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**REPORT OF DEVELOPMENT CONTROL COMMITTEE**


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**MEETING HELD ON 9 NOVEMBER 2004**


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Chair:	* Councillor Anne Whitehead	
Councillors:	* Marilyn Ashton	* Choudhury
	* Mrs Bath	* Janet Cowan
	* Billson	* Idaikkadar
	* Bluston	* Miles
	* Branch (1)	* Mrs Joyce Nickolay

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

[Note: Councillors Mrs Kinnear and Knowles also attended this meeting to speak on the items indicated at Minute 789, and Minutes 778 and 782 (Item 2/09 on the Schedule) respectively].

**PART I - RECOMMENDATIONS - NIL**
**PART II - MINUTES**
**771. Appointment of Chair:**

**RESOLVED:** To note the appointment of Councillor Anne Whitehead as Chair of the Development Control Committee for the remainder of the 2004/05 Municipal Year following the re-establishment by Council of the Committee at its meeting held on 21 October 2004.

**772. 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 Thornton	Councillor Branch

**773. Appointment of Vice-Chair:**

Councillor Bluston was nominated and seconded. Councillor Marilyn Ashton was nominated and seconded. Upon these nominations being put to a vote, it was

**RESOLVED:** To appoint Councillor Marilyn Ashton as Vice-Chair of the Development Control Committee for the remainder of the 2004/05 Municipal Year.

**774. 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 2/07 – Welldon Centre, Welldon Crescent, Harrow  
 Councillor Bluston declared an interest in the above application which he stated was not prejudicial. Accordingly, he remained and took part in the discussion and decision-making on this item.
- (ii) Planning Application 2/21 – 31 Borrowdale Avenue, Harrow  
 Councillor Marilyn Ashton declared a personal interest in the above application on the basis that a Member of the Conservative Group lived at No. 41 Borrowdale Avenue.

Councillor Marilyn Ashton stated that she had taken legal advice regarding her interest, and that, accordingly, she would remain in the room and take part in the discussion and decision-making on this item.

It was noted that the personal interest also applied to the Members of the Conservative Group on the Committee and that they would also remain in the room and take part in the discussion and decision-making on this item.

- (iii) Planning Application 3/05 – 387 Torbay Road, Harrow  
Councillor Mrs Bath declared a prejudicial interest in the above item and stated that she would leave the room and take no part in the discussion or decision-making on this item.

It was noted that the application would not be considered that evening because the application had been withdrawn by the applicant.

- (iv) Main Agenda Item 20 – East End Farm Barns  
Councillor Bluston declared a prejudicial interest in the above item and accordingly left the room and took no part in the discussion or decision-making on this item.

775. **Arrangement of Agenda:**

It was reported that the applicant for item 2/22, “Multi-Storey/Surface Level Car Parks, R/O 18-50 The Broadway, Stanmore”, had requested that the application be deferred until Cabinet had taken a decision on other matters relating to the multi-storey car park at its meeting on 11 November 2004.

A Member stated that whilst she was pleased to learn that a deferral had been requested, she was concerned that this application had been brought before the Development Control Committee prior to the other matters relating to the car park having been considered by Cabinet. She added that the report before the Development Control Committee was misleading, and that she was concerned about the proposal for a permanent surface level car park on this site.

In response, the Chair stated that matters relating to this car park would be discussed at Cabinet prior to the application being considered by the Development Control Committee.

It was also reported that the application set out at Item 3/05, “387 Torbay Road, Harrow”, had been withdrawn by the applicant.

The Chair reported that Councillor Knowles wished to submit a petition (Min 778(ii) refers) and that he would also be backbenching in respect of item 2/09.

**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 below:

<u>Item</u>	<u>Special Circumstances/Grounds 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.
19. Broomhill, Mount Park Road	This item is admitted to the agenda at the request of a Member of the Committee and with the agreement of the Chair and the Committee in order to allow officers to inform Members when a report on the enforcement issues would be submitted to the Committee for consideration. The report had been expected to be considered at that evening's meeting.
21. 275/275A Kings Road, South Harrow	This item is admitted to the agenda as there is an urgent need to complete the Section 106 Agreement given the time that has elapsed since the Committee first considered the application.

(2) all items be considered with the press and public present, with the exception of the following item which be considered with the press and public excluded for the reason indicated:

<u>Item</u>	<u>Reason</u>
20. East End Farm Barns	The report relating to this item contains exempt information under paragraph 12(b) of Part I of Schedule 12A to the Local Government Act 1972 in that the report relates to advice received in connection with the determination of a matter affecting the Authority.

(3) the applications recommended for deferral and those that had been withdrawn from the agenda by the applicant, as set out in the Addendum, be noted.

[Note: The Chair re-ordered the agenda at the meeting in order to allow early consideration of the items that the public were present for. However, business is recorded in the order of the items set out in the agenda for reasons of clarity].

776. **Minutes:**

**RESOLVED:** That it be agreed that, having been considered, the Chair be given authority to sign the minutes of the meeting held on 12 October 2004 as a correct record once they have been printed in the Council Bound Minute Volume, subject to the following amendments:

- (i) Application No. P/2138/04/CFU (Item 1/02) – 29 Peterborough Road, Harrow: Note 2.2 to be amended to read: Councillors Marilyn Ashton, Mrs Bath, Janet Cowan, Knowles and Mrs Joyce Nickolay wished to be recorded as having voted in favour of all three reasons for refusal;
- (ii) Minute 748(i) – Planning Application 2/05 – Chamelion House, 104-106 High Street, Harrow on the Hill to include the following sentence at the end of the second paragraph: Councillor Mrs Kinneer, who was not a Member of the Committee, was also advised to leave the room and, accordingly, she left the room during the discussions and decision-making on this item;
- (iii) Minute 748(vi) – Planning Application 4/01 – 38 Poles Establishing Evru Edware to read: Councillors Marilyn Ashton, Bluston, Janet Cowan and Miles declared personal interests in the above application, on which the Council was being consulted as a neighbouring planning authority, but advised that they would be leaving the room and taking no part in the discussion or decision-making on this item.

777. **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 Commission).

778. **Petitions:**

**RESOLVED:** To note the receipt of the following petitions which were referred to the Interim Chief Planning Officer for consideration:

- (i) Petition objecting to the application for planning permission for Ground Floor, 2c Fairholme Road, Harrow (Application P/2763/04) – signed by 20 residents of Fairholme Road, presented by Councillor Bluston who also read out the terms of the petition at the meeting;
- (ii) Petition objecting to an extension of operating hours at Unit 3, Chantry Place, Shurguard UK Properties – signed by 38 residents presented by Councillor Knowles who also read out the terms of the petition at the meeting.

779. **Deputations:**

**RESOLVED:** To note that there were no deputations to be received at the meeting under the provisions of Committee Procedure Rule 16 (Part 4B of the Constitution).

780. **References from Council and other Committees/Panels:**

**RESOLVED:** To note that there were no references from Council and other Committees/Panels to be received at this meeting.

781. **Representations on Planning Applications:**

The Chair reported that two late requests to make representations on planning applications had been received for the following items:

Item 1/01 – Drinkwater Road, Coles Crescent, Rayners Lane Estate;

and

Item 2/09 – Hatch End High School, Harrow Weald.

The Committee noted that in respect of item 1/01, the late request had been received from an objector earlier that day and that the applicant had been advised of this late request.

The Committee noted that in respect of item 2/09, the late request had been received at the meeting from an objector and that the applicant would therefore not be aware of this late request.

The Committee accepted both the late requests to make representations.

**RESOLVED:** That, in accordance with the provisions of Committee Procedure Rule 17 (Part 4B of the Constitution), representations be received in respect of items 1/01, 2/09 and 2/17 (not 2/07 as indicated in the Addendum) on the list of planning applications.

782. **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.

783. **Tree Preservation Orders:**

The Committee received a report of the Interim Chief Planning Officer regarding new detailed Tree Preservation Orders (TPOs) proposed for a number of sites.

**RESOLVED:** That the Director of Legal Services be authorised to (1) make new TPOs, to be known as follows:

TPO 769 Ingle Close (No. 1) Pinner  
 TPO 770 London Road (No. 7) Harrow on the Hill  
 TPO 771 Hillview Road (No. 6) Hatch End  
 TPO 772 Tanglewood Close (No. 1) Stanmore Park  
 TPO 773 Ash Close (No. 2) Stanmore Park  
 TPO 774 Gordon Avenue (No. 21) Stanmore Park  
 TPO 775 Leavesden Road (No. 1) Stanmore Park  
 TPO 776 Wentworth Place (No. 1) Stanmore Park  
 TPO 777 Wilsmere Drive (No. 2) Harrow Weald  
 TPO 778 Jellicoe Gardens (No. 4) Stanmore Park  
 TPO 779 Elms Road (No. 14) Harrow Weald  
 TPO 780 Fircroft Gardens (No. 1) Harrow on the Hill  
 TPO 781 South Hill Avenue (No. 5) Harrow on the Hill

to be made pursuant to sections 198 and 201 of the Town and Country Planning Act 1990 to protect those trees identified on the maps and schedules attached to the officer report; and

(2) revoke the following TPOs on confirmation of the above:

TPO 176 Church Lane (No. 2) Pinner  
 TPO 12 Harrow on the Hill (Comprehensive)  
 TPO 451 Bowden House, London Road (No. 2) Harrow on the Hill

TPO 122 Hillview Road (No. 1) Hatch End  
TPO 141 Common Road (No. 1) Stanmore  
TPO 60 102-104 Gordon Avenue, Stanmore  
TPO 150 Gordon Avenue (No. 5) Stanmore  
TPO 269 Gordon Avenue (No. 8) Stanmore  
TPO 127 Wilsmere Drive (No. 1) Harrow Weald  
TPO 168 Uxbridge Road (No. 4) Stanmore  
TPO 257 Uxbridge Road (No. 10) Stanmore  
TPO 478 Jellicoe Gardens (No. 2) Stanmore  
TPO 96 Elms Road (No. 3) Harrow Weald  
TPO 47 Gooden House, Sudbury Hill, Harrow  
TPO 102 South Hill Avenue (No. 2) Stanmore.

[REASON: To accord with current policy].

784. **Youth Centre, Library, Car Parks, Grant Road/George Gange Way, Wealdstone:  
Request for Variation to the Heads of Terms of the Proposed Legal Agreement:**

The Committee received a report of the Interim Chief Planning Officer recommending revised Heads of Terms of the Legal Agreement. Members' attention was drawn to the amendment to recommendation 2.2 set out in the addendum report.

Councillor Marilyn Ashton stated that, at the July 2004 meeting of the Committee, a report on this matter had been submitted and that it had been deferred by the Committee for clarification. She added that it had been decided that the matter would be dealt with by non-urgent executive action to the three Nominated Members. She added that the proposal gave the developer the right to start work earlier than the official starting date. She also stated that this had not been approved in order to protect the amenities of the users of the Gange Road Community Centre who had yet to relocate to the Wealdstone Centre – Premier House.

**RESOLVED:** (1) That Head (i)(a) of the Legal Agreement be amended to read as follows:

(i)(a) provides a minimum of 71 units of affordable housing (for future management by an RSL);

(2) that a new Head (iv) be agreed as follows:

(iv) developer, before occupation of the development, shall enter into and comply with the terms of a legal agreement with the Council under the Highways Act 1980 to ensure that the Council is financially reimbursed for all off-site highways works which it carries out in association with the development (including supervision fees).

[REASON: To alter the Heads of Agreement].

785. **Planning Appeals Update:**

The Committee received a report of the Interim Chief Planning Officer which listed those appeals being dealt with and those awaiting decision.

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

786. **Enforcement Notices Awaiting Compliance:**

The Committee received a report of the Interim Chief Planning Officer which listed those enforcement notices awaiting compliance.

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

787. **Telecommunications Developments:**

The following application was reported on the addendum:

Location: Land adjacent to 102 West End Lane, Pinner.

Proposal: Provision of 10m high telecommunications pole with 2 equipment cabins (P/2554/04/CDT).

**RESOLVED:** That (1) prior approval of siting and appearance be required; and

(2) approval of details of siting and appearance be REFUSED for the following reasons:

- (i) 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 streetscene in general.
- (ii) The proposal, by reason of excessive size and unsatisfactory siting, would obstruct visibility to the highway to the detriment of highway safety.

788. **Determination of Demolition Applications:**

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

789. **Any Other Business:**

The Chair stated that Councillor Mrs Kinnear wished to backbench in respect of the item on Broomhill, Mount Park Road.

- (i) **Broomhill, Mount Park Road**  
The Interim Chief Planning Officer's representative assured Members that the above-mentioned report would be submitted to the December 2004 meeting of the Committee. He apologised to the Committee for not having submitted the report to the meeting that evening.

Councillor Mrs Kinnear stated that she had been informed that the above-mentioned report would be submitted to the Committee that evening, and she mentioned that the matter of enforcement had been ongoing since March 2001 and required closure now.

**RESOLVED:** To note that the above-mentioned report would be submitted to the December 2004 meeting of the Committee.

- (ii) **Councillor Thornton:**

**RESOLVED:** That a letter of condolence be sent to Councillor Thornton following the recent death of his mother.

790. **East End Farm Barns:**

The Committee received a confidential report of the Interim Chief Planning Officer under Part II of the agenda which sought agreement to proceed with the preparation of the Urgent Works Notice.

During a discussion on the above-mentioned report, Members requested that a further report be submitted to the Committee mentioning the following:

- whether there was a quicker process which would secure the future of these listed buildings;
- the advice received from English Heritage;
- an exit strategy.

**RESOLVED:** (1) To proceed with the preparation of an Urgent Works Notice;

(2) that a further report be submitted to the Committee as requested in the preamble above.

[REASON: On request of Members of the Committee in October 2004].

(See also Minute 774(iv)).

791. **275/275A Kings Road, South Harrow:**

The Committee received a report of the Acting Head of Law and Administration which sought an extension of time to complete the Section 106 Agreement in respect of 275/275A Kings Road.

**RESOLVED:** To extend the time for completion of the Section 106 Agreement by one month.

[REASON: To enable the Section 106 Agreement to be sealed and completed].

792. **Arrangements for Member Site Visits:**  
Following discussion, it was agreed that Member site visits to 31 Borrowdale Avenue, Harrow (9.00 am) and Moon House (9.45 am) would be held on Saturday 27 November 2004. It was agreed that a mini-bus was not necessary and that the visits would take place in the order and at the times indicated above.

**RESOLVED:** That the action outlined above be agreed.

793. **Extension and Termination of the Meeting:**  
In accordance with the provisions of Committee Procedure Rule 14 (Part 4B of the Constitution) it was

**RESOLVED:** (1) At 10.00 pm to continue until 10.30 pm;

(2) at 10.30 pm to continue until 11.00 pm;

(3) at 11.00 pm to continue until 11.15 pm;

(4) at 11.15 pm to continue until 11.20 pm;

(5) at 11.20 pm to continue until 11.30 pm; and

(6) at 11.30 pm to continue until 11.40 pm.

(Note: The meeting, having commenced at 7.30 pm, closed at 11.40 pm).

(Signed) COUNCILLOR ANNE WHITEHEAD  
Chair

**SECTION 1 – MAJOR APPLICATIONS**

<b>LIST NO:</b>	1/01	<b>APPLICATION NO:</b>	P/2393/04/CFU
<b>LOCATION:</b>	Drinkwater Road, Coles Crescent, Rayners Lane Estate		
<b>APPLICANT:</b>	MEPK Architects for Warden Housing Association Ltd		
<b>PROPOSAL:</b>	Two x 4 Storey Detached Blocks to Provide 36 Flats and 3 x Two Storey Terraced Dwellings With Parking		
<b>DECISION:</b>	APPROVED details of siting, access, design and external appearance, subject to the informatives reported.		
	[Notes: (1) Prior to discussing the above application, the Committee received representations from an objector and the applicant which were noted. Following the receipt of the representations, the Committee asked a number of questions of the objector;		
	(2) the Committee wished to be recorded as having been unanimous in their decision to grant permission].		
	(See also Minute 781).		

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

<b>LIST NO:</b>	2/01	<b>APPLICATION NO:</b>	P/2144/04/CRE
<b>LOCATION:</b>	White Lodge, 6 Nugents Park, Pinner		
<b>APPLICANT:</b>	Jeffrey M Carr for Mr & Mrs M O Maiwand		
<b>PROPOSAL:</b>	Renewal of Planning Permission WEST/749/01/REN dated 6 <sup>th</sup> Nov 2001 for Two Detached Dwellinghouses with Garages and Access		
<b>DECISION:</b>	GRANTED permission for the development described in the application and submitted plans, subject to the conditions and informatives reported.		

<b>LIST NO:</b>	2/02	<b>APPLICATION NO:</b>	P/1319/04/CFU
<b>LOCATION:</b>	The Power House, 87 West Street		
<b>APPLICANT:</b>	Orchard Associates for Sidney Newton plc		
<b>PROPOSAL:</b>	Single Storey Extension and Alterations to Storage Building to Provide Gatehouse/Reception Building		
<b>DECISION:</b>	GRANTED permission for the development described in the application and submitted plans, subject to the conditions and informatives reported.		

<b>LIST NO:</b>	2/03	<b>APPLICATION NO:</b>	P/2182/04/CFU
<b>LOCATION:</b>	High Beech, 75 Dennis Lane, Stanmore		
<b>APPLICANT:</b>	Malcolm Kent for Mr L Grant		
<b>PROPOSAL:</b>	Replacement Conservatory at Rear		
<b>DECISION:</b>	GRANTED permission for the development described in the application and submitted plans, subject to the condition and informative reported.		



**LIST NO:** 2/04                      **APPLICATION NO:** P/1478/04/CFU  
**LOCATION:** Highlands, 9 Park View Road, Pinner  
**APPLICANT:** Simpson McHugh for Mr & Mrs Das  
**PROPOSAL:** Replacement Two Storey House  
**DECISION:** GRANTED permission in accordance with the development described in the application and submitted plans, subject to the conditions and informatives reported.

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**LIST NO:** 2/05                      **APPLICATION NO:** P/1366/04/CCO  
**LOCATION:** St Dominics 6<sup>th</sup> Form College, Mount Park Ave, Harrow  
**APPLICANT:** Kenneth W Reed & Associates for St Dominics Sixth Form College  
**PROPOSAL:** Retention of Area of Hardstanding and Brick Piers and Gates  
**DECISION:** REFUSED permission for the development described in the application and submitted plans for the following reasons:

- (i) The wooden covering over the gates in front of the hardstanding area is visually obtrusive and does not preserve or enhance the Character of the Conservation Area and Area of Special Character. The opaque nature of the wooden covering destroys the appearance of openness and the views through from the entrance to the garden beyond.
- (ii) The hardstanding itself damages the visual amenity and character of the garden area to the detriment of the character and appearance of the Conservation Area and Area of Special Character.

[Notes: (1) During the discussion on the above item, it was moved and seconded that the application be refused. Upon being put to a vote, this was carried;

(2) during consideration of the above application, it was agreed that the report ought to have included the following additional informative:

UDP Policies and Proposals – Refusal;

(3) the Committee agreed that a report relating to enforcement action be submitted to the December 2004 meeting of the Committee;

(4) Councillors Marilyn Ashton, Mrs Bath, Billson, Janet Cowan and Mrs Joyce Nickolay wished to be recorded as having voted for the decision reached to refuse the application for the reasons stated above;

(5) the Interim Chief Planning Officer had recommended that the above application be granted].

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**LIST NO:** 2/06                      **APPLICATION NO:** P/2189/04/CFU  
**LOCATION:** B.T. Radio Station, 101 Old Redding, Harrow Weald  
**APPLICANT:** Transcomm UK Ltd – Tanya Harris for Transcomm UK Ltd  
**PROPOSAL:** Provision of Additional Stick Antenna on Existing Mast  
**DECISION:** GRANTED permission in accordance with the development described in the application and submitted plans, subject to the condition and informatives reported.

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**LIST NO:** 2/07                      **APPLICATION NO:** P/2557/04/CFU  
**LOCATION:** Welldon Centre, Welldon Crescent, Harrow  
**APPLICANT:** West London YMCA  
**PROPOSAL:** Temporary Use as an 8 Bed Winter Night Shelter (20:00 – 08:00 Hrs) for 3 Month Period Commencing 1<sup>st</sup> December 2004  
**DECISION:** GRANTED permission in accordance with the development described in the application and submitted plans, subject to the condition and informatives reported.  
  
(See also Minute 774(i)).

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**LIST NO:** 2/08                      **APPLICATION NO:** P/2172/04/CFU  
**LOCATION:** 75 Athelstone Road, Harrow  
**APPLICANT:** Mr Bhavin Patel for Mr E F Noronha  
**PROPOSAL:** Conversion of House into Two Self-Contained Flats and Parking at Front  
**DECISION:** GRANTED permission in accordance with the development described in the application and submitted plans, subject to:

- (i) the conditions and informatives reported; and
- (ii) the following additional conditions:

Condition 5: The development hereby permitted shall not commence until there has been submitted to, and approved by, the local planning authority, a scheme of hard and soft landscape works for the frontage of the site which shall include a survey of all existing trees and hedgerows on the land, indicating those to be retained and those to be lost. Details of those to be retained, together with measures for their protection in the course of the development, shall also be submitted and approved, and carried out in accordance with such approval, prior to any demolition or any other site works, and retained until the development is completed. Soft landscape works shall include: planting, plans, and schedules of plants, noting species, plant sizes and proposed numbers/densities.

REASON: To safeguard the appearance and character of the area, and to enhance the appearance of the development.

Condition 6: All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building(s), or the completion of the development, whichever is the sooner. Any existing or new trees or shrubs which, within a period of 2 years from the completion of the development, die, are removed, or become seriously damaged or diseased, shall be replaced in the next planting season with others of a similar size and species, unless the local authority agrees any variation in writing.

REASON: To safeguard the appearance and character of the area, and to enhance the appearance of the development.

[Notes: (1) During discussion on the application, it was moved and seconded that the application be refused on the following grounds:

- (i) The proposal would be out of place in an area which is characterised by family homes to the detriment of the character of the surrounding area.
- (ii) The shortfall of one parking space will give rise to overspill parking to the detriment of the residential amenities of the neighbouring properties.
- (iii) The lack of scope for any landscaping caused by the use of the front garden for parking is visually unattractive to the detriment of the character and appearance in the street scene.

- (iv) The provision of amenity space is inadequate and would be out of character in a road where single dwelling family homes have the use of an entire garden area.

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

(2) the vote on the substantive motion to grant the above application was carried].

<b>LIST NO:</b>	2/09	<b>APPLICATION NO:</b>	P/2526/04/CFU
<b>LOCATION:</b>	Hatch End High School, Harrow Weald		
<b>APPLICANT:</b>	Tony Welch Associates for London Borough of Harrow		
<b>PROPOSAL:</b>	Detached Building to Provide Day Nursery for Children from 3 Months to 5 Years Old (Revised)		
<b>DECISION:</b>	<p>GRANTED permission in accordance with the development described in the application and submitted plans, subject to (i) the conditions and informatives reported; (ii) condition 3 being amended to read as follows:</p> <p>Condition 3: No development shall take place until a plan indicating the positions, design, materials and type of visually appropriate boundary treatment (in particularly along the street elevation) including gates to be erected has been submitted to, and approved in writing by, the local Planning Authority, etc.</p> <p>[Notes: (1) Prior to discussing the above application, the Committee received representations from an objector which were noted. There was no indication that a representative of the applicant was present and wished to respond;</p> <p>(2) during the discussion on the above application, the Committee acknowledged that the premises was situated in a narrow street and that the nursery would generate traffic. The Committee agreed that the Portfolio Holder for Environment and Transport be asked to investigate the issue of traffic congestion and flow along Tillotson Road and the possibility of introducing a one-way system to alleviate the problem of rat running and/or other traffic measures to ensure the safety of both pedestrians and car users].</p> <p>(See also Minutes 775 and 781).</p>		

<b>LIST NO:</b>	2/10	<b>APPLICATION NO:</b>	P/851/04/CFU
<b>LOCATION:</b>	Sunningdale, 40 London Rd, Harrow		
<b>APPLICANT:</b>	Gillett Macleod Partnership for Matlock Homes Ltd		
<b>PROPOSAL:</b>	Demolition of Existing Building and Development of 2 x 3 Storey Detached Buildings to Provide 6 Town Houses With Access and Parking		
<b>DECISION:</b>	<p>REFUSED permission for the development described in the application and submitted plans for the following reasons:</p> <p>(i) The proposal represents an overdevelopment of the site with the houses to the back forming a backland development which will be detrimental to the character of the Conservation Area and Area of Special Character.</p> <p>(ii) The close proximity of the dwellings at the back to Block C of the Harrow Hospital site will give rise to the over-intensification of the area which will not preserve or enhance the Conservation Area, which is characterised by the trees and the openness of the garden area.</p>		

and the following informatives:

## Informatives:

- UDP Policies and Proposals – Refusals;
- The applicant is advised that the garage at the side of Sheridens is not considered to be an acceptable access to this application site.

[Notes: (1) During discussion on this application, it was moved and seconded that the application be refused.

Upon being put to a vote, this was carried;

(2) the Chair wished to be recorded as having voted against the decision reached to refuse the application for the reasons stated above;

(3) Councillors Marilyn Ashton, Mrs Bath, Billson, Janet Cowan and Mrs Joyce Nickolay wished to be recorded as having voted for the decision reached to refuse the application for the reasons stated above;

(4) the Interim Chief Planning Officer had recommended that the above planning application be granted].

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<b>LIST NO:</b>	2/11	<b>APPLICATION NO:</b>	P/1649/04/CFU
<b>LOCATION:</b>	166 Stanmore Hill, Stanmore		
<b>APPLICANT:</b>	Wyndham & Clarke for Mr Hoddy		
<b>PROPOSAL:</b>	Single Storey Side Extension		
<b>DECISION:</b>	GRANTED permission in accordance with the development described in the application and submitted plans, subject to the conditions and informative reported.		

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<b>LIST NO:</b>	2/12	<b>APPLICATION NO:</b>	P/2013/04/CFU
<b>LOCATION:</b>	Hillcote House, Pinner Hill, Pinner		
<b>APPLICANT:</b>	Amdega for Mr & Mrs Gregory		
<b>PROPOSAL:</b>	Rear Conservatory		
<b>DECISION:</b>	GRANTED permission in accordance with the development described in the application and submitted plans, subject to (i) the conditions and informative reported and (ii) the following additional informative:		
	Informative: The applicant is advised that any further extensions to this property are unlikely to be favourably considered.		

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<b>LIST NO:</b>	2/13	<b>APPLICATION NO:</b>	P/2406/04/CFU
<b>LOCATION:</b>	6 Broadmead Close, Pinner		
<b>APPLICANT:</b>	K Handa for Mr S Anwar		
<b>PROPOSAL:</b>	Single Storey Rear Extension		
<b>DECISION:</b>	GRANTED permission in accordance with the development described in the application and submitted plans, subject to the conditions and informative reported.		

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<b>LIST NO:</b>	2/14	<b>APPLICATION NO:</b>	P/2058/04/DFU
<b>LOCATION:</b>	44 Dennis Lane, Stanmore		
<b>APPLICANT:</b>	Robin Bretherick Associates for J Hirani		
<b>PROPOSAL:</b>	Demolition of Bungalow, Erection of Detached House (Revised)		
<b>DECISION:</b>	GRANTED permission in accordance with the development described in the application and submitted plans, subject to: <ul style="list-style-type: none"> <li>(i) the conditions and informatives reported</li> <li>(ii) Condition 4 being amended to read: "The screens adjacent to the proposed second-floor rear balcony shall be installed prior to the....."</li> </ul> <p>[Note: During discussion on this application, it was moved and seconded that the application be refused on the following grounds:</p> <ul style="list-style-type: none"> <li>(i) The proposal represents an over-development of the site by reason of the bulk, scale, mass and design to the detriment of the character of the area and amenities of the local residents.</li> <li>(ii) The height of the three storey element to the back of the house would be visually obtrusive and will dominate the views from the Green Belt and Area of Special Character.</li> <li>(iii) The two balconies on the second floor at the sides of the back of the property, although there are landscaping suggestions in the committee report, will have the potential to give rise to overlooking to the detriment of the residential amenity of the neighbouring properties.</li> <li>(iv) The ultra modern design of the house will be visually incongruous in the street scene to the detriment of the character of the road and visual amenity of the local residents.</li> </ul> <p>Upon being put to a vote, this was not carried].</p>		

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<b>LIST NO:</b>	2/15	<b>APPLICATION NO:</b>	P/1873/04/CFU
<b>LOCATION:</b>	Land R/O 75-79 College Road/123 College Hill Road, Harrow Weald		
<b>APPLICANT:</b>	Dennis Granston for J Gavacan		
<b>PROPOSAL:</b>	Two Pairs of Semi-Detached Houses with Parking		
<b>DECISION:</b>	GRANTED permission in accordance with the development described in the application and submitted plans, subject to the conditions and informatives reported.		

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<b>LIST NO:</b>	2/16	<b>APPLICATION NO:</b>	P/2369/04/CFU
<b>LOCATION:</b>	44A West Drive, Harrow		
<b>APPLICANT:</b>	Anthony J Blyth and Co for Mr & Mrs C Gold		
<b>PROPOSAL:</b>	Front Porch		
<b>DECISION:</b>	GRANTED permission in accordance with the development described in the application and submitted plans, subject to the conditions and informative reported.		

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**LIST NO:** 2/17                      **APPLICATION NO:** P/1336/04/CCO

**LOCATION:** 4 Forward Drive, Harrow

**APPLICANT:** Katies Kitchen

**PROPOSAL:** Retention of Waste Re-cycling Facilities

**DECISION:** DEFERRED for discussions with the applicant and in consultation with the residents about acoustic fencing, planting, arrangement of uses, hours of use, screening of floodlighting, etc.

[Note: (1) Prior to discussing the above application, the Committee received representations from a representative of the objector and the applicant, which were noted. The representative of the objectors also tabled details of their objections. Following the receipt of the above representations, the Committee asked a number of questions of the objector and the applicant;

(2) during discussion on this application, and on the recommendation of the Interim Chief Planning Officer's representative, the Committee agreed to defer the application to allow for discussions between all parties concerned on the issues raised by the objector, the applicant and Members].

(See also Minute 781).

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**LIST NO:** 2/18                      **APPLICATION NO:** P/1730/04/CFU

**LOCATION:** RNOH Hospital, Brockley Hill, Stanmore

**APPLICANT:** Devereux Architects for Royal National Orthopaedic Hospital

**PROPOSAL:** Temporary Single Storey Office Building

**DECISION:** GRANTED permission in accordance with the development described in the application and submitted plans, subject to (i) the conditions and informative reported; (ii) the inclusion of informative 5 as set out in the addendum; (iii) Condition 3 being amended to read 3 years rather than 5 years.

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**LIST NO:** 2/19                      **APPLICATION NO:** P/1890/04/CFU

**LOCATION:** 1 and 2 Grove Cottages, Warren Lane, Stanmore

**APPLICANT:** Mr & Mrs P Mann

**PROPOSAL:** Redevelopment to Provide Replacement Detached 2 Storey Dwelling with Detached Garage

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

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**LIST NO:** 2/20                      **APPLICATION NO:** P/584/04/CFU

**LOCATION:** 15 Gordon Avenue, Stanmore

**APPLICANT:** Robin Bretherick Associates for C Collins

**PROPOSAL:** Outline: Redevelopment: Detached 3 Storey Building to Provide 8 Flats with Parking

**DECISION:** REFUSED permission for the development described in the application and submitted plans for the following reasons:

(i) The proposal represents an over-development of the site to the detriment of the character of the area which is characterised by single family dwellings both opposite, to the back and to the east.

- (ii) The number of flats proposed will generate more traffic which will be detrimental to the free flow of traffic on the bend of this busy road. Vehicular access onto Gordon Avenue will be detrimental to traffic safety during peak periods.

[Notes: (1) During discussion on this application, it was moved and seconded that the application be refused. Upon being put to a vote, this was carried;

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

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**LIST NO:** 2/21                      **APPLICATION NO:** P/683/04/DFU  
**LOCATION:** 31 Borrowdale Avenue, Harrow  
**APPLICANT:** M Halai for M L Vishram  
**PROPOSAL:** Single Storey Side to Front and Rear Extension and Two Rear Dormers; Garage and Store in Rear Garden and Construction of Vehicle Crossover  
**DECISION:** DEFERRED for Members' site visit.  
(See also Minutes 774(ii) and 792).

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**LIST NO:** 2/22                      **APPLICATION NO:** P/2621/04/CLA  
**LOCATION:** Multi-Storey/Surface Level Car Parks, R/O 18-50 The Broadway, Stanmore  
**APPLICANT:** Harrow Engineering Services  
**PROPOSAL:** Demolition of Multi-Storey Car Park and Replacement with Combined Surface Level Car Park with Fencing and Access  
**DECISION:** DEFERRED to await decision of Cabinet.  
(See also Minute 775).

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**LIST NO:** 2/23                      **APPLICATION NO:** P/2659/04/CFU  
**LOCATION:** 137 Harrow Weald Transmission Station, Harrow Weald Common  
**APPLICANT:** NTL  
**PROPOSAL:** Provision of DAB Antenna and Additional 0.9M Dish Antenna Mast With Equipment Cabin  
**DECISION:** GRANTED permission in accordance with the development described in the application and submitted plans, subject to the condition and informatives reported.

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**LIST NO:** 2/24                      **APPLICATION NO:** P/2339/04/CDU  
**LOCATION:** 180-188 Northolt Road, South Harrow  
**APPLICANT:** Mr R Sood for Durbin plc  
**PROPOSAL:** Provision of Additional Floor of Office Accommodation  
**DECISION:** GRANTED permission in accordance with the development described in the application and submitted plans, subject to the conditions and informatives reported.

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**LIST NO:** 3/02                      **APPLICATION NO:** P/961/04/CFU  
**LOCATION:** 38 Eastcote Lane, South Harrow  
**APPLICANT:** J N Chudasama  
**PROPOSAL:** Change of Use from A1 – A3 to be Used as Private Members Club  
**DECISION:** REFUSED permission for variation described in the application and submitted plans for the reasons and informative reported.

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**LIST NO:** 3/03                      **APPLICATION NO:** P/2392/04/CFU  
**LOCATION:** Site R/O 168-178 Kenton Road  
**APPLICANT:** Randhawa for Paragon Homes  
**PROPOSAL:** Detached 2 Storey Building to Provide 6 Office Units (Class B1) and 6 Studio Flats  
**DECISION:** REFUSED permission for the development described in the application and submitted plans for the reasons and informative reported.  
  
[Note: All Members present wished to be recorded as having been unanimous in their decision to refuse permission].

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**LIST NO:** 3/04                      **APPLICATION NO:** P/1846/04/CFU  
**LOCATION:** Harrow Hospital, Roxeth Hill  
**APPLICANT:** Gery Lytle Associates for Barratt North London  
**PROPOSAL:** Part 2/Part 3 Storey Temporary Sales Building  
**DECISION:** REFUSED permission for the development described in the application and submitted plans for the reason and informative reported.  
  
That officers be authorised to take appropriate enforcement action to secure demolition and removal of the building and that a compliance period of one month be agreed.  
  
[Notes: (1) The Director of Legal Services' representative advised the Committee that in the absence of a recommendation for enforcement action, the Committee could only authorise such action provided Members were satisfied that they had sufficient information available to take this decision. Members were satisfied that they had sufficient information before them that evening to authorise enforcement action;  
  
(2) Members were unanimous in their decision to refuse the application and to authorise enforcement action].

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**LIST NO:** 3/05                      **APPLICATION NO:** P/2167/04/CFU  
**LOCATION:** 387 Torbay Rd, Harrow  
**APPLICANT:** Harrow Churches Housing Assoc.  
**PROPOSAL:** Use as Care Home for up to 6 People with Social Support and Single Storey Rear Extension  
**DECISION:** WITHDRAWN by the applicant.  
  
(See also Minutes 774(iii) and 775).

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**SECTION 4 – CONSULTATIONS FROM NEIGHBOURING AUTHORITIES**

**LIST NO:** 4/01                      **APPLICATION NO:** P/2257/04/CAN  
**LOCATION:** 201 Kenton Road, Harrow  
**APPLICANT:** Brent Council  
**PROPOSAL:** Consultation: Change of Use/Class A1 to A3 (Dry Cleaners to Restaurant)  
with New Shop Front  
**DECISION:** The London Borough of Harrow RAISES NO OBJECTIONS to the  
development set out in the application.

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