
REPORT OF DEVELOPMENT CONTROL COMMITTEE

MEETING HELD ON 15 JUNE 2004

Chair: * Councillor Anne Whitehead

Councillors: * Marilyn Ashton * Janet Cowan
 * Mrs Bath * Idaikkadar
 * Billson (1) * Knowles
 * Bluston * Miles
 * Choudhury * Thornton

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

PART I - RECOMMENDATIONS - NIL
PART II - MINUTES
626. 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 Mrs Joyce Nickolay	Councillor Billson

627. Declarations of Interest:

RESOLVED: To note the following declarations of Interest by Members present relating to the business to be transacted at this meeting: -

- (i) Planning Application 1/02 - 8 Village Way, Pinner
 Councillors Marilyn Ashton, Mrs Bath, Billson, Janet Cowan and Knowles declared a prejudicial interest in the above application arising from the fact that the Conservative Party area headquarters were located at a neighbouring property to the above site. Accordingly, they left the room and took no part in the discussion or decision-making on this item.
- (ii) Planning Application 2/03 – Milmans Day Centre, 204 Grove Avenue, Pinner
 Councillors Marilyn Ashton, Mrs Bath, Billson, Janet Cowan and Knowles declared a personal interest in the above application arising from the fact that a Member of the Conservative Group lived in a property adjacent to the application site. Accordingly, they remained and took part in the discussion and decision-making on this item.
- (iii) Planning Application 2/04 - 7 Rickmansworth Road, Pinner
 Councillor Anne Whitehead declared a prejudicial interest in the above application on the grounds that the application site abutted her property. Accordingly, she left the room and took no part in the discussion or decision making on this item.
- (iv) Planning Application - 2/06 – Harrow College, 12 Brookshill, Harrow Weald
 Councillor Miles declared a prejudicial interest in the above application arising from the fact that his daughter attended the Harrow Weald campus of Harrow College. Accordingly, he left the room and took no part in the debate or decision making on this item.
- (v) Planning Application 2/26 – 3 Canons Drive, Edgware
 Councillor Janet Cowan declared a prejudicial interest in the above application on the grounds that the application site abutted her property. Accordingly, she left the room and took no part in the discussion or decision making on this item.
 Councillors Marilyn Ashton, Mrs Bath, Billson and Knowles declared a personal interest in the application arising from the fact that Councillor Janet Cowan – a Member of their Group – had a prejudicial interest in the application. They remained and took part in the discussion and decision-making on this item.
- (vi) Planning Application 2/31 – Buckingham Boulangerie, 9 Buckingham Parade, Stanmore
 Councillor Mrs Bath declared an interest in the above application arising from the fact that she was acquainted with the agent for the application as they both served on the governing body of a local school. She left the room and took no

part in the discussion or decision-making on this item.

Councillor Bluston declared a personal interest in the application arising from the fact that he had purchased items in this shop several times. Accordingly, he remained and took part in the discussion and decision-making on this item.

(vii) Planning Application 3/03 – St John the Baptist Church, 274 Station Road, Harrow

Councillor Bluston declared a prejudicial interest in the above application on the grounds that he was acquainted with a several of the Church Wardens in his capacity as a trustee of Victoria Hall. Accordingly he left the room and took no part in the debate of decision-making on this item.

(viii) Planning Application 3/04 - Park House, 102 High Street, Harrow on the Hill

A note on the agenda advised that Councillor Harriss, who was not present at the meeting, had, in accordance with Paragraph 2.5 of the Protocol for Members and Reserve Members when Dealing with Planning Applications and Lobbying, given notice of his interest in the above application arising from the fact that the application had been lodged by agents acting on behalf of a person related to him.

Councillors Marilyn Ashton, Mrs Bath, Billson, Janet Cowan and Knowles declared a prejudicial interest in the above application and accordingly left the room and took no part in the discussion or decision-making on this item.

628. **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>
Item 4 - Minutes	The minutes were not available at the time of dispatch of the agenda as they were awaiting confirmation. They are admitted to the agenda to enable the Committee to receive them at the earliest opportunity.
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.

(2) it be agreed that, as set out on the addendum, consideration of applications 2/24 and 2/29 on the plans list be deferred and it be noted that Agenda Item 24 has been withdrawn from the agenda; and

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

629. **Minutes:**

RESOLVED: That it be agreed that, having been circulated, the Chair be given authority to sign the minutes of the special and ordinary meetings of the Committee held on 18 May 2004 as a correct record of those meetings once they have been printed in the Council Bound Minute Volume.

630. **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).

631. **Petitions:**

RESOLVED: To note the receipt of the following petition, which was referred to officers for consideration:

- Petition Objecting to the Change of Use of 25 Woodway Crescent to three self-contained flats
Councillor Bluston presented the above petition, which had been signed by 17 local residents.

632. **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).
633. **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.
634. **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 2/15, 2/16, 2/17 and 2/31 on the list of planning applications.
635. **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.
636. **Royal National Orthopaedic Hospital, Brockley Hill, Stanmore:**
The Committee received an application in respect of the above site for the development of a two storey detached building to provide medical facilities, a car park and hardsurfacing.

Following discussion, it was

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

(i) the production of a Travel Plan.

(2) a formal decision notice granting permission, subject to the planning conditions and informatives reported and the following amended condition, agreed by the Committee, will be issued only upon the completion by the applicant of the aforementioned legal agreement:

Add to the end of Condition 3: "The proposed planting shall include trees to replace all those lost as a result of the development, such trees to be appropriately sited".

(Note: Councillor Mrs Bath wished to be recorded as having abstained from voting on the above decision).
637. **Tree Preservation Order (TPO)723 Brookshill (No. 6), Harrow Weald:**
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 723 Brookshill (No. 6), Harrow Weald, pursuant to Sections 198 and 201 of the Town and Country Planning Act 1990, to protect those trees identified on the map and schedule attached to the officer report; and

(2) revoke TPO 10, Area 29 on confirmation of the above.

[REASON: To accord with current policy (see paragraph 6.2 of the officer report)].
638. **Tree Preservation Order (TPO)724 Clamphill (No. 7), Harrow Weald:**
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 724 Clamphill (No. 7), Harrow Weald, pursuant to Sections 198 and 201 of the Town and Country Planning Act 1990, to protect those trees identified on the map and schedule attached

to the officer report; and

(2) revoke TPO 10, Area 29 on confirmation of the above.

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

639. **Tree Preservation Order (TPO)725 Common Road (No. 4), Harrow Weald:**

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 725 Common Road (No. 4), Harrow Weald, pursuant to Sections 198 and 201 of the Town and Country Planning Act 1990, to protect those trees identified on the map and schedule attached to the officer report; and

(2) revoke TPO 10, Area 26 on confirmation of the above.

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

640. **Tree Preservation Order (TPO)727 Brookshill Drive (No. 1), Harrow Weald:**

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 727 Brookshill Drive (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 report; and

(2) revoke TPO 10, Area 34 on confirmation of the above.

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

641. **Tree Preservation Order (TPO)728 Sequoia Park (No. 1) 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 728 Sequoia Park (No. 1), Hatch End, pursuant to Sections 198 and 201 of the Town and Country Planning Act 1990, to protect those trees identified on the map and schedule attached to the officer report; and

(2) revoke TPO 10, Area 18 on confirmation of the above.

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

642. **Tree Preservation Order (TPO)729 Hathaway Close (No. 1), Stanmore Park:**

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 729 Hathaway Close (No. 1), 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 report; and

(2) revoke TPO 10, Area 36 on confirmation of the above.

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

643. **Tree Preservation Order (TPO)730 Old Lodge Way (No. 2), Stanmore Park:**
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 730 Old Lodge (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 report; and
- (2) revoke TPO 10, Area 38 on confirmation of the above.
- [REASON: To accord with current policy (see paragraph 6.2 of the officer report)].
644. **52 Mountbel Road, Stanmore - Breach of Planning Control:**
The Committee received a joint report of the Borough Solicitor and of the Chief Planning Officer which sought authority to instigate prosecution proceedings for non-compliance with an enforcement notice, issued under delegated authority, in respect of the erection of a closed boarded fence at the above address.
- The report outlined the nature of the breach of planning control, the negotiations to secure compliance and the reasons why officers now considered it expedient to initiate prosecution proceedings.
- RESOLVED:** That, subject to his being satisfied as to the evidence, the Borough Solicitor be authorised to:
- (1) Institute legal proceedings in the 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 ref: ENF/332/02/EAST, issued on 2 December 2003.
- [REASON: As outlined at paragraph 11 of the officer report].
645. **Planning Appeals Update:**
The Committee received a report of the Chief Planning Officer which listed those appeals being dealt with and those awaiting decision.
- A Member queried whether reference to 'West Avenue' under the section headed 'Written Representations' should in fact refer to 'West *End* Avenue'. Officers agreed to seek clarification of this point.
- RESOLVED:** That the report be noted.
646. **Enforcement Notices Awaiting Compliance:**
The Committee received a report of the Chief Planning Officer which listed those enforcement notices awaiting compliance.
- RESOLVED:** That the report be noted.
647. **Telecommunications Developments:**
The following telecommunications application was reported on the addendum:
- Location: Land Adjacent to 102 West End Lane, Pinner
- Proposal: Provision of 12m simulated telegraph pole, antennae and 4 equipment cabins
- It was
- RESOLVED:** That (1) prior approval of siting and appearance BE REQUIRED; and
- (2) approval of details of siting/appearance be REFUSED for the following reasons:
1. The proposal, by reason of excessive size and unsatisfactory siting, would obstruct visibility to the highway to the detriment of vehicle safety.

2. The proposal, by reason of excessive size and unsatisfactory siting, would reduce the footway width to an unacceptable degree which would be detrimental to pedestrian safety.
3. The proposal, by reason of excessive size and unsatisfactory siting, would be visually obtrusive and unduly prominent to the detriment of the amenity of local residents and the street scene in general.

648. **Determination of Demolition Applications:**

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

649. **Any Other Business:**

RESOLVED: That the information set out below be noted and the actions detailed be agreed:

(i) Protection of Locally Listed Buildings

A Member reminded the Committee that, following the recent destruction of part of the Railway Hotel in Hatch End, the Council at its meeting on 29 April had passed a Motion which stated that the Planning Department would be encouraged and supported to work with other Boroughs to strengthen the protection of such Locally Listed Buildings. The Member queried progress made by the Planning Department in achieving this.

In response, the Chief Planning Officer explained that the Authority did not have the means to afford further protection to Locally Listed Buildings itself but sought to address the issue by lobbying central government for a change in the law. The Chief Planning Officer advised that an article had recently appeared in the Local Government Chronicle which had identified Harrow as taking the lead on this matter, and agreed that a report updating the Committee on progress made would be submitted to the Committee's next meeting.

(ii) Members' Site Visits to Spinney Cottages, Cherry Tree Cottage and 40 Elms Road

Following discussion, it was agreed that the Member site visits to Spinney Cottages (Applications 1/06 and 1/07 in the schedule to the minutes), Cherry Tree Cottage (Application 2/08 in the schedule to the minutes) and 40 Elms Road (Applications 2/18 and 2/19 in the schedule to the minutes) would take place on Monday 28th June. It was agreed that a mini-bus to transport Members to the sites would depart from the Civic Centre at 6.30 pm.

650. **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 10.35 pm;

(3) 10.35 pm to continue until 10.40 pm; and

(4) 10.40 pm to continue until 10.45 pm.

(Note: The meeting, having commenced at 7.30 pm, closed at 10.48 pm).

(Signed) COUNCILLOR ANNE WHITEHEAD
Chair

SECTION 1 – MAJOR APPLICATIONS

LIST NO: 1/01 **APPLICATION NO:** P/993/04/CFU

LOCATION: Parkville House, Red Lion Parade, Pinner

APPLICANT: Sanderson Associates for Auger Investments PLC

PROPOSAL: Change of Use: Office to Residential (Class B1 – C3) on 1st / 2nd Floors and Additional Floor to Provide 21 Flats with External Staircase (Resident Permit Restricted).

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

LIST NO: 1/02 **APPLICATION NO:** P/371/04CFU

LOCATION: 8 Village Way, Pinner

APPLICANT: M P Associates for 3 Continents Ltd

PROPOSAL: Redevelopment: Detached Three Storey Building to Provide 18 B1 (Business) Units with Underground Car Parking and Access.

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

(See also Minute 627: Declarations of Interest).

LIST NO: 1/03 **APPLICATION NO:** P/715/04/CFU

LOCATION: Royal National Orthopaedic Hospital, Brockley Hill, Stanmore

APPLICANT: Atkins Consultants for OR International

PROPOSAL: Two Storey Detached Building to Provide Medical Facilities, Car Park and Hardsurfacing

DECISION: See Minute 636

LIST NO: 1/04 **APPLICATION NO:** P/992/04/CFU

LOCATION: Wealdstone Ex-Servicemens' Club, 23 Headstone Drive, Harrow

APPLICANT: Yurky Cross Architects for Acton Housing Association

PROPOSAL: Redevelopment: 3 & 4 Storey Building to Provide 22 Affordable Flats & Parking (Resident Permit Restricted)

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

(Notes: (1) During the debate on the above item it was moved and seconded that the application be refused on the grounds that the proposal represented an overdevelopment and an overintensive use of the site by reason of its excessively high density, contrary to the recommended levels of density as set out in the London Plan, to the detriment of the amenity of neighbouring residents and businesses. Upon being put to a vote, this was not carried;

(2) Councillor Mrs Bath wished to be recorded as having voted in favour of the above motion to refuse the application and as voting against the decision to grant the application).

LIST NO: 1/05 **APPLICATION NO:** P/938/04/CDP
LOCATION: Elmwood, 6 The Avenue, Hatch End
APPLICANT: Andrew Scott Associates for Denhurst Properties Ltd
PROPOSAL: Details of Design and Appearance Pursuant to Condition 2 of Outline Permission P/1176/03/COU for 14 Flats with Access and Basement Parking.
DECISION: APPROVED the details, subject to the condition(s) and informative(s) reported.

LIST NO: 1/06 **APPLICATION NO:** P/850/04/CFU
LOCATION: 1, 2 & 3 Spinney Cottages, Football Lane, Harrow
APPLICANT: Kenneth W Reed & Associates for Keepers/Governors – Harrow School
PROPOSAL: Detached Three Storey Building to Provide Teaching Accommodation
DECISION: DEFERRED for a Member Site Visit
(See also Minute 649: Any Other Business)

LIST NO: 1/07 **APPLICATION NO:** P/899/04/CCA
LOCATION: 1, 2 & 3 Spinney Cottages, Football Lane, Harrow
APPLICANT: Kenneth W Reed & Associates for Keepers/Governors – Harrow School
PROPOSAL: Demolition of 3 Residential Properties
DECISION: DEFERRED for a Member Site Visit
(See also Minute 649: Any Other Business)

SECTION 2 – OTHER APPLICATIONS RECOMMENDED FOR GRANT

LIST NO: 2/01 **APPLICATION NO:** P/937/04/CVA
LOCATION: 2 Radnor Avenue, Harrow
APPLICANT: Jeremy Peter Associates for Mrs Myrna Samson
PROPOSAL: Variation of Condition F of P.P. LBH/5470/4 dated 18.10.76 to Permit Use of Property for Playgroup without Personal Restriction
DECISION: GRANTED variation(s) in accordance with the development described in the application and submitted plans as reported, subject to the deletion of the condition 1, and subject to the informative(s) reported, and the following additional informative agreed by the Committee:

2. The applicant is advised that all other conditions relating to the original grant of planning permission and application WEST/44643/92/VAR continue to apply.

(Notes: (1) During the discussion on the above application, it was moved and seconded that the request for variation be refused on the grounds that the personal restriction condition should not be lifted as this would create uncertainty in respect of the activity generated by 20 pupils and had the potential to cause a loss of residential amenity which might result because of a change of management. Upon being put to a vote, this was not carried.

(2) The vote on the above motion was not carried upon the Chair exercising her extra, casting vote;

(3) Councillors Marilyn Ashton, Mrs Bath, Billson, Janet Cowan and Knowles wished to be recorded as having voted in favour of the motion to

refuse the application outlined above;

(4) The vote on the substantive motion to grant the above application was carried upon the Chair exercising her extra, casting vote).

LIST NO: 2/02 **APPLICATION NO:** P/852/04/CFU
LOCATION: 45 Whitchurch Gardens, Edgware
APPLICANT: D R Joyner for Mr & Mrs Jhunhunwala
PROPOSAL: Change of Use: Residential (Class C3) to Pre-School Nursery for 6 Children (Class D1) on Part of Ground Floor
DECISION: GRANTED permission in accordance with the development described in the application and submitted plans, subject to the condition(s) and informative(s) reported.

LIST NO: 2/03 **APPLICATION NO:** P/964/04/CFU
LOCATION: Milmans Day Centre, 204 Grove Avenue, Pinner
APPLICANT: The Wilson Partnership for London Borough of Harrow
PROPOSAL: Change of Use: Residential Care Home (Class C2) to Specialist Care Facility (Class D1/SUI Generis) on First Floor
DECISION: GRANTED permission in accordance with the development described in the application and submitted plans, subject to the condition(s) and informative(s) reported.

(See also Minute 627: Declarations of Interest)

LIST NO: 2/04 **APPLICATION NO:** P/1055/04/CFU
LOCATION: 7 Rickmansworth Road, Pinner
APPLICANT: Aylett Associates for Rylex Investments
PROPOSAL: Replacement 2 Storey Building with Rooms in Roofspace to Provide 4 Flats, Forecourt Parking
DECISION: GRANTED permission in accordance with the development described in the application and submitted plans, subject to the condition(s) and informative(s) reported.

(Note: Having declared a prejudicial interest in this item, Councillor Anne Whitehead stood down from the Chair for the duration of the consideration of this item and the Vice-Chair, Councillor Bluston, took the Chair. At the conclusion of consideration of the item, Councillor Whitehead resumed the Chair).

(See also Minute 627: Declarations of Interest)

LIST NO: 2/05 **APPLICATION NO:** P/204/04/CFU
LOCATION: 16 Hallam Gardens, Pinner
APPLICANT: Mr H Paster
PROPOSAL: Provision of Replacement Fencing
DECISION: GRANTED permission in accordance with the development described in the application and submitted plans, subject to the condition(s) and informative(s) reported.

LIST NO: 2/06 **APPLICATION NO:** P/682/04/CFU
LOCATION: Harrow College, 12 Brookshill, Harrow Weald
APPLICANT: Kenneth W Reed & Associates for Harrow College
PROPOSAL: Provision of New Fencing and Entrance Gates with Hardsurfacing
DECISION: GRANTED permission in accordance with the development described in the application and submitted plans, subject to the condition(s) and informative(s) reported.

(See also Minute 627: Declarations of Interest)

LIST NO: 2/07 **APPLICATION NO:** P/1004/04/CFU
LOCATION: Harrow College, Lowlands Road, Harrow
APPLICANT: Kenneth W Reed & Associates for Harrow College of Further Education
PROPOSAL: Provision of New Flue to Plant Room
DECISION: GRANTED permission in accordance with the development described in the application and submitted plans, subject to the condition(s) and informative(s) reported.

LIST NO: 2/08 **APPLICATION NO:** P/579/04/CFU
LOCATION: Cherry Tree Cottage, Yew Tree Cottage, The Beeches, Old Church Lane, Stanmore
APPLICANT: CgMs Consulting for Laing Homes Ltd
PROPOSAL: Redevelopment to Provide 7 Flats in Two Linked 2 Storey Blocks with Accommodation in Roofspace with Access and Parking.
DECISION: DEFERRED for a Member site visit.

(See also Minute 649: Any Other Business)

LIST NO: 2/09 **APPLICATION NO:** P/895/04/CFU
LOCATION: Unit B1, Neptune Industrial Estate, 5 Neptune Road, Harrow
APPLICANT: Tecon Ltd for Pharmchem International Ltd
PROPOSAL: Provision of New Storage Building
DECISION: GRANTED permission in accordance with the development described in the application and submitted plans, subject to the condition(s) and informative(s) reported.

LIST NO: 2/10 **APPLICATION NO:** P/1080/04/CLB
LOCATION: Roxeth First & Middle School, 1 Brickfields, Harrow
APPLICANT: Paul McCarthy for London Borough of Harrow
PROPOSAL: Listed Building Consent: New Escape Stair, Rooflights and Internal Alterations
DECISION: GRANTED Listed Building Consent, and refer to the Secretary of State with the suggested condition(s) reported, subject to the informative(s) reported.

LIST NO: 2/11 **APPLICATION NO:** P/625/04/CFU
LOCATION: Link House, Pinner Hill, Pinner
APPLICANT: Orchard Associates for Mr & Mrs P Marcuse
PROPOSAL: Single Storey Side Extension, Replacement Double Garage, Detached Building in Rear Garden, Replacement and Extended Drive
DECISION: GRANTED permission in accordance with the development described in the application and submitted plans, subject to the condition(s) and informative(s) reported.

LIST NO: 2/12 **APPLICATION NO:** P/1078/04/CCA
LOCATION: Link House, Pinner Hill, Pinner
APPLICANT: Orchard Associates for Mr & Mrs P Marcuse
PROPOSAL: Conservation Area Consent: Demolition of Stable Outbuilding, Garage , Stores and Utility Addition
DECISION: GRANTED Conservation Area Consent in accordance with the works described in the application and submitted plans, subject to the condition(s) and informative(s) reported.

LIST NO: 2/13 **APPLICATION NO:** P/2/04/CFU
LOCATION: Wildwoods, 25 Warren Lane, Stanmore
APPLICANT: S Sergiou for Stephen Noble
PROPOSAL: First Floor Front and Part First Floor, Part Two Storey Rear Extensions
DECISION: GRANTED permission in accordance with the development described in the application and submitted plans, subject to the condition(s) and informative(s) reported.

LIST NO: 2/14 **APPLICATION NO:** P/848/04/CFU
LOCATION: Madalane House, Hillside Road, Pinner
APPLICANT: Alan Cumber
PROPOSAL: Replacement Double Garage with New Driveway and Provision of Wall with Double Gates on Hillside Road Frontage
DECISION: GRANTED permission in accordance with the development described in the application and submitted plans, subject to the condition(s) and informative(s) reported.

LIST NO: 2/15 **APPLICATION NO:** P/1049/04/CFU
LOCATION: Bridle Cottages, Brookshill Drive, Harrow
APPLICANT: Kenneth W Reed & Associates for Copse Farm Ltd
PROPOSAL: Single Storey Rear Extension
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 (E4, E6, E8, E11, E34, E38, E45) (SEP5, SD1, D4, D5, D12, D17, EP31, EP34):

1. The Proposal would adversely affect the character of the building to the detriment of the Conservation Area and Area of Special Character.

2. The extension and alterations to the Grade II Listed Building would damage the harmony, openness and appearance of the building and surrounding Area of Special Character located in the Green Belt.

(Notes: (1) Prior to discussing applications 2/15 and 2/16, the Committee received a representation from an objector.

The objector, who lived in a nearby property, advised that, in his view, the proposed extension would be a disproportionate addition to the property in terms of size, bulk and height, and would appear dominant in the street scene and on the skyline. He pointed out that the proposal would obscure the view from the Bentley Priory Circle Walk. He also considered that the proposal would amount to 'infilling', which, he pointed out, was what the designation of Brookshill Drive as a Conservation Area had specifically been aimed at preventing.

For these reasons he considered that the proposals would be damaging to the appearance and openness of this part of the green belt and damaging to this area of special character and the Conservation Area. He added that the proposals contravened a number of major UDP policies. He urged the Committee to refuse the applications.

There was no indication given that the applicant was present and wished to respond.

(2) Councillors Bluston, Choudhury, Idaikkadar, Miles and Anne Whitehead wished to be recorded as having abstained from voting on the motion to refuse applications 2/15 and 2/16 on the grounds that they had wished to defer consideration of the application pending a Member site visit;

(3) Councillors Marilyn Ashton, Mrs Bath, Janet Cowan, Knowles and Mrs Joyce Nickolay wished to be recorded as having voted in favour of the motion to refuse applications 2/15 and 2/16;

(4) The Chief Planning Officer had recommended that applications 2/15 and 2/16 be granted).

LIST NO:	2/16	APPLICATION NO:	P/1098/04/CLB
LOCATION:	Bridle Cottages, Brookshill Drive, Harrow		
APPLICANT:	Kenneth W Reed & Associates for Copse Farm Ltd		
PROPOSAL:	Listed Building Consent: Single Storey Rear Extension and Internal Alterations		
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 (E34, E38) (D12, D16):		
	<ol style="list-style-type: none"> 1. The Proposal would adversely affect the character of the building to the detriment of the Conservation Area and Area of Special Character. 2. The extension and alterations to the Grade II Listed Building would damage the harmony, openness and appearance of the building and surrounding Area of Special Character located in the Green Belt. 		
	(See notes under application 2/15 above)		

LIST NO:	2/17	APPLICATION NO:	P/1048/04/CFU
LOCATION:	Copse Farm House, 17 Brookshill Drive, Harrow		
APPLICANT:	Kenneth W Reed & Associates for Copse Farm Ltd		
PROPOSAL:	Two Storey Rear Extension and Detached Garage (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 (E34, E38) (D12, D16):

1. The proposal would be an overdevelopment of the site to the detriment of the Area of Special Character contrary to Green Belt policy.
2. The proposal would adversely affect the character of the building to the detriment of the Conservation Area, Area of Special Character and openness of the Green Belt.

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

The objector pointed out that the proposed extension would equate to a 50% increase in the width of the property and was of the view that it would be bulky, obtrusive and dominant in the streetscene. He considered that it would block views of the surrounding countryside from Brookshill Road and he also argued that the proposal would amount to 'infilling', which, he pointed out, was what the designation of Brookshill Drive as a Conservation Area had specifically been aimed at preventing. For these reasons he considered that the proposal would be damaging to the appearance and openness of this part of the green belt.

In response, a representative of the applicant argued that the drawings circulated by the objector were inaccurate, bland and lacking in detail, and urged the Committee to defer consideration of the application for a site visit to better judge the impact of the proposal.

(2) Councillors Bluston, Choudhury, Idaikkadar, Miles and Anne Whitehead wished to be recorded as having abstained from voting on the motion to refuse the above application on the grounds that they had wished to defer consideration of the application pending a Member site visit;

(3) Councillors Marilyn Ashton, Mrs Bath, Janet Cowan, Knowles and Mrs Joyce Nickolay wished to be recorded as having voted in favour of the motion to refuse the application;

(4) The Chief Planning Officer had recommended that this application be granted).

LIST NO:	2/18	APPLICATION NO:	P/2993/03/CFU
LOCATION:	40 Elms Road, Harrow		
APPLICANT:	BB Partnership Ltd for Mr & Mrs A Saffrin		
PROPOSAL:	Two Storey Side Extension		
DECISION:	DEFERRED for Member site visit. (See Minute 649: Any Other Business)		

LIST NO:	2/19	APPLICATION NO:	P/2994/03/CLB
LOCATION:	40 Elms Road, Harrow		
APPLICANT:	BB Partnership Ltd for Mr & Mrs A Saffrin		
PROPOSAL:	Listed Building Consent: Demolition of Single Storey Extension, Replacement Two Storey Side Extension		
DECISION:	DEFERRED for Member site visit. (See Minute 649: Any Other Business)		

LIST NO:	2/20	APPLICATION NO:	P/388/04/CFU
LOCATION:	Castlewood, Pinner Hill, Pinner		
APPLICANT:	Middlesex & Herts for Mr & Mrs Harjette		
PROPOSAL:	First Floor Rear Extension with Pitched Roof		
DECISION:	GRANTED permission in accordance with the development described in the application and submitted plans, subject to the condition(s) and informative(s) reported.		

LIST NO:	2/21	APPLICATION NO:	P/480/04/CFU
LOCATION:	36 West Towers, Pinner		
APPLICANT:	Sheeley & Associates for Mr & Mrs Marsh		
PROPOSAL:	Single Storey Rear Extension (Revised)		
DECISION:	GRANTED permission in accordance with the development described in the application and submitted plans, subject to the condition(s) and informative(s) reported.		

LIST NO:	2/22	APPLICATION NO:	P/2362/03/CFU
LOCATION:	20 Evelyn Drive, Pinner		
APPLICANT:	San Matthew Trench – Analytic Ltd for Mr K M Purcell		
PROPOSAL:	Two Storey Rear Extension with Rooflight and Replacement Windows with Wooden Frames		
DECISION:	GRANTED permission in accordance with the development described in the application and submitted plans, subject to the condition(s) and informative(s) reported.		

LIST NO:	2/23	APPLICATION NO:	P/873/04/CFU
LOCATION:	Laurelhurst, Pinner Hill, Pinner		
APPLICANT:	Orchard Associates for Mr & Mrs Pithers		
PROPOSAL:	Single Storey Front, Side, Basement and Rear Extensions, Demolition of Store Building		
DECISION:	GRANTED permission in accordance with the development described in the application and submitted plans, subject to the condition(s) and informative(s) reported.		

LIST NO:	2/24	APPLICATION NO:	P/1136/04/CCO
LOCATION:	Chalgrove, 30 Peterborough Road, Harrow		
APPLICANT:	Complete Planning for Mr J McGinley		
PROPOSAL:	Retention of Paved Area/Steps at Front, Paved Patio & Wall at Rear, Provision of Replacement Boundary Fence & Timber Gate		
DECISION:	DEFERRED at Officers' request for further negotiation relating to materials.		

LIST NO: 2/25 **APPLICATION NO:** P/106/04/CFU
LOCATION: 53A Lake View, Edgware
APPLICANT: J V Architects for Mr V J Pindoria
PROPOSAL: Single Storey Side Extension to Form Replacement Garden Store
DECISION: GRANTED permission in accordance with the development described in the application and submitted plans, subject to the condition(s) and informative(s) reported.

LIST NO: 2/26 **APPLICATION NO:** P/1132/04/CFU
LOCATION: 3 Canons Drive, Edgware
APPLICANT: D R Joyner for Mr & Mrs Lawrence
PROPOSAL: Single Storey Rear Extension (Revised)
DECISION: GRANTED permission in accordance with the development described in the application and submitted plans, subject to the condition(s) and informative(s) reported.

(See also Minute 627: Declarations of Interest).

LIST NO: 2/27 **APPLICATION NO:** P/942/04/CFU
LOCATION: 68 Marsworth Avenue, Pinner
APPLICANT: Mr & Mrs Angol
PROPOSAL: Single Storey Rear Extension
DECISION: GRANTED permission in accordance with the development described in the application and submitted plans, subject to the condition(s) and informative(s) reported.

LIST NO: 2/28 **APPLICATION NO:** P/3009/03/DFU
LOCATION: 18 Harrow View, Harrow
APPLICANT: Mr H Aggarwal for Dr A S Maan
PROPOSAL: Conversion of Dwellinghouse to Two Self-Contained Flats
DECISION: GRANTED permission in accordance with the development described in the application and submitted plans, subject to the condition(s) and informative(s) reported.

LIST NO: 2/29 **APPLICATION NO:** P/627/04/CFU
LOCATION: Burwood, 11 Church Lane, Pinner
APPLICANT: Thomas Smith
PROPOSAL: Front and Rear Dormer Windows
DECISION: DEFERRED at Officers' request in order to receive the comments of the CAAC.

LIST NO: 2/30 **APPLICATION NO:** P/765/04/DFU
LOCATION: Headstone Manor Recreation Ground R/O 101 Headstone Lane, Harrow Weald
APPLICANT: Mr H Patel for West Harrow Cricket Club
PROPOSAL: Single Storey Front and Rear Extensions and Provision of New Roof
DECISION: GRANTED permission in accordance with the development described in the application and submitted plans, subject to the condition(s) and informative(s) reported.

LIST NO: 2/31 **APPLICATION NO:** P/982/04/CFU
LOCATION: Buckingham Boulangerie, 9 Buckingham Parade, Stanmore
APPLICANT: Preston Bennett Holdings Ltd for Dovelawn Management Ltd
PROPOSAL: Internal Alterations to Provide Mezzanine Floor for Class A3 (Food and Drink) Use
DECISION: GRANTED permission in accordance with the development described in the application and submitted plans, subject to the condition(s) and informative(s) reported and the following replacement condition, agreed by the Committee:

Delete Condition 5 and replace with:

'The A3 use hereby permitted to the mezzanine floor area shall not be open to customers outside the following times:

07.00 hours to 23.30 hours, Monday to Saturday inclusive and
08.30 hours to 20.30 hours on Sundays

without the written permission of the local planning authority.

REASON: To safeguard the amenity of the area.'

(Note: Prior to discussing the above application, the Committee received a representation from a representative of an objector. The representative argued that the proposal was invalid as the applicants were only leasing the property, would result in a loss of A1 retail floorspace, would be detrimental to the vitality and viability of the local shopping centre, and would be contrary to the policies within the revised UDP as it would result in too great a percentage of the frontage being in non-retail use. He also argued that the shop's turnover would fall.

In response, the applicant emphasised that the application was valid and that there would be no loss of A1 floorspace, but, in fact, an increase. He pointed out that the A3 use would be ancillary to the principal retail use and that there would no change to the shop frontage. With reference to the objector's comments relating to his turnover, the applicant queried how the objector would have knowledge of his turnover).

(See also Minute 627: Declarations of Interest)

SECTION 3 – OTHER APPLICATIONS RECMOMENDED FOR REFUSAL

LIST NO: 3/01 **APPLICATION NO:** P/69/04/CFU
LOCATION: Greenways, 633 Uxbridge Road, Hatch End
APPLICANT: Banner Homes
PROPOSAL: Redevelopment: Detached Three Storey Building to Provide 8 Flats with New Access

DECISION: That, had the applicants not appealed against non-determination, the application would have been REFUSED for the reason(s) reported, subject to the amendment noted below, and subject to the informative(s) reported:
Amend Reason 2 to read:

'The proposed hard-surfaced car parking area, together with the proposed bin store and cycle stores in the front garden, would be unduly obtrusive and detract from the appearance of the building and the street scene'.

LIST NO: 3/02 **APPLICATION NO:** P/435/04/COU
LOCATION: 180-188 Northolt Road, South Harrow
APPLICANT: Mr R Sood for Durbin PLC
PROPOSAL: Provision of Two Additional Floors of Office Accommodation
DECISION: REFUSED permission for the development described in the application and submitted plans for the reason(s) reported and subject to the informative(s) reported.

LIST NO: 3/03 **APPLICATION NO:** P/429/04/CFU
LOCATION: St John The Baptist Church, 274 Station Road, Harrow
APPLICANT: Mr Adrian Cox (Church Warden) for Parochial Church Council
PROPOSAL: Provision of 1.8 Metre High Railings at Front of Church
DECISION: REFUSED permission for the development described in the application and submitted plans for the reason(s) reported, subject to the amendment noted below agreed by the Committee, and subject to the informative(s) reported.

Amend reason - substitute 'consummate' with 'commensurate'
(See also Minute 627: Declarations of Interest)

LIST NO: 3/04 **APPLICATION NO:** P/872/04/CVA
LOCATION: Park House, 102 High Street, Harrow on the Hill
APPLICANT: J R Andrews for T J Harriss
PROPOSAL: Variation of Conditions 4, 5 & 6 of Planning Permission P/1772/03/CFU, Limiting Opening Hours, Uses with Class D1 and Numbers of Practitioners.
DECISION: REFUSED permission for the development described in the application and submitted plans for the reason(s) reported and subject to the informative(s) reported.

(See also Minute 627: Declarations of Interest)

LIST NO: 3/05 **APPLICATION NO:** P/936/04/CVA
LOCATION: 2 Radnor Avenue, Harrow
APPLICANT: Jeremy Peter Associates for Mrs Myrna Samson
PROPOSAL: Variation of Condition C of Planning Permission LBH/5470/4 to Permit Use of Dwellinghouse for Playgroup Purposes Between 08.30 and 17.30 Hours Mon-Fri Excluding Bank Holidays
DECISION: REFUSED permission for the development described in the application and submitted plans for the reason(s) reported and subject to the informative(s) reported.

LIST NO: 3/06 **APPLICATION NO:** P/1046/04/CVA
LOCATION: Lawsons, 301-303 Burnt Oak Broadway, Edgware
APPLICANT: Rennie & Partners for Lawsons Timber Merchants
PROPOSAL: Variation of Condition 8 of Planning Permission EAST/710/97/FUL to Permit Opening Hours from 07.30 hrs Monday to Friday Inclusive
DECISION: REFUSED permission for the development described in the application and submitted plans for the reason(s) reported and subject to the informative(s) reported.

LIST NO: 3/07 **APPLICATION NO:** P/1135/04/CCO
LOCATION: 184 Whitchurch Lane, Edgware
APPLICANT: Nesbitt and Mire for Michael Kauffer
PROPOSAL: Continued Use of Property as a 6 Bedroom House in Multiple Occupation Including Use of Existing Garage as Habitable Room
DECISION: REFUSED permission for the development described in the application and submitted plans for the reason(s) reported, subject to the amendment noted below, and subject to the informative(s) reported:

Amend reason to read 'The proposed form of continued use would result...' etc

SECTION 4 – CONSULTATIONS FROM NEIGHBOURING AUTHORITIES

LIST NO: 4/01 **APPLICATION NO:** P/1050/04/CNA
LOCATION: County End, Magpie Hall Road, Bushey Heath, Herts
APPLICANT: Hertsmere Borough Council
PROPOSAL: Consultation: First Floor Rear Extension
DECISION: RAISED NO OBJECTIONS to the development set out in the application, subject to the informative(s) reported.

LIST NO: 4/02 **APPLICATION NO:** P/796/04/CNA
LOCATION: County End, Magpie Hall Road, Bushey Heath, Herts
APPLICANT: Hertsmere Borough Council
PROPOSAL: Consultation: Application for Listed Building Consent: First Floor Rear Extension Incorporating Canopy Over Garage, Dining Room and Study.
DECISION: RAISED NO OBJECTIONS to the development set out in the application, subject to the informative(s) reported.