



**DEVELOPMENT CONTROL
COMMITTEE
WEDNESDAY 9 FEBRUARY 2005
7.30 PM**

COMMITTEE AGENDA

**COMMITTEE ROOMS 1 & 2,
HARROW CIVIC CENTRE**

MEMBERSHIP (Quorum 3)

Chair: Councillor Anne Whitehead

Councillors:

**Bluston
Choudhury
Idaikkadar
Miles**

**Marilyn Ashton (VC) Thornton
Mrs Bath
Billson
Janet Cowan
Mrs Joyce Nickolay**

Reserve Members:

1. Ismail
2. Blann
3. Thammaiah
4. Mrs R Shah
5. Ray

1. Kara
2. Versallion
3. Arnold
4. Seymour
5. John Nickolay

1. Branch

**Issued by the Democratic Services Section,
Legal Services Department**

**Contact: Kate Boulter, Committee Administrator
Tel: 020 8424 1269 E-mail: kate.boulter@harrow.gov.uk**

***NOTE FOR THOSE ATTENDING THE MEETING:
IF YOU WISH TO DISPOSE OF THIS AGENDA, PLEASE LEAVE IT BEHIND AFTER THE MEETING.
IT WILL BE COLLECTED FOR RECYCLING.***

HARROW COUNCIL

DEVELOPMENT CONTROL COMMITTEE

WEDNESDAY 9 FEBRUARY 2005

Guidance Note for Members of the Public Attending the Development Control Committee (Pages 1 - 2)

AGENDA - PART I

1. **Attendance by Reserve Members:**

To note the attendance at this meeting of any duly appointed Reserve Members.

Reserve Members may attend meetings:-

- (i) to take the place of an ordinary Member for whom they are a reserve;
- (ii) where the ordinary Member will be absent for the whole of the meeting; and
- (iii) after notifying the Chair at the start of the meeting.

2. **Declarations of Interest:**

To receive declarations of personal or prejudicial interests, arising from business to be transacted at this meeting, from all Members present.

3. **Arrangement of Agenda:**

(a) To consider whether any item included on the agenda should be considered with the press and public excluded because it contains confidential information as defined in the Local Government (Access to Information) Act 1985;

(b) to receive the addendum sheets and to note any applications which are recommended for deferral or have been withdrawn from the agenda by the applicant.

To
follow

4. **Minutes:**

That it be agreed that, having been circulated, the Chair be given authority to sign the minutes of the meeting held on 11 January 2005 as a correct record once they have been printed in the Council Bound Minute Volume.

5. **Public Questions:**

To receive questions (if any) from local residents/organisations under the provisions of Committee Procedure Rule 18 (Part 4B of the Constitution).

6. **Petitions:**

To receive petitions (if any) submitted by members of the public/Councillors.

7. **Deputations:**

To receive deputations (if any) under the provisions of Committee Procedure Rule 16 (Part 4B) of the Constitution.

8. **References from Council and other Committees/Panels:**
To receive references from Council and any other Committees or Panels.

- Enc. (a) Planning application within Wealdstone - Bentley House Hotel, 15-21 Headstone Drive, Wealdstone, Harrow : Reference from the Wealdstone Regeneration Advisory Panel Meeting held on 30 November 2004 (Pages 3 - 4)

9. **Representations on Planning Applications:**
To confirm whether representations are to be received, under Committee Procedure Rule 17 (Part 4B of the Constitution), from objectors and applicants regarding planning applications on the agenda.

10. **Planning Applications Received:**
Report of the Interim Chief Planning Officer (circulated separately).

- Enc. 11. **Planning Appeals Update:** (Pages 5 - 10)
Report of the Interim Chief Planning Officer.

FOR INFORMATION

- Enc. 12. **Enforcement Notices Awaiting Compliance:** (Pages 11 - 14)
Report of the Interim Chief Planning Officer.

FOR INFORMATION

- Enc. 13. **Tree Preservation Orders:** (Pages 15 - 72)
Report of the Interim Chief Planning Officer

- Enc. 14. **Action taken under the Urgent Non-Executive Decision Procedure:**
(Pages 73 - 76)
Report of the Director of Legal Services

15. **Telecommunications Developments:**
(if any).

16. **Determination of Demolition Applications:**
(if any).

17. **Any Other Business:**
(which the Chair has decided is urgent and cannot otherwise be dealt with).

AGENDA - PART II - Nil

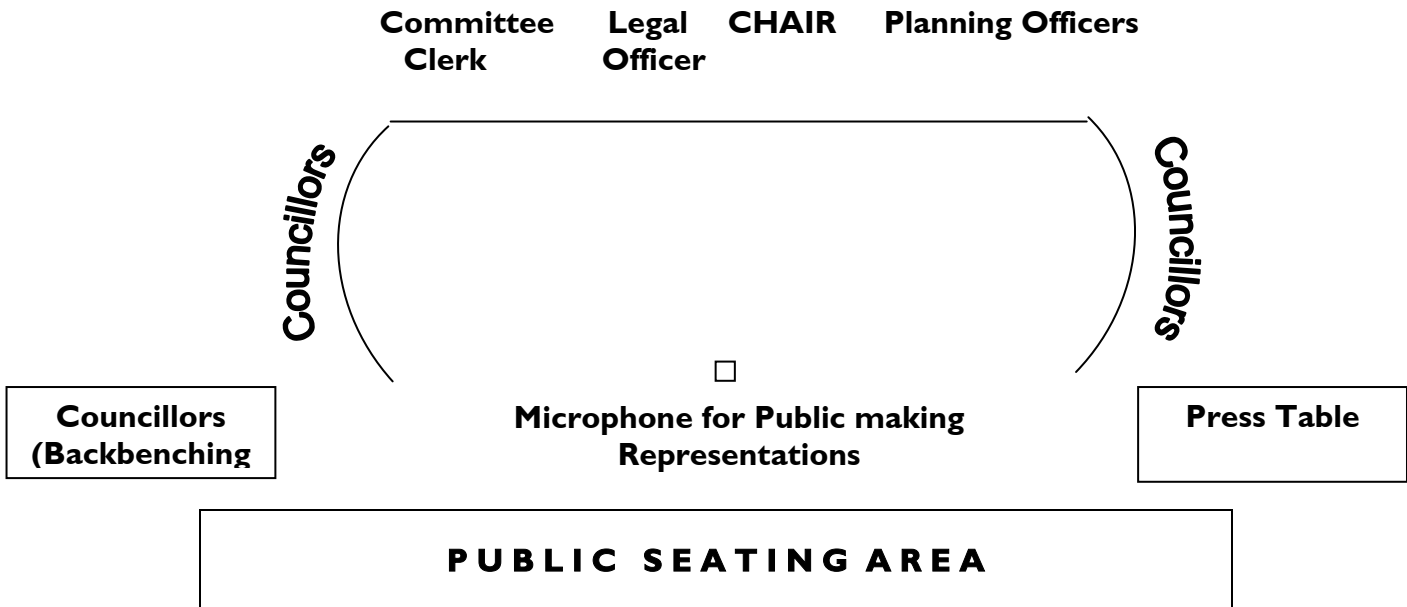
Officer attendance at the Meeting

Development Control Manager – Frank Stocks
Planner (Development Control) – Tim Wood
Legal Services – Jessica Farmer
Democratic Services – Daksha Ghelani/Kate Boulter

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**GUIDANCE NOTE FOR MEMBERS OF THE PUBLIC
ATTENDING THE DEVELOPMENT CONTROL COMMITTEE**

Committee Room Layout



Order of Committee Business

It is the usual practice for the Committee to bring forward, to the early part of the meeting, those planning applications where notice has been given that objectors wish to speak, or where members of the public have come to hear the debate.

You will find a slip of paper on your seat for you to indicate which item you have come for. This should be handed to the Committee Administrator prior to the start of the meeting.

Although the Committee will try to deal with the application which you are interested in as soon as possible, often the agendas are quite long and the Committee may want to raise questions of officers and enter into detailed discussion over particular cases. This means that you may have to wait some time. The Committee normally adjourns around 9.00 pm for a short refreshment break for Members.

Rights of Objectors/Applicants to Speak at Development Control Committees

Please note that objectors may only speak when they have given 24 hours notice. In summary, where a planning application is recommended for grant by the Chief Planning Officer, a representative of the objectors may address the Committee for up to 3 minutes.

Where an objector speaks, the applicant has a right of reply. Planning Services advises neighbouring residents and applicants of this procedure. The Development Control Committee is a formal quasi-judicial body of the Council with responsibility for determining applications, hence the need to apply rules governing the rights of public to speak. Full details of this procedure are also set out in the "**Guide for Members of the Public Attending the Development Control Committee**" which is available in both the Environmental Information Centre and First Floor Reception or by contacting the Committee Administrator (tel 020 8424 1269). This guide also provides useful information for Members of the public wishing to present petitions, deputations or ask public questions, and the rules governing these procedures at the Development Control Committee.

Addendum Sheet

In addition to this agenda, an Addendum Sheet is produced on the day of the meeting. This updates the Committee on any additional information received since the formal agenda was published and also identifies any applications which have been withdrawn by applicants or which officers are recommending for deferral. Copies of the Addendum are available for the public in the Committee Room from 6.30 pm onwards.

Decisions taken by the Development Control Committee

Set out below are the types of decisions commonly taken by this Committee

Refuse permission:

Where a proposal does not comply with the Council's (or national) policies or guidance and the proposal is considered unacceptable, the Committee may refuse planning permission. The applicant can appeal to the Secretary of State against such a decision. Where the Committee refuse permission contrary to the officer recommendation, clear reasons will be specified by the Committee at the meeting.

Grant permission as recommended:

Where a proposal complies with the Council's (or national) policies or guidance and the proposal is considered acceptable, the Committee may grant permission. Conditions are normally imposed.

Minded to grant permission contrary to officer's recommendation:

On occasions, the Committee may consider the proposal put before them is acceptable, notwithstanding an officer recommendation of refusal. In this event, the application will be deferred and brought back to a subsequent meeting. Renotification will be carried out to advise that the Committee is minded to grant the application.

Defer for a site visit:

If the Committee decides that it can better consider an application after visiting the site and seeing the likely impact of a proposal for themselves, the application may be deferred until the next meeting, for an organised Member site visit to take place.

Defer for further information/to seek amendments:

If the Committee considers that it does not have sufficient information to make a decision, or if it wishes to seek amendments to a proposal, the application may be deferred to a subsequent meeting.

Grant permission subject to a legal agreement:

Sometimes requirements need to be attached to a planning permission which cannot be dealt with satisfactorily by conditions. The Committee therefore may grant permission subject to a legal agreement being entered into by the Council and the Applicant/Land owner to ensure these additional requirements are met.

(Important Note: This is intended to be a general guide to help the public understand the Development Control Committee procedures. It is not an authoritative statement of the law. Also, the Committee may, on occasion, vary procedures).

LONDON BOROUGH OF HARROW

DEVELOPMENT CONTROL COMMITTEE

TUESDAY 11 JANUARY 2005

**Planning application within Wealdstone –
Bentley House Hotel, 15-21 Headstone Drive, Wealdstone, Harrow :
Reference from the Wealdstone Regeneration Advisory Panel Meeting held on 30
November 2004**

1. Following their declarations of interest in relation to this item, which related to planning permission for Bentley House Hotel, 15-21 Headstone Drive, Wealdstone, the Chair indicated her agreement to Councillors Marilyn Ashton and Billson remaining in the meeting whilst it was discussed.
2. The Chair advised that the application was seeking a change of use for the premises and she understood that there were a number of interested parties that wished to relocate to the site. The information in the application proposed that the ground and first floors of the premises be converted back to offices. A Member added that it was to be welcomed that an organisation was considering locating its head office in Wealdstone.
3. An adviser to the Panel welcomed the proposal to change the use of the premises to offices, as the staff employed would then make use of the shops in Wealdstone. She advised the Panel that permission had previously been given for a 4 star hotel to be located on the site but that it had always been used as a hostel. She expressed concern that there might be the potential for further social housing in Wealdstone.
4. The Panel noted that the application was inconsistent in that it referred to the premises as both a hostel and hotel and indicated that this would require clarification. They further noted that the Development Control Committee was required to consider each application on its own merits.
5. The Panel, having expressed a number of concerns, welcomed the application and its proposed change of use, including the proposed length of time the permission would be granted for, and

RESOLVED: That the Panel's views be forwarded to the Development Control Committee.

(See also Minute 184)

FOR CONSIDERATION

Background Papers

1. Minutes of Wealdstone Regeneration Advisory Panel meeting held on 30 November 2004

Contact: Alison Brooker, Democratic Services, Legal Services Division. Tel: (Direct Line) 020 8424 1266. E-mail: Alison.brooker@harrow.gov.uk

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APPEALS BEING DEALT WITH

WRITTEN REPRESENTATIONS	APPEAL REF:	OFFICER	QUESTIONNAIRE DUE/SENT	STATEMENT DUE	SITE VISIT DATE/TIME
16&17 Broadmead Close, Hatch End	3295	TBW	Sent 19.01.05	02.02.05	
County House, 29 Peterborough Road	3299	TW	Due 06.01.05	03.02.05	
19&21 & R/O 11-29 Alexandra Avenue	3300	TW	Due 20.01.05	17.02.05	
27 Tregenna Avenue	3301	PDB	Appeal forms rec'd	14.12.04 – awaiting start date	
2 Oak Tree Close, Stanmore	3302	OH	Sent 18.01.05	15.02.05	
1 & 2 Station Parade, Kenton Lane	3304	TW	Sent 26.01.05	22.02.05	
4 South Close, Off Village Way, Pinner	3305	KMS	Sent 26.01.05	22.02.05	
O/S 127 Marsh Road, Pinner	3306	TEM	Due 26.01.05	23.02.05	
'Stella Maris', 39 Oakhill Avenue, Pinner	3310	TW	Due 31.01.05	28.02.05	
R/O 71/83 Canterbury Road, North Harrow	3312	TW	Due 04.02.05	04.03.05	
HEARINGS	APPEAL REF:	OFFICER	STATEMENT DUE/SENT	HEARING DATE	LOCATION
625 Pinner Road	3197	MRE	24.06.04	01.02.05	Ping Conf. Room
627 Pinner Road	3198				
4 Latimer Gardens	3215	JH	Sent 04.08.04	8.03.05	Ping Conf. Room
274-278 Northolt Road, South Harrow	3237	TEM	Sent 20.09.04	28.6.05	Ping Conf. Room
1-4 Chandos Parade	3240	TW	Sent 11.10.04	29.6.05	Ping Conf. Room
45-51 Southfield Park, North Harrow	3248	TW	Sent 04.10.04	27.09.05	Ping Conf. Room
25A Masons Avenue, Harrow	3250	PDB	Sent 08.10.04	04.10.05	Ping Conf. Room
9-17 Manor Road, Harrow	3261	TW	Sent 12.11.04	20.09.05	Ping Conf. Room
14 Bengarth Drive, Harrow Weald	3287	GDM	Sent 17.01.05	22.03.05	Ping Conf. Room
15 Gordon Avenue	3288	JH	Due 31.03.05		
7/9 Stanmore Hill	3290	AMH	Sent 13.01.05		
Eastcliff, Brookshill Drive, Harrow Weald	3292	TEM	Sent 21.01.05		
Harrow Hospital	3303	TW	Due 02.02.05		
81 Roxeth Hill (Enf)	3308	RJS	Appeal forms rec'd	11.01.05 – awaiting start date	
The Gardens, r/o Pinner Road	3309	TW	Due 02.03.05		
22 Devonshire Road	3311	AMH	Appeal forms rec'd	18.01.05 – awaiting start date	

PUBLIC INQUIRIES	APPEAL REF:	OFFICER	STATEMENT DUE/SENT	INQUIRY DATE	LOCATION
102 High Street (Discontinuance Appeal)	3239	GJ	Due 28.02.05	05.06.05 (2 days)	C.Rms 1&2
Cottages, Cherry Tree Way	3258	TEM	Sent 09.11.04	23.08.05 (1 day)	C.Rms 1&2
375-379 Uxbridge Rd, Hatch End	3266	TEM	Sent 17.11.04	14.09.05 (1 day)	C.Chamber
354-366 Pinner Road, Harrow	3279	TEM	Sent 15.12.04	28.09.05 (3 days)	C.Chamber
294 Uxbridge Road, Hatch End	3297	JH	Sent 25.01.05	01.11.05	

APPEALS AWAITING DECISION

WRITTEN REPRESENTATIONS	APPEAL REF:	OFFICER	STATEMENT SENT	FINAL COMMENTS DUE	SITE VISIT DATE/TIME
107-109 Byron Road, Wealdstone	3214	TW	05.07.04 (q)	Expired	Unac. w/c 13.12.04
17 Little Common, Stanmore	3226	RJS	28.07.04(q)	Expired	18.01.05 @ 12.45
1 Butler Ave.	3224	JH	28.07.04(q)	Expired	10.01.05 @ 11:00
16 Manor Park Drive,	3216	DEH	06.08.04	Expired	14.12.04 @ 11:00
The White Cottage, Sudbury Hill	3229	JH	10.09.04(q)	Expired	21.01.05 @ 15:30
2 Radnor Avenue	3231	JH	11.08.04(q)	Expired	14.02.05 @ 09.15
1 Holly Avenue, Stanmore	3225	CM	19.08.04	Expired	18.01.05 @ 11.30
128 Somervell Road, Harrow	3228	AMH	25.08.04	Expired	10.01.05 @ 10.10
106 Uxbridge Road	3227	JH	27.08.04	Expired	18.01.05 @ 14.30
102 Parkside Way, Harrow	3230	DEH	09.09.04(q)	Expired	01.02.05 @15.45
198-200 Whitchurch Lane, Edgware	3245	PDB	09.09.04	Expired	
99 Holyrood Avenue	3246	PDB	09.10.04	Expired	
191 Torbay Road	3233	ME	10.09.04	Expired	Unac. w/c 14.02.05
13 Crowshott Avenue	3241	KS	10.09.04	Expired	
Land at Poplar Close, 540 Uxbridge Rd	3244	AMH	10.09.04(q)	Expired	
331 High Road, Harrow	3232	OH	10.09.04	Expired	14.02.05 @ 10.30
Garages R/O 75 Harrow View, Harrow	3251	RD	17.09.04(q)	Expired	
31 High Worple	3238	DEH	17.09.04	Expired	14.02.05 @ 14:00
60 Brampton Grove, Kenton	3247	CM	23.09.04	Expired	
Copse Farm House	3236	TEM	27.09.04	Expired	14.02.05 @ 11:45
95 Tregenna Avenue, South Harrow	3256	PDB	27.09.04(q)	Expired	
Outside Homebase, Harrow Weald	3257	TEM	05.10.04(q)	Expired	
75 Kingsley Road	3243	DEH	29.09.04	Expired	
184 Whitchurch Gardens, Edgware	3252	TEM	05.10.04	Expired	
26 Radnor Road, Harrow	3249	DEH	06.10.04	Expired	
55 Broadcroft Avenue	3260	ME2	06.10.04(q)	Expired	
Bridle Cottages, Brookshill Drive, Stanmore	3253	AB	08.10.04	Expired	

Bridle Cottages, Brookshill Drive, Stanmore	3254	TEM	08.10.04	Expired	
33 Eastleigh Avenue, Harrow	3255	KS	13.10.04	Expired	
7 Westbury Lodge Close	3264	PDB	18.10.04	Expired	
48 Talbot Road, Harrow	3262	CM	18.10.04	Expired	
43 Nolton Place, Edgware	3267	PDB	19.10.04(q)	Expired	
67a Gayton Road, Harrow	3259	CM	01.11.04	Expired	
56 Clifton Road, Kenton	3277	SK	10.11.04(q)	Expired	
44 Butler Road, Harrow	3278	AMH	16.11.04(q)	Expired	
1 Ash Close Stanmore	3268	JH	25.11.04	Expired	
1 Hathaway Close, Stanmore	3269	JH	26.11.04	Expired	
5 Derwent Avenue, Hatch End	3283	MRE	01.12.04(q)	Expired	
Kings Head Hotel, Harrow on the Hill	3270	TW	01.12.04	08.02.05	
7 Sancroft Avenue, Harrow	3271	UE	02.12.04	Expired	
12 Cuckoo Hill Drive, Pinner	3273	OH	06.12.04	Expired	
4 Elm Park, Stanmore	3276	TEM	09.12.04	Expired	
146 Headstone Drive, Harrow	3280	KMS	14.12.04	Expired	
31 Elms Road, Harrow Weald	3275	TEM	15.12.04	Expired	
37 Arundel Drive, Harrow	3286	MRE	15.12.04(q)	02.02.05	
54 Lyndhurst Avenue	3281	KMS	16.12.02	Expired	
93 Eastcote Lane, Harrow	3282	KMS	16.12.04	Expired	
45 Graham Road, Wealdstone	3272	SK	21.12.04	03.02.05	
36 Imperial Drive, North Harrow	3274	OH	23.12.04	Expired	
61 Birkdale Avenue, Pinner	3291	PDB	24.12.04(q)	07.02..05	
Adj. 68 Boxtree Lane, Harrow Weald	3294	CM	29.12.04(q)	11.02.05	
20 Fairview Crescent, Harrow	3263	KS	05.01.05	18.02.05	
45 St. Margarets Avenue, South Harrow	3296	KMS	06.01.05	23.02.05	
Land adjacent Leeft Robinson Public House	3284	JH	10.01.05	31.01.05	
9 Dearne Close	3298	JB	11.01.05(q)	18.02.05	
67 Rickmansworth Road	3289	BVS	24.01.05	16.02.05	
121 Blenheim Road	3307	JAB	24.01.05(q)	16.03.05	
102 Parkside Way	3285	PDB	24.01.05(q)	11.03.05	
HEARINGS	APPEAL REF:	OFFICER	STATEMENT DUE/SENT	HEARING DATE	LOCATION
22 Brookshill Avenue, Harrow	3170	RJS	Sent 30.04.04	19.10.04	Plng Conf. Room
Oxford Road, Harrow	3186	AMH	Sent 28.05.04	14.12.04	C/R 5

PUBLIC INQUIRIES	APPEAL REF:	OFFICER	STATEMENT DUE/SENT	INQUIRY DATE	LOCATION
The Grove, Stanmore	3130	GM	Sent 27.02.04	09.11.04 (4 days)	Various C.Centre
DECISIONS (since 01.11.04)					
	APPEAL REF:	OFFICER	DECISION	DATE	
22 Brookshill Avenue, Harrow	3170	RJS	DISMISSED	01.11.04	
294 Uxbridge Road, Hatch End	3178	JH	DISMISSED	01.11.04	
505 Northolt Road (adv)	3234	MRE	DISMISSED	02.11.04	
33 The Bridge, Wealdstone (adv)	3235	CM	DISMISSED	04.11.04	
154-156 Eastcote Road	3174	TW	DISMISSED	04.11.04	
19 Westleigh Gardens	3223	KMS	WITHDRAWN	09.11.04	
23 Alicia Avenue, Kenton	3182	PDB	DISMISSED	09.11.04	
20 Dalkeith Grove, Stanmore	3172	OH	DISMISSED	11.11.04	
154 Eastcote Lane	3179	OH	DISMISSED	11.11.04	
3 Glanleam Road	3181	OH	ALLOWED	15.11.04	
'Cornerways', Orley Farm Road	3175	JH	DISMISSED	15.11.04	
45 Whitchurch Gardens	3199	TW	ALLOWED	16.11.04	
Lavender Gardens	3192	AMH	ALLOWED	17.11.04	
Glenthorne Lodge, Common Road, Stanmore	3189	RJS	DISMISSED	17.11.04	
66-68 Marsh Road, Pinner	3173	RD	DISMISSED	17.11.04	
9 Carrington Square, Harrow Weald	3191	AMH	DISMISSED	17.11.04	
3 Evelyn Drive, Pinner	3169	JH	DISMISSED	23.11.04	
6 Lawn Vale, Pinner	3184	KMS	DISMISSED	23.11.04	
78 Whitchurch Gardens, Edgware	3188	RJS	DISMISSED	23.11.04	
TXU Site, Roxeth Green Avenue	3202	GM	ALLOWED	30.11.04	
455 Uxbridge Road, Hatch End	3177	GM	ALLOWED	09.12.04	
68 Cunningham Park, Harrow	3200	MRE	DISMISSED	09.12.04	
65 Church Lane, Wealdstone	3204	ME2	DISMISSED	13.12.04	
58 West Avenue, Pinner	3190	MRE	PART ALLOWED	14.12.04	
131-133 Whitchurch Lane, Edgware	3193	TEM	DISMISSED	14.12.04	
44 Harley Crescent, Harrow	3293	MRE	INVALID	15.12.04	
249C Station Road, Harrow	3210	GM	DISMISSED	24.12.04	
20 Golf Close	3208	AMH	DISMISSED	06.01.05	
1-7 Manor Road, Harrow	3171	TW	DISMISSED	07.01.05	
40 Richmond Gardens	3207	OH	ALLOWED	07.01.05	
32 Cavendish Drive, Edgware	3206	PDB	ALLOWED	07.01.05	
66 Potter Street, Pinner	3203	OH	DISMISSED	11.01.05	

378/380 Rayners Lane,	3212	OH	DISMISSED	13.01.05
101 Beverley Gardens, Stanmore	3218	CM	DISMISSED	17.01.05
66 Park Crescent	3211	AMH	DISMISSED	20.01.05
Pinnerwood Cottage, 3 Woodhall Road, Pinner	3213	TEM	DISMISSED	21.01.05

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ENFORCEMENT NOTICES AWAITING COMPLIANCE 9 February 2005

ADDRESS	EN/LEGAL/PL APP REF. NOS.	OFFICER	C'TTEE DATE	MEMO LEGAL	DATE SERVED	EFFECTIVE DATE	APPEAL DATES	COMPLIANCE PERIOD	COMPLIANCE DATE	NOTES
78 CECIL ROAD Demolish unauthorised structure	ENF/339/01/EAST LP/KW/PEN-12858	GDM	12-Sep-01	17-Oct-01	15-Feb-02	26-Mar-02	Yes Hearing. 19-Aug-03.	1 Month	26-Apr-02 27/9/03	Planning application received. Being determined. Refused 01-Aug-02. Legal to write to developer giving him a month to comply. Letter sent. 18.10.02. Prosecute for non-compliance. Appeal now entered against the refusal of permission held in abeyance until result. Prosecution statement with Borough Solicitor for checking. Letter for action sent by Borough Solicitor. Borough Solicitor forwarding papers to Court. Court case deferred till 7 Apr 04. Court case deferred to 28-APR-04. Court adjourned to 19 May 2004 for Committal hearing. Court issued a warrant with no bail as the defendant failed to attend. Borough solicitor to appoint investigator to provide information to the Police. Notification sent to owner at the site re Council's option to take direct action. Enf Officer to prepare prosecution statement.
482 KENTON ROAD KENTON Erection of two sheds and use of and garage for non domestic storage, BCN.	ENF/205/EAST LP/KW/PEN-13005/bw	NP	11-Sep-02	16-Sep-02 16-Jul-03	23-Jan-04			1 month		Section 330 Notices. Notice ready to be signed. One shed now removed. New Notice to be prepared. New authority now signed. Borough Solicitor preparing notice. Changes to the property require a new report to be prepared to the Development Control Committee. Borough Solicitor to serve breach of condition notice. BCN served 23 January 2004. Borough Solicitor corresponding with owners solicitor. Site visit to be carried out then Enf Officer and Borough Solicitor to discuss the likelihood of success in Court. Enf. Officer to visit.
9 WEST DRIVE GARDENS HARROW Roof alterations without planning	EAST/631/02/FUL ENF/480/02/EAST LP/MW/PEN13018	GDM	20-Sep-02	20-Sep-02	11-Feb-03	21-Mar-03	Yes Hearing 03-Jun-03	10 months	21-Jan-04 21-Mar-04 26-APR-04	Notice to be served as soon as possible. Notice of appeal served. Appeal Dismissed Insp letter dated 20-Jun-03. Owners have offered to

ENFORCEMENT NOTICES AWAITING COMPLIANCE 9 February 2005

ADDRESS	ENF/LEGAL/PL. APP REF. NOS.	OFFICER	C'TTEE DATE	MEMO LEGAL	DATE SERVED	EFFECTIVE DATE	APPEAL DATES	COMPLIANCE PERIOD	COMPLIANCE DATE	NOTES
permission										do works required, starting in Sept 2004. Site inspected in Sept 04, no works carried out. Borough Solicitor sent letter before action. Enf Officer to prepare prosecution statement.
93 STANMORE HILL STANMORE New Shop front	ENF/530/02/EAST	csw	Dec-02 14-JAN-04	13-Dec-02	19-Apr-04				12-DEC-04	Notice in draft. App now received to remedy. App refused, enforcement officer pursuing investigation. Borough Solicitor preparing notice. Report to Development Control Committee on 14 Jan 2004. Borough Solicitor preparing notice. Notice served. Site visited and notice appears not to have been complied with. Enf Officer wrote to owner. Enf Officer to draft prosecution statement.
8 KENTON ROAD HARROW Use of property as 5 self contained flats	ENF/326/02/EAST	GDM	15-Jan-03	21-Jan-03						To be the subject of a report to Committee. Reported to Development Control Committee on 5 November 2003, and subject to committee decision. Planning application submitted for change of use to 5 flats, P/719/04/DFU.
45 RADNOR ROAD HARROW Erection of front boundary wall <2 Mts high	ENF/186/02/EAST	DMC	15-Jan-03	21-Jan-03					12-Sept-03	Section 3330 Notice served. Enforcement notice served. Planning application submitted, currently invalid. Application validated. App validated and being considered. Planning app refused, enf officer negotiating solution. Planning application P/519/04/DFU submitted with proposals to overcome objection to current development. Application file invalid for several months, enf to pursue compliance. Application P/519/04/DFU validated and being considered. Planning application granted. Enf officer to prepare prosecution statement. Draft statement passed to legal services. Wall and railings reduced to 1.5m, prosecution to proceed.
81 Roxeth Hill Harrow on the hill		AB / RD				14-Jan-05	Appeal submitted	3 Months	13-APR-05	AB / RD checking when roof was erected. Borough Solicitor

ENFORCEMENT NOTICES AWAITING COMPLIANCE 9 February 2005

ADDRESS	ENF/LEGAL/PL. APP REF. NOS.	OFFICER	C'TTEE DATE	MEMO LEGAL	DATE SERVED	EFFECTIVE DATE	APPEAL DATES	COMPLIANCE PERIOD	COMPLIANCE DATE	NOTES
Erection of roof GARAGES 6-12 REAR OF GRANGE COURT GRANGE GARDENS PINNER	ENF/280/02/WEST	GDM	12_Feb-03	18-Feb-03						preparing notice. Notice prepared. Appeal part allowed. Section 330 notices served. App for certificate of lawful development submitted, currently being considered. Application refused. Enf officer to pursue. New report to Committee being prepared. Report due to go to Committee on 21 Apr 04. Certificate refusal appealed with additional evidence, decision under review by Enf officer and Borough Solicitor. New Cert app submitted, looks likely to be approved, thus appeal on hold. Cert granted for some garages, appeal withdrawn, enf officer to check use of garages. Enf Officer to inspect site on 2 Feb 05.
Use of garages for storage purposes in connection with a business								6 Months	2-Jan-05	Notice served.
46a Harrow View Harrow	ENF/314/03/P	GDM	14-JAN-04	25-May-04	2-Jul-04					
COU flat to bedsits 154 Eastcote Lane South Harrow	ENF/317/03/P	NP	17-Mar-04	23-Mar-04	27-may-04	30-Jun-04		3 Months	01-Oct-04	S330 notice served. Notice served. Appeal received, appeal not valid. Section 78 appeal submitted, awaiting outcome. S78 appeal dismissed, owners asked to provide details of timescale for compliance with notice. Agent looking into how to alter development to comply with notice.
Single storey rear extension and raised patio										
171 Welbeck Road Harrow	ENF/366/03/P	NP	21-Apr-04	28-Apr-04					10-Dec-04	S330 notice served. Draft notice prepared. Notice served. Site visited revealed site is vacant, use ceased, notice therefore complied with.
COU Dwelling to Office										
REGENT HOUSE, 21 CHURCH ROAD, STANMORE. Four Air Con Units on a Listed Building	ENF/442/02/EAST	CJF AND AB	10-Jul-03	16-Jul-03	13-Jan-05	23-Feb-05		3 Months	24-May-05	Report to be placed before July DC Committee. S16 served. Borough Solicitor drafting notice.
Prosecutions for										

ENFORCEMENT NOTICES AWAITING COMPLIANCE 9 February 2005

ADDRESS	ENF/LEGAL/PL. APP REF. NOS.	OFFICER	C'TTEE DATE	MEMO LEGAL	DATE SERVED	EFFECTIVE DATE	APPEAL DATES	COMPLIANCE PERIOD	COMPLIANCE DATE	NOTES
unlawful advertisements										
ENFORCEMENT NOTICES AUTHORISED, AWAITING SERVICE										
1 NELSON ROAD HARROW	WEST/1209/02/VAR LP/PEN 13099	NP								Planning application P1779/03/CVA to allow clear opening fan light window allowed. No longer any breach of planning control. No further action required.
Window in flank wall										
25 LAKE VIEW, EDGWARE. HA7 4SF	ENF/33/03/P	CSW	22-Apr-03	16-Jul-03						S330 notices served. Borough Solicitor preparing notice. Planning application lodged to vary condition. PP granted. Property changed hands. Enf Officer negotiating with new owner.
Breach of Conditions										
4 Elm Park Stanmore	ENF/297/03/P	NP	17-Mar-04	23-Mar-04 27-Jul-04						S 330 served. Reported to DCC again with retrospective planning application. Application refused. New report to be prepared by Enf Officer.
4 COU from 3 flats to 3flats and a dwelling house										
Portman Hall Old Redding Harrow	ENF/96/03/P	GDM	21-Apr-04	28-Apr-04						S330 notices served. Draft notice prepared. Opinion on draft enforcement notice being sought from Counsel.
Erection of fence on roof										
201-203 Headstone Lane	ENF/715/03/P	CSW	21-Apr-04	28-Apr-04						EO's and Borough Solicitor reviewing evidence with Chief Planning Officer.
BCN, Access to front										
Broomhill Mount Park Road Hoth	ENF/625/03/P	GDM	8-DEC-04							
Compliance with condition 8										
Harrow Hospital 88 Roxeth Hill Harrow		GDM	9-NOV-04							
Erection of sales building										



Meeting:	Development Control Committee
Date:	9 February 2005
Subject:	Tree Preservation Orders (TPO)
Responsible Officer:	Chief Planning Officer
Contact Officer:	Steve Woad
Portfolio Holder:	Planning Development and Housing
Key Decision:	No

Section 1: Summary

Decision Required

1.1 That the Director of Legal Services be authorised to make new TPO's to be known as

- follows: TPO 811 Mount Park Avenue (No. 1) Harrow on the Hill
- TPO 812 Roxbourne Park (No. 1) Rayners Lane
- TPO 814 Paines Lane (No. 19) Pinner
- TPO 815 Paines Lane (No. 20) Pinner
- TPO 816 Elm Park Road (No. 2) Pinner
- TPO 817 Birchmead Avenue (No. 3) Pinner
- TPO 818 Weald Lane (No. 1) Harrow Weald
- TPO 820 White Orchards (No. 1) Stanmore Park
- TPO 821 Gordon Avenue (No. 22) Stanmore Park
- TPO 822 Headstone Drive (No. 1) Marlborough
- TPO 823 Headstone Gardens (No. 2) Headstone South
- TPO 824 Roxborough Park (No. 7) Greenhill

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

1.2 On confirmation of all the above TPO's, the following TPO's to be revoked:

- TPO 161 Sudbury Hill (No. 1) Harrow
- TPO 536 Cannon Lane (No. 1) Rayners Lane
- TPO 87 Paines Lane (No. 2) Pinner
- TPO 113 Uxbridge Road (No. 2) Stanmore
- TPO 288 Headstone Gardens (No. 1) Wealdstone
- TPO 70 Roxborough Park (No. 2) Harrow

Reason for report

This report addresses The Council's stated priority of enhancing the environment of the borough.

In accordance with current policy the sites have now been re-surveyed to identify individual trees, groups of trees and woodlands that are of high amenity value.

Benefits

This report provides detailed tree surveys carried out at the above sites, which will enable the council to protect the most important trees and enhance the environment of the borough.

Cost of Proposals

Legal Costs.

Risks

Maybe risk of payment of compensation, in respect of loss or damage sustained as a natural consequence of a refusal to grant consent under the TPO when made.

Implications if recommendations rejected

Trees across the borough will not be protected.

Section 2: Report

2.1 Brief History

In order to achieve immediate protection and as a matter of expediency Area TPO's were made on the sites listed in section 1.2 and including:

TPO 228 Paines Lane (No. 10) Pinner
TPO 62 Elm Park Road (No. 1) Pinner
TPO 131 Birchmead Avenue (No. 1) Pinner
TPO 200 Enderley Road (No. 1) Harrow
TPO 270 Gordon Avenue (No. 9) Stanmore

In accordance with current policy the sites have now been re-surveyed to identify individual trees, groups of trees and woodlands that are of high amenity value.

2.2 Options considered

Make new TPO's to protect the most important trees.

2.3 Consultation

Not applicable.

2.4 Financial Implications

No financial implications.

2.5 Legal Implications

None.

2.6 Equalities Impact

None.

Section 3: Supporting Information/ Background Documents

- 3.1 The existing Orders referred to in paragraph 1.2 will remain in force until the new Orders are confirmed. On confirmation of the new Orders the old Orders will be revoked.

Other background papers that are available on request: See paragraph 1.2 and 2.1.

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TPO NO. 811

TPO TITLE: Mount Park Avenue (No. 1) Harrow on the Hill

FIRST SCHEDULE

TREES SPECIFIED INDIVIDUALLY
(encircled in black on the map)

<u>No on Map</u>	<u>Description</u>	<u>Situation</u>
T1	Yew	At main entrance to St. Dominic's Sixth Form College.
T2	Sycamore	Front garden of St. Dominic's Chapel, Mount Park Ave.
T3	Sycamore	Front garden of St. Dominic's Chapel, Mount Park Ave.
T4	Sycamore	Front garden of St. Dominic's Chapel, Mount Park Ave.
T5	Sycamore	Front garden of St. Dominic's Chapel, Mount Park Ave.
T6	Sycamore	Front garden of St. Dominic's Chapel, Mount Park Ave.
T7	Sycamore (twin-stem)	In car park at rear of Mount Lodge, Mount Park Ave.
T8	Yew	In car park at rear of Mount Lodge, Mount Park Ave.
T9	Sycamore	In car park at rear of Mount Lodge, Mount Park Ave.
T10	Honey Locust	Rear garden of Mount Lodge, Mount Park Ave.
T11	Oak	Rear garden of Mount Lodge, Mount Park Ave.
T12	Oak	Down side of The Mount House, Sudbury Hill.
T13	Sycamore	Along frontage of The Mount House, Sudbury Hill.
T14	Ash	Along frontage of The Mount House, Sudbury Hill.
T15	Sycamore	Along frontage of The Mount House, Sudbury Hill.
T16	Lime	Along frontage of The Mount House, Sudbury Hill.
T17	Lime	Along frontage of The Mount House, Sudbury Hill.
T18	Lime	Along frontage of The Mount House, Sudbury Hill.
T19	Oak	Rear grounds of The Mount House, Sudbury Hill.
T20	Hornbeam	Rear grounds of The Mount House, Sudbury Hill.
T21	Beech	In grounds of St. Dominic's Sixth Form College.
T22	Cypress	In grounds of St. Dominic's Sixth Form College.

T23	Ash	In grounds of St. Dominic's Sixth Form College.
T24	Sycamore	In grounds of St. Dominic's Sixth Form College.
T25	Sycamore	In grounds of St. Dominic's Sixth Form College.
T26	Sycamore	In grounds of St. Dominic's Sixth Form College.
T27	False Acacia	In grounds of St. Dominic's Sixth Form College.
T28	Sycamore (multi-stem)	In grounds of St. Dominic's Sixth Form College.
T29	False Acacia	In grounds of St. Dominic's Sixth Form College.
T30	Pine	In grounds of St. Dominic's Sixth Form College.
T31	Poplar	In grounds of St. Dominic's Sixth Form College.
T32	Pine	In grounds of St. Dominic's Sixth Form College.
T33	Ash (twin-stem)	In grounds of St. Dominic's Sixth Form College.
T34	Sycamore	In grounds of St. Dominic's Sixth Form College.
T35	Oak	In grounds of St. Dominic's Sixth Form College.
T36	False Acacia	In grounds of St. Dominic's Sixth Form College.
T37	False Acacia	In grounds of St. Dominic's Sixth Form College.
T38	Poplar	In grounds of St. Dominic's Sixth Form College.
T39	Hawthorn	In grounds of St. Dominic's Sixth Form College.
T40	Oak	In grounds of St. Dominic's Sixth Form College.
T41	Oak	In grounds of St. Dominic's Sixth Form College.
T42	Horse Chestnut	In grounds of St. Dominic's Sixth Form College.
T43	Horse Chestnut	In grounds of St. Dominic's Sixth Form College.
T44	Horse Chestnut	In grounds of St. Dominic's Sixth Form College.
T45	Horse Chestnut	In grounds of St. Dominic's Sixth Form College.
T46	Pine	In grounds of St. Dominic's Sixth Form College.
T47	Pine	In grounds of St. Dominic's Sixth Form College.
T48	Pine	In grounds of St. Dominic's Sixth Form College.
T49	Pine	In grounds of St. Dominic's Sixth Form College.
T50	Pine	In grounds of St. Dominic's Sixth Form College.

T51	Oak	In grounds of St. Dominic's Sixth Form College.
T52	Horse Chestnut	In grounds of St. Dominic's Sixth Form College.
T53	Oak (multi-stem)	In grounds of St. Dominic's Sixth Form College.
T54	Horse Chestnut	In grounds of St. Dominic's Sixth Form College.
T55	Horse Chestnut	In grounds of St. Dominic's Sixth Form College.
T56	Ash	In grounds of St. Dominic's Sixth Form College.
T57	Lombardy Poplar	In grounds of St. Dominic's Sixth Form College.
T58	Horse Chestnut	In grounds of St. Dominic's Sixth Form College.
T59	Lombardy Poplar (twin-stem)	In grounds of St. Dominic's Sixth Form College.
T60	Lombardy Poplar	In grounds of St. Dominic's Sixth Form College.
T61	Lombardy Poplar	In grounds of St. Dominic's Sixth Form College.
T62	Oak	In grounds of St. Dominic's Sixth Form College.
T63	Oak	In grounds of St. Dominic's Sixth Form College.

GROUPS OF TREES

(within broken line on the map)

<u>No on Map</u>	<u>Description</u>	<u>Situation</u>
G1	3 Sycamore	At entrance to The Mount House, Sudbury Hill.
G2	1 Lime 2 Sycamore 2 False Acacia 1 Horse Chestnut	Near main entrance to The Mount House, Sudbury Hill.
G3	6 Sycamore	Rear grounds of The Mount House, Sudbury Hill.
G4	1 Horse Chestnut 1 Sycamore 1 Oak	In grounds of St. Dominic's Sixth Form College.

TREES SPECIFIED BY REFERENCE TO AN AREA

(within dotted black line on map)

None

WOODLANDS

(within a continuous black line on the map)

None

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This appendix consists of an ordnance survey map which is not available electronically.

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TPO NO. 812

TPO TITLE: Roxbourne Park (No. 1) Rayners Lane

FIRST SCHEDULE

TREES SPECIFIED INDIVIDUALLY
(encircled in black on the map)

<u>No on Map</u>	<u>Description</u>	<u>Situation</u>
T1	Weeping Willow	In grounds of Roxbourne Park.
T2	Hawthorn	In grounds of Roxbourne Park.
T3	Hawthorn	In grounds of Roxbourne Park.
T4	Lime	In grounds of Roxbourne Park.
T5	Weeping Willow	In grounds of Roxbourne Park.
T6	Poplar	In grounds of Roxbourne Park.
T7	Lime (twin-stem)	In grounds of Roxbourne Park.
T8	Poplar	In grounds of Roxbourne Park.
T9	Poplar	In grounds of Roxbourne Park.
T10	Weeping Willow	In grounds of Roxbourne Park.
T11	Oak	In grounds of Roxbourne Park.
T12	Horse Chestnut	In grounds of Roxbourne Park.
T13	Horse Chestnut	In grounds of Roxbourne Park.
T14	Weeping Willow	In grounds of Roxbourne Park.
T15	Birch	In grounds of Roxbourne Park.
T16	Birch	In grounds of Roxbourne Park.
T17	Birch	In grounds of Roxbourne Park.
T18	Poplar	In grounds of Roxbourne Park.
T19	Beech	In grounds of Roxbourne Park.
T20	Birch	In grounds of Roxbourne Park.
T21	Cypress	In grounds of Roxbourne Park.

T22	Cypress	In grounds of Roxbourne Park.
T23	Cypress	In grounds of Roxbourne Park.
T24	Caucasian Ash 'RAYWOOD'	In grounds of Roxbourne Park.
T25	Caucasian Ash 'RAYWOOD'	In grounds of Roxbourne Park.
T26	Cypress	In grounds of Roxbourne Park.
T27	Weeping Willow	In grounds of Roxbourne Park.
T28	Ash	In grounds of Roxbourne Park.
T29	Hornbeam	In grounds of Roxbourne Park.
T30	Cypress Oak (multi-stem)	In grounds of Roxbourne Park.
T31	Oak	In grounds of Roxbourne Park.
T32	Hornbeam	In grounds of Roxbourne Park.
T33	Hornbeam	In grounds of Roxbourne Park.
T34	Poplar	In grounds of Roxbourne Park.
T35	Poplar	In grounds of Roxbourne Park.
T36	Poplar	In grounds of Roxbourne Park.
T37	Horse Chestnut	In grounds of Roxbourne Park.
T38	Poplar	In grounds of Roxbourne Park.
T39	Willow	In grounds of Roxbourne Park.
T40	Ash	In grounds of Roxbourne Park.
T41	Caucasian Ash 'RAYWOOD'	In grounds of Roxbourne Park.
T42	Caucasian Ash 'RAYWOOD'	In grounds of Roxbourne Park.
T43	Poplar	In grounds of Roxbourne Park.
T44	Crack Willow (multi-stem)	In grounds of Roxbourne Park.
T45	Crack Willow (multi-stem)	In grounds of Roxbourne Park.
T46	Poplar (multi-stem)	In grounds of Roxbourne Park.
T47	Poplar (multi-stem)	In grounds of Roxbourne Park.
T48	Poplar (multi-stem)	In grounds of Roxbourne Park.
T49	Poplar (multi-stem)	In grounds of Roxbourne Park.

T50	Poplar (multi-stem)	In grounds of Roxbourne Park.
T51	Oak	Near Northern boundary of Roxbourne Park.
T52	Poplar (multi-stem)	Near Northern boundary of Roxbourne Park.
T53	Birch (multi-stem)	Near Northern boundary of Roxbourne Park.
T54	Poplar (twin-stem)	Near Northern boundary of Roxbourne Park.
T55	Poplar (multi-stem)	Near Northern boundary of Roxbourne Park.
T56	Poplar	Near Northern boundary of Roxbourne Park.
T57	Poplar	Near Northern boundary of Roxbourne Park.
T58	Poplar	Near Northern boundary of Roxbourne Park.
T59	Poplar (multi-stem)	Near Northern boundary of Roxbourne Park.
T60	Poplar (twin-stem)	Near Northern boundary of Roxbourne Park.
T61	Horse Chestnut	Near Northern boundary of Roxbourne Park.
T62	Horse Chestnut	Near Northern boundary of Roxbourne Park.
T63	Horse Chestnut	Near Northern boundary of Roxbourne Park.
T64	Horse Chestnut	Near Northern boundary of Roxbourne Park.
T65	Horse Chestnut	Near Northern boundary of Roxbourne Park.
T66	Horse Chestnut	Near Northern boundary of Roxbourne Park.
T67	Horse Chestnut	Near Northern boundary of Roxbourne Park.
T68	Weeping Willow	Near Northern boundary of Roxbourne Park.

GROUPS OF TREES

(within broken line on the map)

<u>No on Map</u>	<u>Description</u>	<u>Situation</u>
G1	12 Ash	Near Northern boundary of Roxbourne Park.

TREES SPECIFIED BY REFERENCE TO AN AREA

(within dotted black line on map)

None

WOODLANDS

(within a continuous black line on the map)

None

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TPO NO. 814

TPO TITLE: Paines Lane (No. 19) Pinner

FIRST SCHEDULE

TREES SPECIFIED INDIVIDUALLY

(encircled in black on the map)

<u>No on Map</u>	<u>Description</u>	<u>Situation</u>
T1	Yew	Front garden of 60 Paines Lane, Pinner.
T2	Yew	Front garden of 60 Paines Lane, Pinner.
T3	Lime	Side garden of 60 Paines Lane, Pinner.
T4	Oak	Rear garden of 60 Paines Lane, Pinner.
T5	Oak	Rear garden of 60 Paines Lane, Pinner.
T6	Oak	Rear garden of 60 Paines Lane, Pinner.
T7	Ash	Rear garden of 60 Paines Lane, Pinner.
T8	Ash	Rear garden of 60 Paines Lane, Pinner.
T9	Ash	Rear garden of 60 Paines Lane, Pinner.
T10	Ash	Rear garden of 60 Paines Lane, Pinner.
T11	Ash	Rear garden of 60 Paines Lane, Pinner.
T12	Ash	Rear garden of 60 Paines Lane, Pinner.
T13	Ash	Rear garden of 60 Paines Lane, Pinner.

GROUPS OF TREES

(within broken line on the map)

None

TREES SPECIFIED BY REFERENCE TO AN AREA

(within dotted black line on map)

None

WOODLANDS

(within a continuous black line on the map)

None

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TPO NO. 815

TPO TITLE: Paines Lane (No. 20) Pinner

FIRST SCHEDULE

TREES SPECIFIED INDIVIDUALLY
(encircled in black on the map)

<u>No on Map</u>	<u>Description</u>	<u>Situation</u>
T1	Lime	Rear garden of 44 Paines Lane.
T2	Lime	Rear garden of 44 Paines Lane.
T3	Sweet Chestnut	Rear garden of 44 Paines Lane.
T4	Sweet Chestnut	Rear garden of 46 Paines Lane.
T5	Sweet Chestnut	Rear garden of 48 Paines Lane.
T6	Oak	Front garden of 48 Paines Lane.
T7	Birch	Front garden of 48A Paines Lane.
T8	Lime	Front garden of 48B Paines Lane.
T9	Purple Plum	Rear garden of 48B Paines Lane.
T10	Purple Plum	Front garden of 50 Paines Lane.
T11	Purple Plum	Front garden of 50 Paines Lane.
T12	Silver Birch	Rear garden of 50 Paines Lane.
T13	Beech	Rear garden of 50 Paines Lane.
T14	Thuja	Rear garden of 50 Paines Lane.
T15	Thuja	Rear garden of 50 Paines Lane.
T16	Scots Pine	Rear garden of 50 Paines Lane.
T17	Horse Chestnut	Front garden 4 Barrow Point Avenue.
T18	Horse Chestnut	Front garden 4 Barrow Point Avenue.
T19	Birch	Rear garden 4A Barrow Point Avenue.

GROUPS OF TREES
(within broken line on the map)

<u>No on Map</u>	<u>Description</u>	<u>Situation</u>
G1	3 Lime	Front garden of 44 Paines Lane.
G2	2 Lime	Front garden of 46 Paines Lane.

TREES SPECIFIED BY REFERENCE TO AN AREA
(within dotted black line on map)

None

WOODLANDS
(within a continuous black line on the map)

None

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TPO NO. 816

TPO TITLE: Elm Park Road (No. 2) Pinner

FIRST SCHEDULE

TREES SPECIFIED INDIVIDUALLY

(encircled in black on the map)

<u>No on Map</u>	<u>Description</u>	<u>Situation</u>
T1	Oak	Front garden of 21 Elm Park Road.
T2	Norway Maple var.	Front garden of 19a Elm Park Road.
T3	Norway Maple	Front garden of 19 Elm Park Road.
T4	Norway Maple	Front garden of 17a Elm Park Road.
T5	Cypress	Front garden of 15a Elm Park Road.
T6	Cypress	Front garden of 15a Elm Park Road.
T7	Ash	Rear garden of 15 Elm Park Road.
T8	False Acacia 'FRISIA'	Rear garden of 13 Elm Park Road.
T9	Silver Maple	On verges along Granville Place.
T10	Silver Maple	On verges along Granville Place.
T11	Sallow Willow	On verges along Granville Place.
T12	Birch	On verges along Granville Place.
T13	Birch (twin-stem)	On verges along Granville Place.
T14	Silver Maple	On verges along Granville Place.
T15	Silver Maple	On verges along Granville Place.
T16	Thuja	Rear garden of 11 Elm Park Road.
T17	Ash	Front garden of 5 Elm Park Road.
T18	Hornbeam	Rear garden of 1 Elm Park Road.
T19	Birch	To Side of 1-42 Granville Place.
T20	Birch (twin-stem)	To Side of 1-42 Granville Place.
T21	Hornbeam (multi-stem)	At frontage of 1-42 Granville Place.

T22	Cypress	At frontage of 1-42 Granville Place.
T23	Cypress	At frontage of 1-42 Granville Place.
T24	Purple Plum	At frontage of 1-42 Granville Place.
T25	Yew	At frontage of 1-42 Granville Place.
T26	Ash	To rear of 43-66 Granville Place.
T27	Silver Birch	To rear of 43-66 Granville Place.
T28	Silver Birch	To rear of 43-66 Granville Place.
T29	Horse Chestnut	To rear of 67-96 Granville Place.
T30	Horse Chestnut (multi-stem)	To rear of 67-96 Granville Place.
T31	Oak	To rear of 67-96 Granville Place.
T32	Cedar	To rear of 67-96 Granville Place.
T33	Pine	To rear of 67-96 Granville Place.
T34	Cedar	To rear of 67-96 Granville Place.
T35	Horse Chestnut	To rear of 67-96 Granville Place.
T36	Cypress	To rear of 67-96 Granville Place.
T37	Oak	To rear of 67-96 Granville Place.
T38	Lime	To rear of 67-96 Granville Place.

GROUPS OF TREES
(within broken line on the map)

<u>No on Map</u>	<u>Description</u>	<u>Situation</u>
G1	9 Lime	To rear of 67-96 Granville Place.

TREES SPECIFIED BY REFERENCE TO AN AREA
(within dotted black line on map)

None

WOODLANDS
(within a continuous black line on the map)

None

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TPO NO. 817

TPO TITLE: Birchmead Avenue (No. 3) Pinner

FIRST SCHEDULE

TREES SPECIFIED INDIVIDUALLY
(encircled in black on the map)

<u>No on Map</u>	<u>Description</u>	<u>Situation</u>
T1	Norway Maple <i>var.</i>	Rear garden of 65 Birchmead Avenue.
T2	Malus	Front garden of 63 Birchmead Avenue.

GROUPS OF TREES
(within broken line on the map)

None

TREES SPECIFIED BY REFERENCE TO AN AREA
(within dotted black line on map)

None

WOODLANDS
(within a continuous black line on the map)

None

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TPO NO. 818

TPO TITLE: Weald Lane (No. 1) Harrow Weald

FIRST SCHEDULE

TREES SPECIFIED INDIVIDUALLY
(encircled in black on the map)

<u>No on Map</u>	<u>Description</u>	<u>Situation</u>
T1	Ash	Rear garden of 15 Weald Lane.
T2	Sycamore	Rear garden of 15 Weald Lane.
T3	Weeping Willow	Rear garden of 11 Weald Lane.
T4	Pine	Front garden of 9 Weald Lane.
T5	Ash (multi-stem)	Front garden of 9 Weald Lane.
T6	Oak	Rear garden of 9 Weald Lane.
T7	Ash	Rear garden of 9 Weald Lane.
T8	Oak	Rear garden of 9 Weald Lane.
T9	Cypress	Front garden of 3 Weald Lane.
T10	Laburnum	Rear garden of 3 Weald Lane.
T11	Ash	Rear garden of 3 Weald Lane.
T12	Norway Maple	Rear garden of 3 Weald Lane.
T13	Hawthorn	Rear garden of 3 Weald Lane.
T14	Rowan	Rear garden of 3 Weald Lane.
T15	Pear	Down side of 'Rowanweald' 1 Weald Lane.
T16	Thuja (twin-stem)	Down side of 'Rowanweald' 1 Weald Lane.
T17	Pear	At rear of 'Rowanweald' 1 Weald Lane.
T18	Whitebeam	At rear of 'Rowanweald' 1 Weald Lane.
T19	Oak	At rear of carpark, 'Rowanweald' 1 Weald Lane.
T20	Oak	At rear of carpark, 'Rowanweald' 1 Weald Lane.
T21	Yew	At rear of carpark, 'Rowanweald' 1 Weald Lane.
T22	Sycamore	At rear of carpark, 'Rowanweald' 1 Weald Lane.

GROUPS OF TREES
(within broken line on the map)

None

TREES SPECIFIED BY REFERENCE TO AN AREA
(within dotted black line on map)

None

WOODLANDS
(within a continuous black line on the map)

None

This appendix consists of an ordnance survey map which is not available electronically.

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TPO NO. 820

TPO TITLE: White Orchards (No. 1) Stanmore Park

FIRST SCHEDULE

TREES SPECIFIED INDIVIDUALLY

(encircled in black on the map)

<u>No on Map</u>	<u>Description</u>	<u>Situation</u>
T1	Magnolia	Front garden of 6 White Orchards.
T2	Sycamore	Rear garden of 6 White Orchards.
T3	Sycamore	Rear garden of 6 White Orchards.
T4	Oak	Rear garden of 8 White Orchards.
T5	Norway Maple <i>var.</i>	Rear garden of 8 White Orchards.
T6	Oak	Rear garden of 10 White Orchards.
T7	Monterey Cypress	Rear garden of 10 White Orchards.
T8	Birch	Front garden of 5 White Orchards.
T9	Weeping Willow	Rear garden of 5 White Orchards.
T10	Monterey Cypress	Rear garden of 5 White Orchards.
T11	Birch	Rear garden of 3 White Orchards.
T12	Horse Chestnut	Rear garden of 3 White Orchards.

GROUPS OF TREES

(within broken line on the map)

None

TREES SPECIFIED BY REFERENCE TO AN AREA

(within dotted black line on map)

None

WOODLANDS

(within a continuous black line on the map)

None

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This appendix consists of an ordnance survey map which is not available electronically.

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TPO NO. 821

TPO TITLE: Gordon Avenue (No. 22) Stanmore Park

FIRST SCHEDULE

TREES SPECIFIED INDIVIDUALLY
(encircled in black on the map)

<u>No on Map</u>	<u>Description</u>	<u>Situation</u>
T1	Sycamore (twin-stem)	Along frontage of 'Orme Lodge', 4 Gordon Avenue.
T2	Holly	Along frontage of 'Orme Lodge', 4 Gordon Avenue.
T3	Horse Chestnut	Along frontage of 'Orme Lodge', 4 Gordon Avenue.
T4	Sycamore	Along frontage of 'Orme Lodge', 4 Gordon Avenue.
T5	Holly	Along frontage of 'Orme Lodge', 4 Gordon Avenue.
T6	Yew	Along frontage of 'Orme Lodge', 4 Gordon Avenue.
T7	Sycamore	Along frontage of 'Orme Lodge', 4 Gordon Avenue.
T8	Holly	Along frontage of 'Orme Lodge', 4 Gordon Avenue.
T9	Holly	Along frontage of 'Orme Lodge', 2 Gordon Avenue.
T10	Yew	Along frontage of 'Orme Lodge', 2 Gordon Avenue.
T11	Beech	Along frontage of 'Orme Lodge', 2 Gordon Avenue.
T12	Vine-leaved Maple	Along frontage of 'Orme Lodge', 2 Gordon Avenue.
T13	Oak	Near car park of 'Orme Lodge', 2 Gordon Avenue.
T14	Oak	At rear of 'Orme Lodge', 2 Gordon Avenue.
T15	Hornbeam	At rear of 'Orme Lodge', 4 Gordon Avenue.
T16	Ash	At rear of 'Orme Lodge', 4 Gordon Avenue.
T17	Oak	At rear of 'Orme Lodge', 4 Gordon Avenue.
T18	Yew	At rear of 'Orme Lodge', 4 Gordon Avenue.
T19	Ash	At rear of 'Orme Lodge', 4 Gordon Avenue.
T20	Oak	At rear of 'Orme Lodge', 4 Gordon Avenue.
T21	Horse Chestnut	At rear of 'Orme Lodge', 4 Gordon Avenue.
T22	Hornbeam	At rear of 'Orme Lodge', 4 Gordon Avenue.
T23	Ash	At rear of 'Orme Lodge', 4 Gordon Avenue.

T24	Oak	At rear of 'Orme Lodge', 4 Gordon Avenue.
T25	Ash	At rear of 'Orme Lodge', 4 Gordon Avenue.
T26	Scots Pine	To side of 'Orme Lodge', 4 Gordon Avenue.
T27	Ash	At rear of 'Orme Lodge', 4 Gordon Avenue.
T28	Horse Chestnut	At rear of 'Orme Lodge', 4 Gordon Avenue.
T29	Yew	At rear of 'Orme Lodge', 4 Gordon Avenue.
T30	Lime	Rear garden of 8 Gordon Avenue.
T31	Birch	Front garden of 8 Gordon Avenue.
T32	Lime	Front garden of 8A Gordon Avenue.
T33	Thuja	Front garden of 8A Gordon Avenue.
T34	Ash	Rear garden of 8A Gordon Avenue.
T35	Weeping Willow	Rear garden of 8A Gordon Avenue.
T36	Ash	Rear garden of 8A Gordon Avenue.
T37	Beech	Front garden of 10 Gordon Avenue.
T38	Ash	Rear garden of 10 Gordon Avenue.
T39	Sycamore	Rear garden of 10 Gordon Avenue.
T40	Sycamore	Rear garden of 10 Gordon Avenue.
T41	Thuja	Front garden of 12 Gordon Avenue.
T42	Yew	Front garden of 12 Gordon Avenue.
T43	Field Maple	To side of 12 Gordon Avenue.

GROUPS OF TREES

(within broken line on the map)

<u>No on Map</u>	<u>Description</u>	<u>Situation</u>
G1	6 Sycamore 1 Hawthorn	Along frontage of 'Orme Lodge', 4 Gordon Avenue.
G2	5 Sycamore	Rear garden of 12 Gordon Avenue.

TREES SPECIFIED BY REFERENCE TO AN AREA

(within dotted black line on map)

None

WOODLANDS

(within a continuous black line on the map)

None

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TPO NO. 822

TPO TITLE: Headstone Drive (No. 1) Marlborough

FIRST SCHEDULE

TREES SPECIFIED INDIVIDUALLY

(encircled in black on the map)

<u>No on Map</u>	<u>Description</u>	<u>Situation</u>
T1	Lime	Near car park of 'The Goodwill To All' 175 Headstone Drive.
T2	Hawthorn	Near car park of 'The Goodwill To All' 175 Headstone Drive.
T3	Purple Plum	Near car park of 'Goodwill To All' 175 Headstone Drive.
T4	Purple Plum	Near car park of 'The Goodwill To All' 175 Headstone Drive.
T5	Purple Plum	Near car park of 'The Goodwill To All' 175 Headstone Drive.
T6	Lime	Near car park of 'The Goodwill To All' 175 Headstone Drive.
T7	Ash	Near car park of 'The Goodwill To All' 175 Headstone Drive.
T8	Ash	Near car park of 'The Goodwill To All' 175 Headstone Drive.
T9	Sycamore	Near car park of 'The Goodwill To All' 175 Headstone Drive.
T10	Ash (multi-stem)	Near car park of 'The Goodwill To All' 175 Headstone Drive.
T11	Lime (twin-stem)	Near car park of 'The Goodwill To All' 175 Headstone Drive.
T12	Yew	Near car park of 'The Goodwill To All' 175 Headstone Drive.
T13	Birch	Near car park of 'The Goodwill To All' 175 Headstone Drive.
T14	Lime (multi-stem)	Near car park of 'The Goodwill To All' 175 Headstone Drive.
T15	Lime (multi-stem)	Near car park of 'The Goodwill To All' 175 Headstone Drive.
T16	Lime (multi-stem)	Near car park of 'The Goodwill To All' 175 Headstone Drive.

GROUPS OF TREES

(within broken line on the map)

None

TREES SPECIFIED BY REFERENCE TO AN AREA

(within dotted black line on map)

None

WOODLANDS

(within a continuous black line on the map)

None

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TPO NO. 823

TPO TITLE: Headstone Gardens (No. 2) Headstone South

FIRST SCHEDULE

TREES SPECIFIED INDIVIDUALLY
(encircled in black on the map)

<u>No on Map</u>	<u>Description</u>	<u>Situation</u>
T1	Oak	Front garden of 10 Headstone Gardens.

GROUPS OF TREES
(within broken line on the map)

None

TREES SPECIFIED BY REFERENCE TO AN AREA
(within dotted black line on map)

None

WOODLANDS
(within a continuous black line on the map)

None

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TPO NO. 824

TPO TITLE: Roxborough Park (No. 7) Greenhill

FIRST SCHEDULE

TREES SPECIFIED INDIVIDUALLY

(encircled in black on the map)

<u>No on Map</u>	<u>Description</u>	<u>Situation</u>
T1	Hawthorn	Front grounds of Our Lady and St. Thomas Church, Roxborough Park.
T2	Rowan	Front grounds of Our Lady and St. Thomas Church, Roxborough Park.
T3	Horse Chestnut	Front grounds of Our Lady and St. Thomas Church, Roxborough Park.
T4	Horse Chestnut	Front grounds of Our Lady and St. Thomas Church, Roxborough Park.
T5	Poplar	In grounds of Our Lady and St. Thomas Church, Roxborough Park.
T6	Sycamore (twin-stem)	In grounds of Scout Hall, R/O Roxborough Park Church.
T7	Sycamore (multi-stem)	In grounds of Our Lady and St. Thomas Church, Roxborough Park.
T8	Ash	Front grounds of St. Anselm's School, Roxborough Park.
T9	Ash	Front grounds of St. Anselm's School, Roxborough Park.
T10	Ash	Front grounds of St. Anselm's School, Roxborough Park.
T11	Horse Chestnut	Front grounds of St. Anselm's School, Roxborough Park.
T12	Ash	In grounds of St. Anselm's School, Roxborough Park.
T13	Ash	In grounds of St. Anselm's School, Roxborough Park.
T14	Horse Chestnut	In grounds of St. Anselm's School, Roxborough Park.
T15	Lawson Cypress	Rear garden of 'Copperfields', Roxborough Park.
T16	Ash	Rear garden of 'Copperfields', Roxborough Park.

T17	Sycamore	Rear garden of 'Copperfields', Roxborough Park.
T18	Sycamore (multi-stem)	Rear garden of 'Copperfields', Roxborough Park.
T19	Horse Chestnut	Rear garden of 'Copperfields', Roxborough Park.
T20	Sycamore	Rear garden of 'Copperfields', Roxborough Park.
T21	Sycamore	Rear garden of 'Copperfields', Roxborough Park.
T22	Lime	Rear Grounds of St. Anselm's School, Roxborough Park.
T23	Horse Chestnut	Rear Grounds of St. Anselm's School, Roxborough Park.
T24	Beech	Rear garden of 12 Roxborough Park.
T25	Ash	Front grounds of 'Copperfields', Roxborough Park.
T26	Birch	Front grounds of 'Copperfields', Roxborough Park.
T27	Beech	Front grounds of 'Copperfields', Roxborough Park.
T28	Oak	Front grounds of 'Copperfields', Roxborough Park.
T29	Hawthorn	Rear grounds of 'Copperfields', Roxborough Park.
T30	Pine	Front garden of 12 Roxborough Park.
T31	Birch	Front garden of 10 Roxborough Park.
T32	Yew	Front garden of 10 Roxborough Park.
T33	Pine	Front garden of 10 Roxborough Park.
T34	Cypress	Rear garden of 10 Roxborough Park.
T35	Tulip	Rear garden of 10 Roxborough Park.
T36	Weeping Willow	Rear garden of 10 Roxborough Park.
T37	Contorted Willow	Front garden of 4 Roxborough Park.
T38	Flowering Cherry	Front garden of 2 Roxborough Park.
T39	Flowering Cherry	Front garden of 2 Roxborough Park.
T40	Yew	Front garden of 2 Roxborough Park.
T41	Cypress	Rear garden of 2 Roxborough Park.
T42	Japanese Maple	Rear garden of 2 Roxborough Park.
T43	Honey Locust	Rear garden of 2 Roxborough Park.

T44	False Acacia 'FRISIA'	Rear garden of 2 Roxborough Park.
T45	Cypress	Rear garden of 2 Roxborough Park.
T46	Lawson Cypress	Rear garden of 2 Roxborough Park.
T47	Yew	Rear garden of 2 Roxborough Park.

GROUPS OF TREES
(within broken line on the map)

<u>No on Map</u>	<u>Description</u>	<u>Situation</u>
G1	3 Ash 3 Pine 1 Oak	Front grounds of St. Anselm's School, Roxborough Park.
G2	8 Cypress	Rear garden of 12 Roxborough Park.
G3	2 Cypress 1 Birch	Front garden of 12 Roxborough Park.
G4	1 Holly 1 Yew	Front garden of 10 Roxborough Park.
G5	5 Lawson Cypress	Rear garden of 10 Roxborough Park.

TREES SPECIFIED BY REFERENCE TO AN AREA
(within dotted black line on map)

None

WOODLANDS
(within a continuous black line on the map)

None

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Meeting:	Development Control Committee
Date:	9 February 2005
Subject:	Action taken under the Urgent Non-Executive Decision Procedure
Responsible Officer:	Director of Legal Services
Contact Officer:	Daksha Ghelani, Committee Administrator Tel: 020 8424 1881 (or Ext 2881) Email: daksha.ghelani@harrow.gov.uk
Portfolio Holder:	Planning, Development and Housing
Key Decision:	No
Status:	Public (Part I)

Section 1: Summary

Decision Required

To note the action taken under the Urgent Non-Executive Decision procedure, as outlined in Section 2.1 below.

Reason for report

The Urgent Non-Executive Decision procedure requires all decisions taken under the procedure to be reported to the appropriate Committee.

Benefits

Not Applicable

Cost of Proposals

Not Applicable

Risks

Not Applicable

Implications if recommendations rejected

This report is for noting only.

Section 2: Report

2.1 Brief History

On 5 November 2003, the Development Control Committee considered a planning application for the development of a 3-storey auditorium with foyer linked to music school and drama studio and the relocation of the cello room at the North London Collegiate School, Canons Drive, Edgware.

The Committee resolved to grant planning permission subject to the completion within one year of a Section 106 Agreement. The one-year period for completion of the Section 106 Agreement expired on 5 November 2004.

The delay in completing the 106 Agreement had been due to errors in the plan, which accompanied the original planning application. The negotiations for the 106 Agreement have now been completed and the applicants have executed the grossments. The documents are now awaiting sealing by the Council. An extension was required until 28 February 2005 to seal and complete the Agreement.

The action below was determined in accordance with the delegation to Chief Officers to act on behalf of the Authority in matters of urgency where it is not practicable to obtain the approval of the appropriate Committee. This procedure requires these Urgent Non-Executive Decisions to be reported to the appropriate Committee. The grounds for urgency and the decision reached are stated. The circumstances of the action are set out in the individual Urgent Non-Executive Decision report.

Subject: Section 106 Agreement: North London Collegiate School, Canons Drive, Edgware

Action Proposed: To extend the time for completion of the Section 106 Agreement until 28 February 2005.

Reason for Urgency: The next meeting of the Development Control Committee is not until 11 January 2005.

Decision: Officer Recommendation agreed.

[Note: The Nominated Members consulted were unanimous in their response].

2.2 Options considered

None.

2.3 Consultation

N/A

2.4 Financial Implications

N/A

2.5 Legal Implications

N/A

2.6 Equalities Impact

N/A

Section 3: Supporting Information/Background Documents

Background Papers:

Individual Urgent Non-Executive Decision Form (Ref: LP/AK/PAG/13183), as reported.

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