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**REPORT OF DEVELOPMENT CONTROL COMMITTEE**


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**MEETING HELD ON 7 JULY 2004**


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Chair: \* Councillor Anne Whitehead

Councillors: \* Marilyn Ashton \* Ismail (1)  
 \* Mrs Bath \* Knowles  
 \* Billson (1) \* Miles  
 \* Choudhury \* Mrs Joyce Nickolay  
 \* Idaikkadar \* Thornton

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

[Note: Councillor John Nickolay also attended this meeting to speak on the item indicated at Minute 652 below].

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

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

<u>Ordinary Member</u>	<u>Reserve Member</u>
Councillor Bluston	Councillor Ismail
Councillor Janet Cowan	Councillor Billson

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

**RESOLVED:** That, in accordance with Committee Procedure Rule 4.1, Councillor John Nickolay, who is not a Member of the Committee, be allowed to speak on Item 2/10 on the list of Planning Applications Received.

**653. Declarations of Interest:**

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

- (i) Planning Application 2/10 – 7 Westbury Lodge Close, Pinner  
Councillor Anne Whitehead 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.
- (ii) Planning Application 5/02 – Footpath adjacent to 1 Hathaway Close, Stanmore  
Councillors Marilyn Ashton and Mrs Bath both 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.
- (iii) Main Agenda Item 11 – 102, 104, 106 High Street, Harrow on the Hill  
Councillors Marilyn Ashton, Mrs Bath, Billson, Knowles and Mrs Joyce Nickolay declared a prejudicial interest in the above item and advised of their intention to leave the room and take no part on the discussion or decision-making on this item. However, the Committee subsequently agreed to defer consideration of this item for consultation with Ward Councillors. (See Minute 664).

**654. Arrangement of Agenda:**

**RESOLVED:** That (1) in accordance with the provisions of the Local Government (Access to Information) Act 1985, the following item/information be admitted to the agenda by reason of the special circumstances and grounds for urgency stated:

<u>Agenda Item</u>	<u>Special Circumstances/Reasons for Urgency</u>
Addendum	This contains information relating to various items on the agenda and is based on information received after the agenda's dispatch. It is admitted to the agenda in order to enable Members to consider all information relevant to the items before them for decision.

and;

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

655. **Minutes:**

**RESOLVED:** That it be agreed that, having been circulated, the Chair be given authority to sign the minutes of the meeting held on 15 June 2004 as a correct record of that meeting once they have been printed in the Council Bound Minute Volume, subject to the following correction:

On the Schedule of Decisions re Planning Applications Received attached to the minutes, delete reference to Councillor Mrs Joyce Nickolay in note (3) under both 2/15 and 2/17 and replace with 'Councillor Billson'.

656. **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).

657. **Petitions:**

**RESOLVED:** To note that no petitions were received at the meeting under the provisions of Committee Procedure Rule 15.

658. **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).

659. **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.

660. **Representations on Planning Applications:**

**RESOLVED:** That, in accordance with the provisions of Committee Procedure Rule 17 (Part 4B of the Constitution), a representation be received in respect of item 2/10 on the list of planning applications.

661. **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.

662. **Appointment of a Chair for the Duration of the Consideration of Item 2/10 on the List of Planning Applications:**

The Chair having declared an interest and left the room, and in the absence of the Vice-Chair, Councillor Marilyn Ashton was nominated and seconded to be Chair for the duration of the consideration of item 2/10 on the list of planning applications. This was agreed by general consensus.

**RESOLVED:** That Councillor Marilyn Ashton be appointed as Chair for the duration of the consideration of item 2/10 on the list of planning applications.

(Note: At the conclusion of the consideration of the above item, Councillor Anne Whitehead resumed the Chair).

663. **Matters Arising from the Consideration of Planning Applications:**

**Concerns re access to/egress from Uxbridge Road from Westfield Park**

Arising out of the discussion on Item 1/04 on the list of planning applications, which application related to Westfield House and Hillsdale, Westfield Park, Pinner, a Member pointed out that, although an increasing number of flats had been built in this area, there remained only one point of access and egress onto Uxbridge Road, and, as many cars parked near the junction, visibility at the junction was poor, both of which factors contributed to traffic congestion at this location. The Member requested that the matter be referred to the Traffic and Road Safety Advisory Panel with the request that a

parking study be carried out.

Following a vote it was

**RESOLVED:** That the above concerns regarding access to/egress from Uxbridge Road from Westfield Park be referred to the Traffic and Road Safety Advisory Panel with the request that a parking study be carried out.

664. **102, 104, 106 High Street, Harrow on the Hill:**

The Chief Planning Officer advised that consultation with Ward Councillors regarding this matter had not, in fact, yet taken place and he requested that consideration of the item be deferred to allow that consultation to take place.

**RESOLVED:** That consideration of this matter be deferred to allow consultation with Ward Councillors.

(See also Minute 653: Declarations of Interest).

665. **11-17 Hindes Road, Harrow (Tesco car park extension): Request for extension of time to complete Legal Agreement:**

The Committee gave consideration to a joint report of the Borough Solicitor and of the Chief Planning Officer which requested an extension to the time limit of one year which had been authorised for the completion of the Section 106 Agreement relating to the above site.

**RESOLVED:** That the time allowed for the completion of the legal agreement in respect of 11-17 Hindes Road, Harrow be extended to 30 September 2004.

666. **Tree Preservation Order (TPO)735 , Westbury Lodge Close (No. 1), Pinner South:**

The Committee received a report of the Chief Planning Officer regarding a new, detailed Tree Preservation Order (TPO) proposed for the area comprising 90 and 92 West End Lane, 8 Sweetmans Avenue, 1-5 Mansard Close, Westbury Lodge Cottage and Westbury Lodge Close, Pinner South.

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

(1) make a new Tree Preservation Order (TPO) to be known as TPO 735 Westbury Lodge Close (No. 1), Pinner South, 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 34, Westbury Lodge and Sweetman's Hall, Chapel Lane on confirmation of the above.

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

667. **Tree Preservation Order (TPO)734, Aran Drive (No. 1), Canons:**

The Committee received a report of the Chief Planning Officer regarding a new, detailed Tree Preservation Order (TPO) proposed for the area comprising Dingle Court, Kenmare Court and Brompton Court, Aran Drive, and Oak Lodge Close, Canons.

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

(1) make a new Tree Preservation Order (TPO) to be known as TPO 734, Aran Drive (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 TPO 99, London Road (No. 1) Stanmore on confirmation of the above.

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

668. **Tree Preservation Order (TPO)733, Tallack Close (No. 1), Harrow Weald:**

The Committee received a report of the Chief Planning Officer regarding a new, detailed Tree Preservation Order (TPO) proposed for the area comprising Tallack Close and 138 College Hill Road, Harrow Weald.

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

(1) make a new Tree Preservation Order (TPO) to be known as TPO 733 Tallack Close (No. 1), Pinner South, 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 81, College Hill Road (No. 1), Harrow Weald on confirmation of the above.

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

669. **Tree Preservation Order (TPO)732, Chigwell Hurst Court (No. 1), Pinner:**  
The Committee received a report of the Chief Planning Officer regarding a new, detailed Tree Preservation Order (TPO) proposed for Chigwell Hurst Court, Pinner.

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

(1) make a new Tree Preservation Order (TPO) to be known as TPO 732 Chigwell Hurst Court (No. 1), Pinner, pursuant to Sections 198 and 201 of the Town and Country Planning Act 1990, to protect those trees identified on the map and schedule attached to the officer report; and

(2) revoke TPO 10, Area 12 on confirmation of the above.

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

670. **Tree Preservation Order (TPO)731, Barrow Point Lane (No. 3), Pinner:**  
The Committee received a report of the Chief Planning Officer regarding a new, detailed Tree Preservation Order (TPO) proposed for the area comprising Burhill Grove and 'Ashwood', Barrow Point Lane, Pinner.

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

(1) make a new Tree Preservation Order (TPO) to be known as TPO 731 Barrow Point 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 54, Barrow Point Lane, Pinner on confirmation of the above.

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

671. **Tree Preservation Order (TPO)737, Stonegrove (No. 5), Canons:**  
The Committee received a report of the Chief Planning Officer regarding a new, detailed Tree Preservation Order (TPO) proposed for the area comprising Leamington House and Windemere Hall, Stonegrove, Canons.

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

(1) make a new Tree Preservation Order (TPO) to be known as TPO 737 Stonegrove (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 63, Stonegrove (No. 1) Edgware, on confirmation of the above.

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

672. **Tree Preservation Order (TPO)736, Stonegrove (No. 4), Canons:**  
The Committee received a report of the Chief Planning Officer regarding a new, detailed Tree Preservation Order (TPO) proposed for the area comprising 1B, 1C and Zero Court Drove, 1-9 Canons Corner, 1-48 Regents Court and 1-30 London House, Canons.

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

(1) make a new Tree Preservation Order (TPO) to be known as TPO 736 Stonegrove (No. 4), 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 14, Stonegrove, Canons Corner, Stanmore on confirmation of the above.

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

673. **Regent House, 21 Church Road, Stanmore - 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 four air conditioning units and associated pipes/cablings on the rear wall of a Grade II Listed Building at the above address. 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:
- (a) Issue a Listed Building Enforcement Notice pursuant to Section 38 of the Planning (Listed Buildings and Conservation Areas) Act, 1990 requiring:
- (i) the permanent removal of the four air conditioning units and associated pipes/cablings from the building;
- (ii) compliance with (a) (i) within a period of 3 months from the date on which the Listed Building Enforcement notice takes effect;
- (b) Issue Notices under Section 16 of the Local Government (Miscellaneous Provisions) Act 1976 as necessary in relation to the above alleged breach of planning control; and
- (c) 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 16 of the Local Government (Miscellaneous Provisions) Act 1976 and/or
- (ii) comply with the Listed Building Enforcement Notice.
- [REASON: As outlined at paragraph 8 of the officer report].
674. **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.
675. **Enforcement Notices Awaiting Compliance:**  
The Committee received a report of the Chief Planning Officer which listed those enforcement notices awaiting compliance. It was requested that officers update the Committee on progress with enforcement action against 4 Elm Park at the next meeting.
- RESOLVED:** That the report and the above request be noted.
676. **Telecommunications Developments:**  
Consultation on the following telecommunications application was reported on the addendum:
- Location: Elstree Hill South, Elstree (P/1860/04/CNA)
- Proposal: Installation of 3 antennas and 1 microwave dish on existing pylon and associated equipment cabin, with compound enclosed by 1.8m close boarded fence
- It was
- RESOLVED:** That the Council raises no objection to the above development.
677. **Determination of Demolition Applications:**
- RESOLVED:** To note that there were no demolition applications which required consideration.

678. **Action Taken Under the Urgent Non-Executive Decision Procedure:**  
The Committee received a report of the Borough Solicitor outlining action taken by the Chief Planning Officer following consultation with the Chair and Nominated Members of the Development Control Committee, since the meeting of the Committee held on 18 May 2004, under the Urgent Non-Executive Action Procedure.

**RESOLVED:** To note the following action, taken under the Urgent Non-Executive Action Procedure:

Subject: Telecommunications Development, 3G Base Station, Outside Homebase, High Road, Harrow Weald ( P/1077/04/CDT)

Action Proposed: That

Approval of siting and appearance details be required; and

Approval of siting and appearance details be REFUSED for the following reason:

“The proposed development, by reason of its proximity to existing similar telecommunications equipment and street furniture, would give rise to a proliferation of such apparatus to the detriment of the visual amenities and appearance of the area”.

Reason for Urgency: A determination was required by 14<sup>th</sup> June 2004 and the next possible meeting of the Development Control to which the item could have been submitted was not until 15th June 2004.

Decision: Officer Recommendation agreed.

679. **Any Other Business:**

**Protection of Locally Listed Buildings**

A Member referred to the discussion regarding Locally Listed Buildings at the Committee's previous meeting and noted that the Chief Planning Officer had agreed to submit a report on this matter to this meeting. As the report had not appeared on the agenda, the Member queried whether or not there had been any progress on this matter.

The Chief Planning Officer apologised for the delay in submitting the report. He confirmed that it would be submitted to the Committee's next meeting. He also informed the Committee that letters regarding this matter had recently been sent on behalf of the Council to the Deputy Prime Minister and the Secretary of State for Culture, Media and Sport.

**RESOLVED:** That the above information be noted.

(Note: The meeting, having commenced at 7.30 pm, closed at 9.58 pm).

(Signed) COUNCILLOR ANNE WHITEHEAD  
Chair

**SECTION 1 – MAJOR APPLICATIONS**

**LIST NO:** 1/01                      **APPLICATION NO:** P/1332/04/CDP  
**LOCATION:** Land at and R/O 101 & 103 Roxeth Green Avenue, South Harrow  
**APPLICANT:** Gillett Macleod Partnership for Clearview Homes Ltd  
**PROPOSAL:** Details Pursuant to Conditions 2, 4, 7, 9, 11, 13-15, 18-19 of Planning Permission P/70/04/COU Permitting the Construction of 22 Flats in 3 Blocks Dated 22 March 2004.  
**DECISION:** APPROVED details pursuant to Conditions 2(a), (b) and (c), 4, 5, 6, 7, 9, 11, 15, 18 and 19 of outline planning permission P/70/04/COU, subject to the informative(s) reported.

**LIST NO:** 1/02                      **APPLICATION NO:** P/1169/04/CFU  
**LOCATION:** Green Man Public House, 730 Honeypot Lane, Stanmore  
**APPLICANT:** Linden Homes (Chiltern) Ltd  
**PROPOSAL:** Redevelopment: Detached Two Storey Building with Rooms in the Roofspace to Provide 15 Flats with Access and Parking (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:** 1/03                      **APPLICATION NO:** P/1106/04/CFU  
**LOCATION:** The Timber Carriage Public House, 19 Northolt Road, South Harrow  
**APPLICANT:** Graham Seabrook Partnership for Clan-Worthy Holdings Ltd  
**PROPOSAL:** Redevelopment: Detached 4 Storey Building with Basement Parking to Provide 23 Flats (7 as Affordable Housing)  
**DECISION:** WITHDRAWN by applicant.

**LIST NO:** 1/04                      **APPLICATION NO:** P/1421/04/CFU  
**LOCATION:** Westfield House & Hillsdale, Westfield Park, Pinner  
**APPLICANT:** Robin Bretherick Associates for Cosway Land & New Homes Ltd  
**PROPOSAL:** Redevelopment: Detached 3 Storey Building to Provide 11 Flats with Basement Parking and Bin Store at Front.  
**DECISION:** GRANTED permission in accordance with the development described in the application and submitted plans, subject to the condition(s) and informative(s) reported.

(See also Minute 663: Matters Arising from the Consideration of Planning Applications).

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

**LIST NO:** 2/01                      **APPLICATION NO:** P/1238/04/CVA  
**LOCATION:** Existing Powerhouse Unit, Northolt Road Adjacent to Waitrose, South Harrow  
**APPLICANT:** Gemma David, CGMS for La Salle Investment Management

**PROPOSAL:** Variation of Condition 20 of Planning Permission WEST/407/98/FUL of Sports Goods, Clothing and Footwear.

**DECISION:** GRANTED variation in accordance with the development described in the application and submitted plans as set out in the officer report and subject to the informative(s) reported.

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**LIST NO:** 2/02                      **APPLICATION NO:** P/1150/04/CFU

**LOCATION:** 33 Station Road, North Harrow

**APPLICANT:** Roberts & Baker for R Rodrigues

**PROPOSAL:** Change of Use: Class A2 (Building Society) to Class A3 (Restaurant) on Ground Floor, with New Shopfront

**DECISION:** GRANTED permission in accordance with the development described in the application and submitted plans, subject to the condition(s) and informative(s) reported, and the following additional condition agreed by the Committee:

7. Standard Condition - Restrict Type of A3 Use (c)

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**LIST NO:** 2/03                      **APPLICATION NO:** P/1029/04/DFU

**LOCATION:** Curry Mahal Restaurant, 372 Northolt Road, South Harrow

**APPLICANT:** David Kann Services Ltd for Mr T Islam

**PROPOSAL:** Single Storey Front Extension to Restaurant and Enclosure of Seating Area at Front

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

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**LIST NO:** 2/04                      **APPLICATION NO:** P/1369/04/CFU

**LOCATION:** Scanmoor House, 56-60 Northolt Road, South Harrow

**APPLICANT:** JPB Architects for Scanmoor Ltd

**PROPOSAL:** Additional Floor Within Mansard Roof to Provide 2 Flats with Residential Access on 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.

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**LIST NO:** 2/05                      **APPLICATION NO:** P/1262/04/CFU

**LOCATION:** 54 St Brides Avenue, Edgware

**APPLICANT:** Gillett Macleod Partnership for Clearview Homes Ltd

**PROPOSAL:** Pair of Two Storey Semi Detached Houses with Access and Attached Garages

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

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**LIST NO:** 2/06                      **APPLICATION NO:** P/1200/04/CFU  
**LOCATION:** 15, 17, 19 The Bridge, Wealdstone  
**APPLICANT:** Peter James  
**PROPOSAL:** Change of Use: A1 to A3 (Retail to Food and Drink)  
**DECISION:** GRANTED permission in accordance with the development described in the application and submitted plans, subject to the condition(s) and informative(s) reported.

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**LIST NO:** 2/07                      **APPLICATION NO:** P/131/04/CFU  
**LOCATION:** Chestnut Cottage, 4 Church Lane, Pinner  
**APPLICANT:** N J Reeve  
**PROPOSAL:** Provision of New Roof to Garage to Provide Additional Storage Space  
**DECISION:** GRANTED permission in accordance with the development described in the application and submitted plans, subject to the condition(s) and informative(s) reported.

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**LIST NO:** 2/08                      **APPLICATION NO:** P/1320/04/CFU  
**LOCATION:** Beechbank, 2 Mount Park Avenue, Harrow  
**APPLICANT:** Mr & Mrs Kerrison  
**PROPOSAL:** Provision of 2M High Railings on Boundary Fronting Mount Park Avenue  
**DECISION:** GRANTED permission in accordance with the development described in the application and submitted plans, subject to the condition(s) and informative(s) reported.

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**LIST NO:** 2/09                      **APPLICATION NO:** P/795/04/CFU  
**LOCATION:** 20 Wellington Terrace, Harrow  
**APPLICANT:** Top Flight Loft Conversions for Mr & Mrs Leedham  
**PROPOSAL:** Provision of Rear Dormer and Rooflight  
**DECISION:** DEFERRED for further negotiations with the applicant regarding the size and design of the proposed rear dormer window.

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**LIST NO:** 2/10                      **APPLICATION NO:** P/1061/04/DFU  
**LOCATION:** 7 Westbury Lodge Close, Pinner  
**APPLICANT:** James Rush  
**PROPOSAL:** Conversion of Dwelling-House to Three Self-Contained 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 41 – UDP Policies and Proposals (E6, E30, E45, E51, H10, T13) (S1 SD1, EP25, D4, D5, D9, H10, T13):

1. The proposal represents an overintensification of the property, giving rise to noise and disturbance to neighbouring properties.
2. The increase in activity generated by three separate dwellings, as opposed to 1, would affect the amenity of neighbours, resulting in on-street parking pressure.

3. The lack of amenity space and access to the rear garden by the upper flats is not acceptable in this location and is out of character in a road where every dwelling has access to its own garden.

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

The objector, who lived in a neighbouring property and who advised that she shared a party wall with the application property, expressed concern that the proposal would give rise to increased noise, disturbance and pollution and would therefore have a detrimental impact on neighbouring residents. She also considered that the application would result in increased pressure on on-street parking and an increased fire risk. She felt that the proposal was not of a high quality and would be prohibitively expensive to key workers.

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

(2) Councillors Marilyn Ashton, Mrs Bath, Billson, Knowles and Mrs Joyce Nickolay wished to be recorded as having voted in favour of the decision to refuse the above application;

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

(See also Minute 652: Right of Members to Speak; Minute 653: Declarations of Interest, and Minute 662: Appointment of a Chair for the Duration of the Consideration of Item 2/10 on the list of Planning Applications)

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<b>LIST NO:</b>	2/11	<b>APPLICATION NO:</b>	P/1264/04/CFU
<b>LOCATION:</b>	Bankhead, 5 South Wiew Road, Pinner		
<b>APPLICANT:</b>	Bradshaw Rowse Harker for B Byrne & F M Sweeney		
<b>PROPOSAL:</b>	Provision of Boundary Gates		
<b>DECISION:</b>	GRANTED permission in accordance with the development described in the application and submitted plans, subject to the condition(s) and informative(s) reported.		

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<b>LIST NO:</b>	2/12	<b>APPLICATION NO:</b>	P/2993/03/CFU
<b>LOCATION:</b>	40 Elms Road, Harrow		
<b>APPLICANT:</b>	BB Partnership Ltd for Mr & Mrs A Saffrin		
<b>PROPOSAL:</b>	Two Storey Side Extension		
<b>DECISION:</b>	GRANTED permission in accordance with the development described in the application and submitted plans, subject to the condition(s) and informative(s) reported.		

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<b>LIST NO:</b>	2/13	<b>APPLICATION NO:</b>	P/2994/03/CLB
<b>LOCATION:</b>	40 Elms Road, Harrow		
<b>APPLICANT:</b>	BB Partnership Ltd for Mr & Mrs A Saffrin		
<b>PROPOSAL:</b>	Listed Building Consent: Demolition of Single Storey Extension, Replacement Two Storey Side Extension		
<b>DECISION:</b>	GRANTED Listed Building Consent in accordance with the works described in the application and submitted plans, subject to the condition(s) and informative(s) reported.		

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**LIST NO:** 2/14                      **APPLICATION NO:** P/579/04/CFU

**LOCATION:** Cherry Tree Cottage, New 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:** REFUSED permission for the development described in the application and submitted plans for the following reason(s) and subject to Standard Informative 41 – UDP Policies and Proposals (E6,E38,E45,T13) (SD1,D4,D5,D16,D17,T13):

1. The proposal represents a loss of visual amenity, to the detriment of Old Church Lane Conservation Area
2. The demolition of the three detached houses and their replacement by flats would be detrimental to the character and harmony of the street scene and would not preserve or enhance the character of the Conservation Area.

(Note: The Chief Planning Officer had recommended that the above application be granted).

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

(Note: Councillor Thornton wished to be recorded as having voted against and Councillor Mrs Bath wished to be recorded as having abstained from voting on the decision reached on applications 2/15 and 2/16).

**LIST NO:** 2/16                      **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:** GRANTED Conservation Area Consent in accordance with works described in the application and submitted plans, subject to the condition(s) and informative(s) reported.

(See Note under application 2/15 above).

**LIST NO:** 2/17                      **APPLICATION NO:** P/627/04/CFU

**LOCATION:** Burwood, 11 Church Lane, Pinner

**APPLICANT:** Thomas Smith

**PROPOSAL:** Front and Rear Dormer Windows

**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 discussion on the above application it was moved and seconded that the application be refused on the grounds that the proposed alterations to the rear of the property by reason of their unsatisfactory design and appearance would detract from the appearance of the property. Upon being put to a vote, this was not carried;

(2) Councillor Mrs Bath wished to be recorded as having voted against the decision reached on this application).

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<b>LIST NO:</b>	2/18	<b>APPLICATION NO:</b>	P/1367/04/CFU
<b>LOCATION:</b>	Dublin Court, Roxeth Hill, Harrow		
<b>APPLICANT:</b>	Christopher Wickham Associates for A A Fisher (Properties) Ltd		
<b>PROPOSAL:</b>	Change of Use: Offices to Residential (Class B1 to C3) on First Floor to Provide 5 Flats, and Alterations to Windows		
<b>DECISION:</b>	GRANTED permission in accordance with the development described in the application and submitted plans, subject to the condition(s) and informative(s) reported.		

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

<b>LIST NO:</b>	3/01	<b>APPLICATION NO:</b>	P/1290/04/CCO
<b>LOCATION:</b>	Land Either Side of Lady Aylesford Avenue, Stanmore		
<b>APPLICANT:</b>	Mrs I F Harris		
<b>PROPOSAL:</b>	Retention and Provision of Amended Car Parking Areas		
<b>DECISION:</b>	REFUSED permission for the development described in the application and submitted plans for the reason(s) reported, subject to the deletion of the 3 <sup>rd</sup> reason, and subject to the informative(s) reported.		

(Note: Councillors Marilyn Ashton and Knowles wished to be recorded as having abstained from voting on the decision on the above application).

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<b>LIST NO:</b>	3/02	<b>APPLICATION NO:</b>	P/2920/03/CFU
<b>LOCATION:</b>	274-278 Northolt Road, South Harrow		
<b>APPLICANT:</b>	Richard Unwin for Roger Ruparella		
<b>PROPOSAL:</b>	Use of First Floor as Banqueting Suite (Class D2)		
<b>DECISION:</b>	REFUSED permission for the development described in the application and submitted plans for the reason(s) reported and subject to the informative(s) reported.		

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

<b>LIST NO:</b>	4/01	<b>APPLICATION NO:</b>	P/621/04/CNA
<b>LOCATION:</b>	Land Between Stadium Station Railway Lines & South Way Including Red House, Wembley High Road, Including 326-342 & Harrow Road and Wembley Hill Road to the West, Including 1-19 Wembley Hill Road to the West.		
<b>APPLICANT:</b>	Brent Council		
<b>PROPOSAL:</b>	Consultation: Outline: Redevelopment for Business and Employment; Retail; Food and Drink; Residential; Community; Cultural and Leisure Facilities; New Facilities at Wembley Stadium Station; Car Parking; Landscaping; and Other Supporting Works and New Bridge		

**DECISION:** RAISED NO OBJECTIONS to the development set out in the application.

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**SECTION 5 – PRIOR APPROVAL APPLICATIONS**

**LIST NO:** 5/01                      **APPLICATION NO:** P/1482/04/CDT  
**LOCATION:** Footpath Adjacent to 1 Ash Close, Stanmore  
**APPLICANT:** LCC UK  
**PROPOSAL:** Determination: Provision of 8M Imitation Telegraph Pole Telecommunications Mast with 3 Panel Antenna and Equipment Cabin  
**DECISION:** That (1) prior approval of appearance and siting BE REQUIRED; and (2) approval of details of siting/appearance be REFUSED for the reason(s) reported, and subject to the informative(s) reported.  
  
(Note: The Committee wished it to be recorded that they were unanimous in reaching the above decision).

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**LIST NO:** 5/02                      **APPLICATION NO:** P/1527/04/CDT  
**LOCATION:** Footpath Adjacent to 1 Hathaway Close, Stanmore  
**APPLICANT:** LCC LTD  
**PROPOSAL:** Determination: Provision of 8M High Imitation Telegraph Pole Telecommunications Mast with 3 Panel Antennae and Equipment Cabinet  
**DECISION:** That (1) prior approval of appearance and siting BE REQUIRED; and (2) approval of details of siting/appearance be REFUSED for the following reason(s):  
  
The proposed development would be detrimental to the visual and residential amenity of the area and neighbouring occupiers.  
  
(Notes: (1) Councillors Ismail, Miles, and Anne Whitehead wished to be recorded as having abstained from voting on the decision reached on the above application;  
  
(2) The Chief Planning Officer had recommended that prior approval of siting and appearance be not required and approval of details of siting/appearance be granted).  
  
(See also Minute 653: Declarations of Interest)

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