **Tree Preservation Order - 2 and 2c The Avenue, Hatch End:**
The Committee received a report of the Chief Planning Officer regarding a new, detailed Tree Preservation Order proposed for the above site.

RESOLVED: That the Borough Solicitor be authorised to:

(1) make a new Tree Preservation Order(TPO) to be known as TPO 697, The Avenue (No. 4), 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 10, Area 16 on confirmation of the above.

[REASON: To accord with current policy (see paragraph 6.2 of the officer report)].

542. **Tree Preservation Order - Oxhey Lane, Hatch End:**
The Committee received a report of the Chief Planning Officer regarding a new, detailed Tree Preservation Order proposed for the above site.
- RESOLVED:** That the Borough Solicitor be authorised to:
- (1) make a new Tree Preservation Order(TPO) to be known as TPO 700, Oxhey Lane (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 10, Area 17 on confirmation of the above.
- [REASON: To accord with current policy (see paragraph 6.2 of the officer report)].
543. **Tree Preservation Order - 'The Lodge' and Highcroft on Oxhey Lane, Hatch End:**
The Committee received a report of the Chief Planning Officer regarding a new, detailed Tree Preservation Order proposed for the above site.
- RESOLVED:** That the Borough Solicitor be authorised to:
- (1) make a new Tree Preservation Order(TPO) to be known as TPO 699, Oxhey Lane (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 10, Area 19 on confirmation of the above.
- [REASON: To accord with current policy (see paragraph 6.2 of the officer report)].
544. **4 Elm Park, Middlesex:**
The Committee received a joint report of the Borough Solicitor and the Chief Planning Officer which advised of a breach of planning control at the above address.
- The report outlined the nature of the breach, which related to the conversion of a detached garden building at the rear of the above property, which under the approved scheme was to provide 2 car parking spaces, to a small dwelling house, and the provision of one parking space to the side on an area which, as part of the approved scheme, should have been laid to turf. The report advised that it was now considered expedient to issue an enforcement notice to rectify the breach for the reasons stated in the officer report.
- 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:
 - (i) the cessation of the use of the detached garden building as a single-family dwellinghouse;
 - (ii) the demolition of the front and internal ground floor walls, the removal of the kitchen units and sink, and the return of the use of the building to car parking as shown on plan 2572/10 of planning consent EAST/1213/01/FUL.
 - (i) and (ii) to be complied with within a period of 6 months from the date on which the Notice takes effect;
 - (2) Issue Notices under section 330 of the Town and Country Planning Act 1990 (as amended) as necessary in relation to the above alleged breach of planning control; and
 - (3) Institute legal proceedings in the event of failure to:
 - (i) supply the information required by the Borough Solicitor to the Council through the issue of Notice(s) under Section 330 of the Town and Country Planning Act 1990
- and/or
- (ii) comply with the Enforcement Notice
- [REASON: As outlined at paragraph 8 of the officer report].

545. **154 Eastcote Lane, South Harrow - Breach of Planning Control:**
 The Committee received a joint report of the Borough Solicitor and the Chief Planning Officer which advised of a breach of planning control at the above address.
- The report outlined the nature of the breach, which was the erection, without planning permission, of a single storey rear extension and raised patio area at the rear of a single family dwellinghouse. The report advised that it was now considered expedient to issue an enforcement notice to rectify the breach for the reasons stated in the officer report.
- 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:
- (i) the demolition of the single storey rear extension and patio;
 - (ii) the permanent removal of all materials resulting from the demolition from the land.
- (i) and (ii) to be complied with within a period of 3 months from the date on which the Notice takes effect;
- (2) Issue Notices under section 330 of the Town and Country Planning Act 1990 (as amended) as necessary in relation to the above alleged breach of planning control; and
- (3) Institute legal proceedings in the event of failure to:
- (i) supply the information required by the Borough Solicitor to the Council through the issue of Notice(s) under Section 330 of the Town and Country Planning Act 1990
- and/or
- (ii) comply with the Enforcement Notice
- [REASON: As outlined at paragraph 8 of the officer report].
546. **Harrow School Conservation Area: Draft Conservation Area Character Study Including Planning Policies:**
 The Panel revived a report of the Chief Planning Officer which set out a draft Conservation Area Character Study for the Harrow School Conservation Area. This report was provided for the information of the Development Control Committee and was to be submitted to the Unitary Development Plan Panel for approval to be made the subject of a public consultation process.
- RESOLVED:** That the report be noted.
547. **87 Glebe Crescent, Harrow, Middlesex, HA3 9LB - Single Storey Rear Conservatory Without Planning Consent:**
 The Committee received a joint report of the Borough Solicitor and the Chief Planning Officer which advised of a breach of planning control at the above address.
- The report outlined the nature of the breach, which was the erection of a single storey rear conservatory without planning permission.
- The report advised that it was now considered expedient to issue an enforcement notice to rectify the breach for the reasons stated in the officer report. It was advised that an enforcement notice, if approved, needed to be issued before May 2004.
- 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:
- (i) the demolition of the conservatory;
 - (ii) (ii) the permanent removal of its constituent elements from the land.
- (i) and (ii) to be complied with within a period of 3 months from the date on which the

Notice takes effect;

(2) Issue Notices under section 330 of the Town and Country Planning Act 1990 (as amended) as necessary in relation to the above alleged breach of planning control; and

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

(i) supply the information required by the Borough Solicitor to the Council through the issue of Notice(s) under Section 330 of the Town and Country Planning Act 1990

and/or

(ii) comply with the Enforcement Notice

[REASON: As outlined at paragraph 8 of the officer report].

548. **102 High Street, Harrow on the Hill - Installation of Mobile Phone Base Station on Roof:**

The Committee received a joint report of the Borough Solicitor and of the Chief Planning Officer which advised that a number of Ombudsman and other complaints had been received in respect of a mobile phone base station installed on the roof of 102 High Street, Harrow on the Hill under planning permission WEST/456/02/FUL, and sought the Committee's views on possible action.

Prior to discussing the report, the Committee received two deputations. The first deputation consisted of a representative of Harrow School and two local residents. The deputees, inter alia, raised the following issues:

- Concern was expressed regarding the health effects of the mobile phone mast on local residents, and, in particular, local children and pupils at the nearby Harrow School. It was argued that, whilst the emissions from the base station were well below ICNIRP guidelines, the long-term effects of third generation masts were still unknown. The deputees pointed out that the Stewart Report on the health effects from the use of mobile phones, base stations and transmitters, commissioned by the Government, concluded that, although the balance of evidence indicated that there was no general risk, the gaps in knowledge were sufficient to justify a precautionary approach. They argued that the Authority should, accordingly, have refused permission for the mast on this basis.

The representative of Harrow School observed that PPG8 stated that the beam of greatest intensity emitted by masts should not fall within school grounds without the consent of parents and the school. He argued that, although there was no mention in the officer report of whether the beam did fall within school grounds, given the mast's location, it seemed likely that it did. He stressed that no such consent had been sought.

- The deputees highlighted the detrimental impact of the mast on the visual amenity of local residents. They pointed out that permission for the installation of a mast at 42-44 High Street had recently been refused by the Committee on the basis of its detrimental impact on the Conservation Area and the amenity of local residents, and argued that the mast located at 102 High Street, which they considered to be larger and much more prominent, should therefore certainly have been rejected.
- The deputees criticised the fact that the proper planning procedure had not been followed and the inadequacy of the consultation procedure.
- The deputees urged the Committee to issue a Discontinuance Order.

The second deputation was from the Chair of the Harrow Hill Trust. He expanded on concerns raised in the first deputation, outlined above, regarding the detrimental impact of the mast on the Conservation Area, pointing out that both the CAAC (Conservation Area Advisory Committee) and the Council's own Conservation Officer had objected to the mast on the grounds of its visual impact, and also arguing that the impact was much worse than that of the mast it replaced. He pointed out that the original mast erected on the building in 1974 had not had the benefit of the relevant permission. He further echoed the comments made within the first deputation regarding 42-44 High Street and indicated that Gareth Thomas MP also supported residents' objections.

Following the receipt of the above deputations, the Chief Planning Officer introduced the officer report and expanded on a number of points outlined within the report. He apologised for the procedural errors made in dealing with the application and assured the Committee that measures had been put in place to ensure that similar mistakes were not repeated.

With reference to comments made within the deputations regarding the health risk represented by mobile phone masts, the Chief Planning Officer explained that although the Government accepted the need for a precautionary approach, as PPG8 stated, the Government's view was that it was not for local planning authorities to implement their own precautionary policies.

The Chief Planning Officer also explained that, in the event that a Discontinuance Order were made, it would require confirmation by Secretary of State and anyone affected would have recourse to appeal before the Minister's decision.

Following the officer presentation, Members sought clarification on a number of issues. In response to question from a Member, the Chief Planning Officer confirmed that he would be reporting back to the April Committee meeting regarding a separate investigation into a new microcell facility recently installed at 102 High Street by Orange.

During the discussion which followed, Members also apologised for the stress and anxiety caused to residents. Turning to the options for action before them, the Committee expressed support for issuing a Discontinuance Order and an amendment was moved and seconded to the effect that the Order be made on the basis of two reasons only. Individual votes were taken on the officer recommendations and, accordingly, it was

RESOLVED: That (1) the shortcomings/irregularities that have occurred in the planning application process;

(2) it be noted that Officers have offered apologies to residents and to Harrow School and the Committee concur with the apologies;

(3) having had regard to the development plan and all other material considerations, it be agreed to make a Discontinuance Order under s102 of the Town and Country Planning Act 1990 to remove the structure, associated equipment and use granted under planning permission(WEST/456/02/FUL) for the following reasons:

- (i) the development, by reason of its height and prominence, is unduly obtrusive and detrimental to the character and appearance of this part of the Conservation Area; and
- (ii) the development, by reason of its height and prominence, is unduly obtrusive and detracts from the visual amenity of neighbouring residents and occupiers and of the street scene in general;

(4) Counsel's advice that this is not an appropriate case for the Council to seek Judicial Review of its own decision be noted;

(5) it be noted that even if it is lawful to provide financial assistance for a resident to seek Judicial Review, the advice is this is unlikely to be successful and therefore this is not an appropriate case for such assistance, for which a formal decision rests with the Executive.

(6) Officers continue to cooperate with the Local Government Ombudsman.

[REASON: To enable the Committee to consider fully the circumstances surrounding the grant of planning permission, review the position and consider a Discontinuance Order].

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

(See also Minute 523 – Declarations of Interest and Minute 521 - Rights of Members to speak).

549. **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.

550. **Enforcement Notices Awaiting Compliance:**

The Committee received a report of the Chief Planning Officer which listed those enforcement notices awaiting compliance. A Member requested that the grid be updated to reflect the current situation regarding the Stanmore Hill Hearing Centre.

RESOLVED: That the report be noted.

551. **Telecommunications Developments:**

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

552. **Determination of Demolition Applications:**

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

553. **Any Other Business:**

RESOLVED: That the action agreed/information outlined below be noted.

i) **Circulation of Information re permission for pre-school nurseries in residential areas**

During the discussion of planning application 2/10, Councillors Marilyn Ashton, Bluston and Janet Cowan requested information regarding those sites in the borough where permission for pre-school nurseries in residential areas had been granted.

ii) **The demolition of the Railway Hotel/Demolition of Locally Listed Buildings**

A Member advised that during the previous week it had come to his and one of his fellow Ward Member's attention that the Railway Hotel, in respect of which a planning application had previously been submitted but later withdrawn by the developer when they discovered that the property was a Locally Listed Building, was in the process of being demolished. When challenged, the developer had explained that damage to the property had been caused by a fire started by children and the developer was therefore 'tidying up'. The Member reported that currently only a third of the building was left standing.

The Member explained that the matter had been drawn to the attention of the Chief Planning Officer but he had been advised there was little recourse open to the Authority. It was noted that the developer was required to notify the Planning Authority of the action and had apparently done so but the notice had arrived late.

The Member expressed sadness at the loss of this building and wished to draw the matter to the attention of the Committee, and query what action could be taken.

In response, the Chief Planning Officer confirmed that Locally Listed Buildings were afforded only limited protection unless they were also situated in a Conservation Area. He advised that Local Listing was a useful tool in situations where a building was the subject of negotiation between the Planning Authority and a developer as it gave some policy basis to try and maintain important features of the building.

The Committee joined the Member in expressing sadness at the loss of the building and expressed regret that they were unable to take any further action in this matter.

554. **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 (1) 10.00 pm to continue until 10.30 pm;

(2) 10.30 pm to continue until 11.00 pm;

(3) 11.00 pm to continue until 11.30 pm;

(4) 11.30 pm to continue until 12.00 am;

(5) 12.00 am to continue until 12.15 am;

(6) 12.15 am to continue until 12.20 am;

(7) 12.20 am continue until 12.25 am;

(8) 12.25 am to continue until 12.30 am; and

(9) 12.30 am to continue until 12.35 am.

(Note: The meeting, having commenced at 7.30 pm, closed at 12.35 am).

(Signed) COUNCILLOR ANNE WHITEHEAD
Chair

SECTION 1 – MAJOR APPLICATIONS

LIST NO: 1/01 **APPLICATION NO:** P/2976/03/CFU

LOCATION: Alexandra Avenue Clinic, 275 Alexandra Avenue, South Harrow

APPLICANT: Dransfield Owens De Silva for Harrow Primary Care Trust

PROPOSAL: Redevelopment: Detached 3/4 Storey Building to Accommodate Primary Care Centre and 10 Units as Key Worker Accommodation with Access and Parking.

DECISION: GRANTED permission in accordance with the development described in the application and submitted plans for the reason(s) reported and subject to the condition(s) and informative(s) reported, and the following additional condition reported on the addendum:

16. Prior to the first occupation of the building hereby approved, further details of the provision of 10 units of key worker accommodation shall be submitted to and approved in writing by the Local Planning Authority. These units to be subsequently available as key worker accommodation unless otherwise agreed in writing by the Local Planning Authority.

REASON: to ensure that satisfactory provision of such accommodation.

LIST NO: 1/02 **APPLICATION NO:** P/175/04/CFU

LOCATION: Green Man Public House, 730 Honeypot Lane, Stanmore

APPLICANT: David Ames for Linden Homes (Chiltern) Ltd

PROPOSAL: Redevelopment: Detached 2 Storey Building with Rooms in the Roofspace to Provide 15 Flats with Access and Parking.

DECISION: GRANTED permission in accordance with the development described in the application and submitted plans for the reason(s) reported and subject to the condition(s) and informative(s) reported.

LIST NO: 1/03 **APPLICATION NO:** P/177/04/CFU

LOCATION: 206-212 Whitchurch Lane, Edgware

APPLICANT: CGMS Consulting for Laing Homes North London

PROPOSAL: Redevelopment: Detached Part 2, Part 3 Storey Building to Provide 18 Flats with Access and Parking.

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

LIST NO: 1/04 **APPLICATION NO:** P/197/04/CFU

LOCATION: 206-212 Whitchurch Lane, Edgware

APPLICANT: CGMS Consulting for Laing Homes North London

PROPOSAL: Redevelopment: Detached Part 2, Part 3 Storey Building to Provide 18 Flats with Access and Parking (Duplicate)

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

LIST NO: 1/05 **APPLICATION NO:** P/182/04/CFU

LOCATION: 1, 3, 5 & 7 Manor Road, Harrow

APPLICANT: CGMS Consulting for Laing Homes North London

PROPOSAL: Redevelopment: Detached Part 2, Part 3 Storey Building with Accommodation in Roofspace to Provide 22 Flats with Access and Parking.

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

[Note: Officers advised the Committee orally that an appeal in relation to this application had now been submitted and amended the wording of the officer recommendation to reflect this].

LIST NO: 1/06 **APPLICATION NO:** P/70/04/COU

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

APPLICANT: Gillett Macleod Partnership for Clearview Homes Ltd

PROPOSAL: Outline: Demolition of Garages and Redevelopment to Provide 22 Flats in 2 x 4 and 1 x 3 Storey Blocks.

DECISION: GRANTED permission in accordance with the development described in the application and submitted plans for the reason(s) reported, subject to no further material objections being received within the consultation period and subject to the condition(s) and informative(s) reported.

[Note: (1) Councillor Marilyn Ashton wished to be recorded as having voted against the decision reached, outlined above;

(2) During the discussion on the above application, it was moved and seconded that concerns regarding traffic on Roxeth Green Avenue be referred to the Traffic and Road Safety Panel. Upon being put to a vote, this was not carried].

LIST NO: 1/07 **APPLICATION NO:** P/2481/03/CFU

LOCATION: Clementine Churchill Hospital, 9 Sudbury Hill, Harrow

APPLICANT: Fuller Peiser (Bhavash Vashi) for BMI Healthcare Ltd

PROPOSAL: Conversion of Under Croft Car Park to Provide Additional Medical Facilities with Revised Parking Arrangements.

DECISION: REFUSED permission for the development described in the application and submitted plans for the reason(s) reported and the following additional reason agreed by the Committee, and subject to the informative reported:

2. The proposal, by virtue of the amount of hard-surfacing, would have a prejudicial impact on the character of the Metropolitan Open Land.

[Note: Councillor Mrs Bath wished to be recorded as having voted in favour of the decision reached, outlined above].

SECTION 2 – APPLICATIONS RECOMMENDED FOR GRANT

LIST NO: 2/01 **APPLICATION NO:** P/2205/03/CFU
LOCATION: Grange First and 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 Walkway
DECISION: GRANTED permission in accordance with the development described in the application and submitted plans for the reason(s) reported and subject to the condition(s) and informative(s) reported.

LIST NO: 2/02 **APPLICATION NO:** P/2182/03/COU
LOCATION: 7 Charlton Road, Harrow
APPLICANT: Geoffrey T Dunnell for Messrs J D & P J Flannery
PROPOSAL: Outline: Redevelopment to Provide Four Two Storey Terraced Houses with Parking at Front
DECISION: GRANTED permission in accordance with the development described in the application and submitted plans for the reason(s) reported and subject to the condition(s) and informative(s) reported.

LIST NO: 2/03 **APPLICATION NO:** P/36/04/CFU
LOCATION: Land R/O 33 Southfield Park, North Harrow
APPLICANT: Chambers Goodwin and Partners for Acton Housing Association
PROPOSAL: Two Storey Detached Building to Provide Four Flats with Access and Parking off Yew Tree Close.
DECISION: GRANTED permission in accordance with the development described in the application and submitted plans for the reason(s) reported and subject to the condition(s) and informative(s) reported and the following amended condition and additional informative reported on the addendum:
Amend condition 12 – replace 'PO2A' with PO2B'
Add Informative:
5. The applicant is requested to include in any tenancy agreements the requirement that 2 of the flats hereby approved are occupied by people who do not own cars and/or vans.

LIST NO: 2/04 **APPLICATION NO:** P/188/04/CRE
LOCATION: Tesco Superstore, 177 Station Road, Harrow
APPLICANT: DPP for Tesco Stores Ltd
PROPOSAL: Renewal of Planning Permission dated 17/9/99 for Single Storey Side Extension with Revised Parking and Access
DECISION: See Minute 534.

LIST NO: 2/05 **APPLICATION NO:** P/66/04/CFU
LOCATION: Arnold House, Playing Fields, 44 Donnefield Avenue, Edgware
APPLICANT: Gerald Eve for Arnold House School
PROPOSAL: Part Demolition and Redevelopment to Provide Replacement Changing Room Facilities with Detached Two Storey House to Provide Groundsman Accommodation.
DECISION: GRANTED permission in accordance with the development described in the application and submitted plans for the reason(s) reported and subject to the condition(s) and informative(s) reported.

(See also Minute 523 – Declarations of Interest).

LIST NO: 2/06 **APPLICATION NO:** P/67/04/CCA
LOCATION: Arnold House Playing Field, 44 Donnefield Avenue, Edgware
APPLICANT: Gerald Eve for Arnold House School
PROPOSAL: Conservation Area Consent: Demolition of Changing Rooms and Ancillary Tractor Shed and Groundsmans House
DECISION: GRANTED Conservation Area Consent in accordance with the works described in the application and submitted plans for the reason(s) reported and subject to the condition(s) and informative(s) reported.

(See also Minute 523 – Declarations of Interest).

LIST NO: 2/07 **APPLICATION NO:** P/2970/03/CFU
LOCATION: 372 Northolt Road, South Harrow
APPLICANT: David Kann Services Ltd for Mr T Islam
PROPOSAL: First Floor and Two Storey Rear Extension, Rear & Front Dormers, Roof Lights and Alterations to Restaurant.
DECISION: GRANTED permission in accordance with the development described in the application and submitted plans for the reason(s) reported and subject to the condition(s) and informative(s) reported.

LIST NO: 2/08 **APPLICATION NO:** P/196/04/CDP
LOCATION: The Orange Tree Public House, 1 Pinner Green, Pinner
APPLICANT: Gillett Macleod Partnership for Howarth Homes PLC
PROPOSAL: Approval of Details Pursuant to Planning Permission WEST/902/02/OUT for 3 Storey Building to Provide 22 Flats
DECISION: DEFERRED at officers' request in order to obtain revised plans.

LIST NO: 2/09 **APPLICATION NO:** P/282/04/CFU
LOCATION: 118-122 College Road, Harrow
APPLICANT: White Associates for Regent Tutorial College
PROPOSAL: Change of Use: Offices to Education (Class B1 to D1) on Ground, First, Second and Third Floors.
DECISION: GRANTED permission in accordance with the development described in the application and submitted plans for the reason(s) reported and subject to the condition(s) and informative(s) reported.

LIST NO:	2/10	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 (Maximum 9 Children, 2 Staff) and Conversion of Integral Garage to Habitable Room		
DECISION:	<p>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, E46, C2, T13) (SD1, C3, T13):</p> <p>This site is located in the heart of a quiet residential area where the additional noise and activity that would be generated in respect of parking would give rise to a loss of residential amenity to the neighbouring properties.</p> <p>[Note: (1) Prior to discussing the above application the Committee received representations from an objector and the applicant.</p> <p>The objector, who spoke on behalf of a number of local residents, pointed out that two petitions objecting to the application had been submitted. He advised that the objectors' concerns related to the impact of the development on the character of this quiet, residential cul-de-sac, the increased noise and disturbance, which would have a detrimental impact on the amenities of neighbouring residents, and the exacerbation of traffic and parking problems which would, in turn, give rise to concerns regarding pedestrian safety.</p> <p>In response the applicant rejected the argument that the development would give rise to increased noise, disturbance and traffic and parking problems and pointed out that she would be able to provide for some parking on her driveway. She further advised that garden activities would be kept to a minimum and would be well supervised.</p> <p>(2) Councillors Bluston, Choudhury, Idaikkadar, Miles and Anne Whitehead wished to be recorded as having voted against the decision outlined above.</p> <p>(3) The Chief Planning Officer had recommended that this application be granted].</p> <p>(See also Minute 553 – Any Other Business)</p>		

LIST NO:	2/11	APPLICATION NO:	P/1794/03/CCO
LOCATION:	Peterborough & St Margaret's School, 50 Common Road, Stanmore		
APPLICANT:	GVA Grimley – A Thompson for E Ivor Hughes Educ. Foundation		
PROPOSAL:	Retention of Revised Car Parking Provision, New Landscaping and Additional Fencing		
DECISION:	See Minute 535.		

LIST NO:	2/12	APPLICATION NO:	P/5/04/CFU
LOCATION:	Stanmore Cricket Club, Pavilion Cricket Ground, 70 The Common, Stanmore		
APPLICANT:	Orchard Associates for Stanmore Cricket Club		
PROPOSAL:	Replacement Scorebox		
DECISION:	GRANTED permission in accordance with the development described in the application and submitted plans for the reason(s) reported and subject to the condition(s) and informative(s) reported.		

(See Minute .523 - Declarations of Interest).

LIST NO: 2/13 **APPLICATION NO:** P/2524/03/CFU
LOCATION: 457 Pinner Road, Harrow
APPLICANT: H E Services for London Borough of Harrow
PROPOSAL: Provision of Public Toilets
DECISION: It was NOTED that this application had been included on the agenda in error and had already been granted under delegated powers on 5th February 2004.

LIST NO: 2/14 **APPLICATION NO:** P/2650/03/CFU
LOCATION: 378/380 Rayners Lane, Rayners Lane, Harrow
APPLICANT: Kanpara Design Consultants for Mr T Premathasan
PROPOSAL: Basement and Ground Floor Rear Extension to Shop, Rear Staircase
DECISION: REFUSED permission for the development described in the application and submitted plans for the following reason(s) and subject to Standard Informative 41- UDP and Deposit Draft UDP Policies and Proposals (E6, E46, S5, T13)(S1, SD1, D4, SEM2, SEM3, EM8, T13):

The proposal would result in an overdevelopment and over-intensive use of the site and one which would be deficient in adequate parking space.

[Note: (1) Prior to discussing the above application, the Committee received representations from an objector and a representative of the applicant.

The objector, a neighbouring resident, referred to concerns regarding a loss of light to his property, inadequate car parking provision, difficulties in relation to access for deliveries, and also to environmental health issues regarding the disposal of refuse.

In response, the representative of the applicant pointed out that the two windows in the flank wall of the neighbouring property did not have the benefit of planning permission and the consideration of loss of light was therefore not relevant. He also advised that his client was making appropriate arrangements for refuse disposal and argued that the proposed development would allow more room for vehicle turning. He commented that the proposed development as a whole be an improvement on the existing structure.

(2) The Chief Planning Officer had recommended that this application be granted;

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

(4) Councillor Mrs Bath wished to be recorded as having voted in favour of the decision reached].

LIST NO: 2/15 **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: GRANTED permission in accordance with the development described in the application and submitted plans for the reason(s) reported and subject to the condition(s) and informative(s) reported.

LIST NO: 2/16 **APPLICATION NO:** P/2814/03/CFU
LOCATION: 34 West Street, Harrow
APPLICANT: J R Orchard for Mr D Watkiss
PROPOSAL: Single Storey Rear Extension and Replacement Windows in Flank Elevations
DECISION: GRANTED permission in accordance with the development described in the application and submitted plans for the reason(s) reported and subject to the condition(s) and informative(s) reported.

(See also Minute 523 – Declarations of Interest).

LIST NO: 2/17 **APPLICATION NO:** P/2856/03/CFU
LOCATION: 3 & 5 Evelyn Drive, Pinner
APPLICANT: John Dunham for Mr & Mrs Budd & Mrs Jones
PROPOSAL: Single Storey Rear Extension to Both Properties
DECISION: GRANTED permission in accordance with the development described in the application and submitted plans for the reason(s) reported and subject to the condition(s) and informative(s) reported.

LIST NO: 2/18 **APPLICATION NO:** P/2926/03/CFU
LOCATION: Pitcullen, Pinner Hill, Pinner
APPLICANT: John Barry for Mr & Mrs Mehta
PROPOSAL: First Floor Side Extension to Link House and Garage
DECISION: GRANTED permission in accordance with the development described in the application and submitted plans for the reason(s) reported and subject to the condition(s) and informative(s) reported.

LIST NO: 2/19 **APPLICATION NO:** P/2470/03/CFU
LOCATION: Oakwood, 6 South View Road, Pinner
APPLICANT: Jack Leviton
PROPOSAL: Hardsurfacing of Driveway
DECISION: GRANTED permission in accordance with the development described in the application and submitted plans for the reason(s) reported and subject to the condition(s) and informative(s) reported.

LIST NO: 2/20 **APPLICATION NO:** P/31/04/CFU
LOCATION: Bentley Manor, 71 The Common, Stanmore
APPLICANT: Stephen Wax Architects for Mr & Mrs Balser
PROPOSAL: Re-positioning of Satellite Dishes
DECISION: GRANTED permission in accordance with the development described in the application and submitted plans for the reason(s) reported and subject to the condition(s) and informative(s) reported.

LIST NO: 2/21 **APPLICATION NO:** P/2471/03/CFU
LOCATION: Highlands, 9 Park View Road, Pinner
APPLICANT: Simpson McHugh for Mr & Mrs Das
PROPOSAL: Single and Two Storey Front and Side Extensions, Rear Bay, Crown Roof Over Garage, New Basement
DECISION: GRANTED permission in accordance with the development described in the application and submitted plans for the reason(s) reported and subject to the condition(s) and informative(s) reported.

LIST NO: 2/22 **APPLICATION NO:** P/3018/03/CFU
LOCATION: 43 Lake View, Edgware
APPLICANT: Richard Tinsley for Mr & Mrs Lee
PROPOSAL: Single Storey Rear Extension, Satellite Dish on Rear Wall
DECISION: GRANTED permission in accordance with the development described in the application and submitted plans for the reason(s) reported and subject to the condition(s) and informative(s) reported.

LIST NO: 2/23 **APPLICATION NO:** P/2026/03/CFU
LOCATION: Tree Tops, Pinner Hill, Pinner
APPLICANT: Dr G A Jamal
PROPOSAL: Re-Surfacing of Driveway
DECISION: GRANTED permission in accordance with the development described in the application and submitted plans for the reason(s) reported and subject to the condition(s) and informative(s) reported and the following additional condition reported on the addendum:

4. Standard Condition –Landscaping to be Approved

LIST NO: 2/24 **APPLICATION NO:** P/2567/03/CFU
LOCATION: The Haven, 27 Clamp Hill, Stanmore
APPLICANT: O Menezes for Mr & Mrs A & L Tseriotis
PROPOSAL: Alterations to Roof to Form Gable Ends with Rear Dormer
DECISION: GRANTED permission in accordance with the development described in the application and submitted plans for the reason(s) reported and subject to the condition(s) & informative(s) reported and the following additional Informative proposed by the Committee:

4. Standard Informative 31 – No Future Extensions

LIST NO: 2/25 **APPLICATION NO:** P/143/03/CFU
LOCATION: 32 Cavendish Drive, Edgware
APPLICANT: C R Davila for Mr & Mrs S Malka
PROPOSAL: Alterations to Front of Garage and Use as Habitable Room; Dormer to Both Sides of Roof; Windows to Front and Rear Gables (Revised).

DECISION: REFUSED permission for the development described in the application and submitted plans for the following reason(s) and subject to Standard Informative 41 - UDP and Deposit Draft UDP Policies and Proposals (E6, E45) (SD1, D4, D5):

The proposal, in conjunction with other extensions already built, would constitute an overdevelopment of the site. It would be visually obtrusive and overbearing in the street scene to the detriment of the character of the area and the visual amenities of the neighbouring properties.

[Note: (1) Councillor Bluston wished to be recorded as having voted against the decision reached, outlined above;

(2) the Chief Planning Officer had recommended that this application be granted].

LIST NO: 2/26 **APPLICATION NO:** P/283/04/CFU
LOCATION: Grimswood Lodge, 6 Old Redding, Harrow Weald
APPLICANT: Simpson McHugh for Mrs S Moore
PROPOSAL: Single Storey Front Extension
DECISION: GRANTED permission in accordance with the development described in the application and submitted plans for the reason(s) reported and subject to the condition(s) and informative(s) reported.

LIST NO: 2/27 **APPLICATION NO:** P/2897/03/DFU
LOCATION: 52 Hindes Road, Harrow
APPLICANT: E McLean
PROPOSAL: Conversion of Dwellinghouse to Two Self-Contained Flats with New Door at Front
DECISION: GRANTED permission in accordance with the development described in the application and submitted plans for the reason(s) reported and subject to the condition(s) and informative(s) reported.

[Note: (1) During the debate on the above application it was formally moved and seconded that the application be refused on the grounds that the proposal would tip the balance between single dwelling houses and flats by way of conversion, to the detriment of the residential amenities of the neighbouring properties. Upon being out to a vote this was not carried;

(2) Councillors Marilyn Ashton and Mrs Bath wished to be recorded as having voted in favour of the proposal to refuse the application and as having voted against the decision reached to grant the application].

LIST NO: 2/28 **APPLICATION NO:** P/40/04/DFU
LOCATION: 136 Kenton Road, Kenton
APPLICANT: Tecon Ltd for Mr Naresh Shah
PROPOSAL: Change of Use: First/Second Floor Offices (Class A2) to Three Self-Contained Flats (Class C3)
DECISION: GRANTED permission in accordance with the development described in the application and submitted plans for the reason(s) reported and subject to the condition(s) and informative(s) reported.

LIST NO: 2/29 **APPLICATION NO:** P/2769/03/DFU

LOCATION: 3A High Street, Wealdstone

APPLICANT: S C Mistry for Mr A K Patel

PROPOSAL: Conversion of 1st and 2nd Floor and Roof Space to 5 Self-Contained Studio Flats. (Resident Permit Restricted).

DECISION: REFUSED permission for the development described in the application and submitted plans for the following reason(s) reported and subject to Standard Informative 4 - UDP and Deposit Draft UDP Policies and Proposals (E6, E45, H10) (S1, SD1, D4, D5, H10):

The Proposal would be an over-intensive use of the existing property and one in which units would be too small, with no amenity space, inadequate facilities, including refuse storage provision, detrimental to the amenities of future occupants.

[Note: The Chief Planning Officer had recommended that the above application be granted].

LIST NO: 2/30 **APPLICATION NO:** P/86/03/CFU

LOCATION: 30 Salisbury Road, Harrow

APPLICANT: Mr Andrew Karaikos for Mr Andreas Karaikos

PROPOSAL: Conversion of House to Two Self-Contained Flats

DECISION: GRANTED permission in accordance with the development described in the application and submitted plans for the reason(s) reported and subject to the condition(s) and informative(s) reported.

LIST NO: 2/31 **APPLICATION NO:** P/228/04/CFU

LOCATION: 14 West Drive, Harrow

APPLICANT: W Griffiths & Glass for Mr & Mrs N Rishover

PROPOSAL: First Floor Side, Two Storey Side and Single Storey Rear and Side Extensions; Rear Dormer

DECISION: GRANTED permission in accordance with the development described in the application and submitted plans for the reason(s) reported and subject to the condition(s) and informative(s) reported.

(See also Minute 523 – Declarations of Interest).

SECTION 3 – OTHER APPLICATIONS RECOMMENDED FOR REFUSAL

LIST NO: 3/01 **APPLICATION NO:** P/2813/03/CFU

LOCATION: Pinnerwood Cottage, 3 Woodhall Road, Pinner

APPLICANT: Courtyard Designs Ltd for Mr J Goodwin

PROPOSAL: Detached Building to Provide Garages with Workshop and Music Room Over

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

(See also Minute 523 – Declarations of Interest).

LIST NO: 3/02 **APPLICATION NO:** P/2653/03/CFU
LOCATION: 107-109 Byron Road, Wealdstone
APPLICANT: Alan Ward Architects for Lionel Frewin
PROPOSAL: Two Storey Detached Building at Rear to Provide B1 Floorspace
DECISION: REFUSED permission for the development described in the application and submitted plans for the reason(s) reported and subject to the informative reported.

LIST NO: 3/03 **APPLICATION NO:** P/2400/03/CFU
LOCATION: 51 Abercorn Crescent, South Harrow
APPLICANT: ARP Associates for Miss Philomena D'Souza
PROPOSAL: Single Storey Rear Extension
DECISION: REFUSED permission for the development described in the application and submitted plans for the reason(s) reported and subject to the informative reported.

LIST NO: 3/04 **APPLICATION NO:** P/30/04/CFU
LOCATION: 44 Bessborough Road, Harrow
APPLICANT: Blake Associates for Central/NW London MH NHS Trust
PROPOSAL: Redevelopment: Two Storey Rear Extension to Counselling Centre to Provide Ancillary and Group Rooms, with Ramped Access
DECISION: REFUSED permission for the development described in the application and submitted plans for the reason(s) reported and subject to the informative reported.

LIST NO: 3/05 **APPLICATION NO:** P/2773/03/CFU
LOCATION: 26 Marsworth Avenue, Pinner
APPLICANT: P R Architecture for Mr K and Mrs J Birah
PROPOSAL: Single Storey Rear Extension
DECISION: REFUSED permission for the development described in the application and submitted plans for the reason(s) reported and subject to the informative reported.

LIST NO: 3/06 **APPLICATION NO:** P/2784/03/CFU
LOCATION: 2 Kenton Park Parade, Kenton Road, Harrow
APPLICANT: Anil Keshavji for Bima Trading Ltd
PROPOSAL: Change of Use: Retail (Class A1) to Restaurant and Takeaway (Class A3) on Ground Floor with Single Storey Rear Extensions & Extractor
DECISION: REFUSED permission for the development described in the application and submitted plans for the reason(s) reported and the following additional reason for refusal reported on the addendum, and subject to the informative reported:

2. The proposed extractor flue, by reason of its size and siting adjacent to windows of residential flats, would give rise to a loss of visual and residential amenity for occupiers thereof.

LIST NO:	3/07	APPLICATION NO:	P/2234/03/CLB
LOCATION:	2 Byron Hill Road, Harrow		
APPLICANT:	Archer Architects for Fairbriar Macleod		
PROPOSAL:	Listed Building Consent: Two/Three Storey Extension to Listed Building, as Extension to Development Allowed on Appeal Ref: WEST/144/02/LBC		
DECISION:	REFUSED Listed Building Consent for the development described in the application and submitted plans for the reason(s) reported and subject to the informative reported.		
LIST NO:	3/08	APPLICATION NO:	P/73/04/CFU
LOCATION:	Red Corners, 9 Brookshill Drive, Harrow		
APPLICANT:	Kenneth W Reed and Associates for Copse Farm Ltd		
PROPOSAL:	Redevelopment to Provide Replacement Detached House with Integral Double Garage		
DECISION:	REFUSED permission for the development described in the application and submitted plans for the reason(s) reported and subject to the informative reported.		
LIST NO:	3/09	APPLICATION NO:	P/2637/03/CFU
LOCATION:	85 Welbeck Road, South Harrow		
APPLICANT:	Anil Keshavji for Dr K Dusara		
PROPOSAL:	Change of Use: Residential (Class C3) to Dental Surgery (Class D1) on Ground Floor With Provision of Access Ramp, Handrails and Bollards		
DECISION:	REFUSED permission for the development described in the application and submitted plans for the reason(s) reported and subject to the informative reported.		
LIST NO:	3/10	APPLICATION NO:	P/84/04/CFU
LOCATION:	23 Locket Road, Wealdstone		
APPLICANT:	K Sisodia for Mr Nilesh Bhudia		
PROPOSAL:	Conversion of House to Two Self-Contained Flats, Alterations and External Stairs 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 reported.		
LIST NO:	3/11	APPLICATION NO:	P/3019/03/CFU
LOCATION:	St Dominic's 6 th Form College, 3 Mount Park Avenue, Harrow		
APPLICANT:	Rapleys (R Clarke) for St Dominic's Sixth Form College		
PROPOSAL:	Detached Part 2/Part 3 Storey Building to Provide Additional Teaching Accommodation (Revised)		
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 permission for the development described in the application and submitted plans for the reason(s) reported and subject to the informative reported.

LIST NO: 3/12 **APPLICATION NO:** P/72/04/CFU

LOCATION: 2 Brookshill Cottages, Brookshill Drive, Harrow

APPLICANT: Kenneth W Reed and Associates for Copse Farm Ltd

PROPOSAL: Two Storey Side to Rear and Single Storey Rear Extensions

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

LIST NO: 3/13 **APPLICATION NO:** P/2840/03/COU

LOCATION: 134A Kenton Road, Kenton

APPLICANT: M A Kader for Allan Howard

PROPOSAL: Outline: Part 1st Floor/Part 3 Storey Extension Plus New Roof to Provide 5 Flats with Offices in Basement and Part of Ground Floor

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

SECTION 4 – CONSULTATIONS FROM NEIGHBOURING AUTHORITIES

LIST NO: 4/01 **APPLICATION NO:** P/63/04/CNA

LOCATION: The Oast House, Petts Hill, Northolt, Middx

APPLICANT: Ealing Council

PROPOSAL: Consultation: Demolition of Public House and Redevelopment to Provide a Terrace of 14 Residential Units with the Renovation of the Oast House.

DECISION: RAISED NO OBJECTIONS to the development set out in the application, subject to the informative reported.
