



**DEVELOPMENT CONTROL  
COMMITTEE  
TUESDAY 15 MARCH 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](mailto: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**

**TUESDAY 15 MARCH 2005**

**AGENDA - PART I**

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

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(b) to receive the addendum sheets and to note any applications which are recommended for deferral or have been withdrawn from the agenda by the applicant.

Enc. 4. **Minutes:** (Pages 3 - 14)

That it be agreed that, having been circulated, the Chair be given authority to sign the minutes of the meeting held on 9 February 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 (if any).
  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 Chief Planning Officer (circulated separately).
  - Enc. 11. **Planning Appeals Update:** (Pages 15 - 18)  
Report of the Chief Planning Officer.  
**FOR INFORMATION**
  - Enc. 12. **Enforcement Notices Awaiting Compliance:** (Pages 19 - 24)  
Report of the Chief Planning Officer.  
**FOR INFORMATION**
  - Enc. 13. **Tree Preservation Orders:** (Pages 25 - 90)  
Report of the Chief Planning Officer.
  - Enc. 14. **Action Taken Under the Urgent Non-Executive Decision Procedure:**  
(Pages 91 - 108)  
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).
    - (a) **15 Gordon Avenue, Stanmore:**  
Report of the Director of Legal Services and the Group Manager Planning and Development.
    - Enc. (b) **14-20 High Street, Wealdstone:** (Pages 109 - 118)  
Report of the Director of Legal Services.
    - Enc. (c) **Integration of Enforcement Services:** (Pages 119 - 120)  
Item added to the agenda at the request of the Nominated Member of the Conservative Group.
- AGENDA - PART II (PRESS AND PUBLIC EXCLUDED)**
- Enc. 18. **Broomhill, Mount Park Road, Harrow on the Hill:** (Pages 121 - 124)  
Report of the Group Manager, Planning and Development.

To  
follow

19. **Sai Villa, Hatch End:**  
Report of the Group Manager, Planning and Development.

*Note 1: In accordance with the Local Government (Access to Information) Act 1985, the following agenda item has been admitted late to the agenda by virtue of special circumstances and urgency detailed below:-*

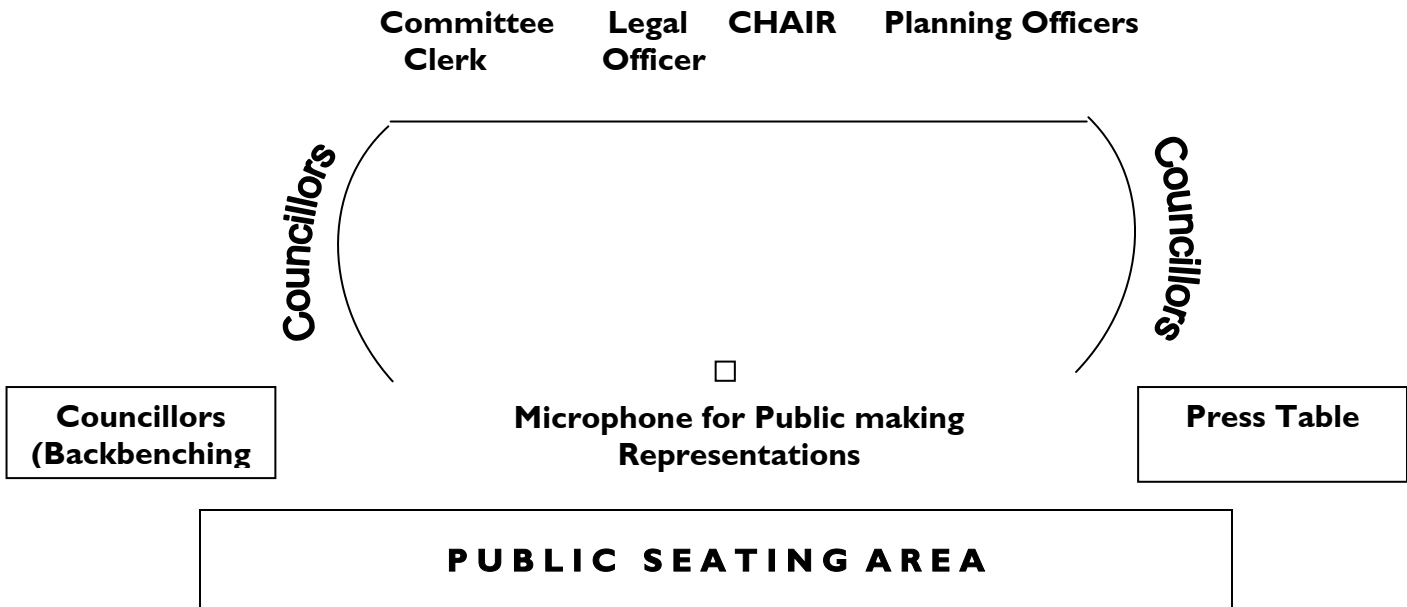
<u>Agenda item</u>	<u>Special circumstances/Grounds for Urgency</u>
13. Tree Preservation Orders	To protect trees across the borough.

### **Officer attendance at the Meeting**

Development Control Manager – Frank Stocks  
Planner (Development Control) – Tim Wood  
Legal Services – Noreen Dunn  
Democratic Services – Kate Boulter

**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).***

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## REPORT OF DEVELOPMENT CONTROL COMMITTEE

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### MEETING HELD ON 9 FEBRUARY 2005

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Chair: \* Councillor Anne Whitehead

Councillors: \* Arnold (3) \* Choudhury  
\* Marilyn Ashton \* Miles  
\* Mrs Bath \* Mrs Joyce Nickolay  
\* Billson \* Ray (5)  
\* Bluston \* Thornton

\* Denotes Member present  
(3), (5) Denote category of Reserve Members

[Note: Councillors Silver, Seymour, Stephenson, John Cowan and David Ashton also attended this meeting to speak on the item indicated at Minute 835 below].

#### PART I - RECOMMENDATIONS - NIL

#### PART II - MINUTES

834. **Attendance by Reserve Members:**

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

<u>Ordinary Member</u>	<u>Reserve Member</u>
Councillor Janet Cowan	Councillor Arnold
Councillor Idaikkadar	Councillor Ray

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

**RESOLVED:** That, in accordance with Committee Procedure Rule 4.1, the following Councillors, who are not members of the Committee, be allowed to speak on the agenda items indicated:

Councillor D. Ashton	- Planning Application 2/01
Councillor John Cowan	- Planning Application 2/01
Councillor Seymour	- Planning Application 1/01
Councillor Silver	- Planning Application 1/01
Councillor Stephenson	- Planning Application 1/01

836. **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 2/03 – Alexandra Avenue Primary Care Centre, Alexandra Avenue, South Harrow  
Councillor Bluston declared a personal interest in the above application arising from the fact that he was Chair of the Council's Health and Social Care Scrutiny Sub-Committee which worked with the Primary Care Trust. Accordingly, he remained and took part in the discussion and decision-making on this item.
- (ii) Planning Application 2/06 – 6 South Close, Rayners Lane  
During consideration of item 2/06, upon making comments on the application, it was noted that Councillor Ray had a personal interest arising from the fact that a friend of his lived in South Close. Accordingly, he remained and took part in the discussion and decision-making on this item.
- (iii) Planning Application 2/08 – 8 Village Way, Pinner  
Councillor Marilyn Ashton declared that all Members of the Conservative Group had a prejudicial interest in the above application on the basis that the site was also occupied by the Harrow West Conservative Association's offices. Accordingly, Councillors Arnold, Marilyn Ashton, Mrs Bath, Billson and Mrs Joyce Nickolay left the room and took no part in the discussion or decision-making on this item.

- (iv) Planning Application 3/01 – 219 Alexandra Avenue, South Harrow, ex Tithe Farm PH  
Councillor Miles declared a prejudicial interest in the above item arising from the fact that his father lived nearby and had been consulted on the development. Accordingly, Councillor Miles left the room and took no part in the discussion or decision-making on this item.

837. **Arrangement of Agenda:**

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

<u>Agenda Item</u>	<u>Special Circumstances/Reasons for Urgency</u>
Addendum	This contains information relating to various items on the agenda and is based on information received after the agenda's dispatch. It is admitted to the agenda in order to enable Members to consider all information relevant to the items before them for decision.
4. Minutes	The final version of the minutes was not available at the time the agenda was printed and circulated.
17. Harrow Hospital Site	To keep Members informed of the current status.
17. Sai Villa, Hatch End	To keep Members informed of the current status.
17. Minutes – Recording of Reasons for Refusal	To seek Members' views on whether 'reasons for refusal' should be included in the minutes as a matter of course.
18. Pinner Park Farm	To ensure the alleged breach of planning control is ceased, to protect the integrity of the Green Belt.

(2) that it be noted that planning application 1/03 had been withdrawn by the applicant;

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

[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].

838. **Minutes:**

**RESOLVED:** That the Chair be given the authority to sign the minutes of the meeting held on 11 January 2005, those minutes having been circulated, as a correct record of that meeting, once printed in the Council Bound Volume.

839. **Public Questions:**

**RESOLVED:** To note that there were no public questions to be received at this meeting under the provisions of Committee Procedure Rule 18 (Part 4B of the Constitution).

840. **Petitions:**

**RESOLVED:** To note the receipt of the following petition which was considered with the relevant planning application on the agenda:

Petition relating to Planning Application 3/01 – 219 Alexandra Avenue, South Harrow, ex Tithe Farm PH

Councillor Mrs Bath presented the above petition which had been signed by residents living in the vicinity of 219 Alexandra Avenue. A number of letters of support signed by residents and the applicant were also presented.



841. **Deputations:**  
**RESOLVED:** To note that there were no deputations to be received at this meeting under the provisions of Committee Procedure Rule 16 (Part 4B of the Constitution).
842. **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:**  
 The Committee received a reference from the Wealdstone Regeneration Advisory Panel meeting held on 30 November 2004 which commented on the planning application for Bentley House, 15-21 Headstone Drive, Harrow (Planning Application 2/02).  
**RESOLVED:** To consider the comments made by the Advisory Panel with the relevant planning application.  
 (See Item 2/02 on the attached schedule).
843. **Representations on Planning Applications:**  
**RESOLVED:** (1) 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 and 2/01 on the list of planning applications;  
 (2) to note that a request for representation to be received in respect of item 2/08 was refused as the speaker had made representations at the previous meeting.
844. **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.
845. **Planning Appeals Update:**  
 The Committee received a report of the Chief Planning Officer which listed those appeals being dealt with and those awaiting decision.  
**RESOLVED:** (1) That the report be noted;  
 (2) to note the officers' advice that developers can continue to pursue a planning appeal after planning permission has been granted.
846. **Enforcement Notices Awaiting Compliance:**  
 The Committee received a report of the Chief Planning Officer which listed those enforcement notices awaiting compliance.  
 Further to queries from Members, officers undertook to report on progress made in relation to 93 Stanmore Hill, 1 Nelson Road, 4 Elm Park and 8 Kenton Road.  
**RESOLVED:** That (1) written progress reports be submitted to those Members who had requested them in respect of 93 Stanmore Hill, 1 Nelson Road, 4 Elm Park and 8 Kenton Road;  
 (2) the report be noted.
847. **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 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 maps and schedules attached to the officer report; and

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

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:** To accord with current policy.]

848. **Action taken under the Urgent Non-Executive Decision Procedure::**

The Committee received a report of the Director of Legal Services outlining action taken by the Chief Planning Officer following consultation with the Chair and Nominated Members of the Development Control Committee, since the meeting of the Committee held on 8 December 2004, under the Urgent Non-Executive Action Procedure.

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

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 was not until 11 January 2005.

Decision: Officer Recommendation agreed.

849. **Telecommunications Developments:**

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

850. **Determination of Demolition Applications:**

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

851. **Any Other Business:**

(i) Harrow Hospital Site  
 Officers reported that they were in the process of drafting a report on this site.

**RESOLVED:** To note that a report would be submitted to the next meeting.

(ii) Sai Villa, Hatch End Enforcement  
 Officers reported that they were in the process of drafting a report on this matter.

**RESOLVED:** To note that a report would be submitted to the next meeting.

(iii) Minutes – Recording of Reasons for Refusal

**RESOLVED:** That when 'reasons for refusal' are proposed, these should be included in the minutes even when the application was subsequently granted.

852. **Pinner Park Farm, George V Avenue, Hatch End:**  
Members commented on the proposed enforcement action and agreed that they needed more time to read the report. Officers further clarified the reasons for urgency and it was

**RESOLVED:** That this matter be determined via the Council's Urgent Non-Executive Decision procedure.

853. **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 11.30 pm;

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

(Note: The meeting, having commenced at 7.30 pm, closed at 11.38 pm).

(Signed) COUNCILLOR ANNE WHITEHEAD  
Chair

**SECTION 1 – MAJOR APPLICATIONS**

**LIST NO:** 1/01 **APPLICATION NO:** P/2447/04/CFU  
**LOCATION:** 354-366 Pinner Road, Harrow  
**APPLICANT:** Moren Greenhalgh for Genesis  
**PROPOSAL:** Redevelopment for 3-6 Storey Building to Provide Supermarket, 112 Flats, Community Facility; Parking and Access  
**DECISION:** Inform the applicant that:-

- 1) The proposal is acceptable subject to the completion of a legal agreement within one year (or such period as the Council may determine) of the date of the Committee decision on this application relating to:
  - i) Prior to the commencement of development, submission to and approval by the Local Planning Authority of a scheme which:-
    - a) provides a minimum of 85 units of affordable housing (in the following tenure mix: 27 affordable rented flats, 48 keyworker flats, 10 shared ownership flats) in accordance with a scheme to be agreed with the Local Planning Authority (for future management by an RSL).
    - b) ensures that the affordable housing units are available for occupation in accordance with a building and occupation programme to be submitted to and approved by the Local Planning Authority prior to the commencement of work on the site.
 

All affordable housing units shall be provided in accordance with the definition of affordable housing set out in the 2004 Harrow Unitary Development Plan.
  - ii) Developer shall fund all costs of public consultation, analysis, reporting and implementation of a Controlled Parking Zone, at any time within 3 years of full occupation of the development if, in the Council's opinion, a monitoring period shows unacceptable on-street parking, up to a maximum amount of £30,000 index linked.
  - iii) Approval and implementation of a Travel Plan, (to include an annual review) prior to occupation of the development.
  - iv) The community facility shall be run in accordance with the agreed Community Facility Management Statement.
  - v) Developer shall fund all costs of improvements to the Pinner Road public car park up to a maximum amount of £13,000 to be provided prior to the commencement of development.
  - vi) Developer shall contribute towards the provision of a parking lay-by in Pinner Road in accordance with a scheme to be submitted to and agreed in writing by the Local Planning Authority, up to a maximum amount of £87,000 to be provided prior to the commencement of development.
  - vii) Developer, prior to the commencement of development, shall provide a sum of £20,000 towards the provision of community facilities within the Borough.
- 2) A Formal Decision Notice, granting permission in accordance with the development described in the application and submitted plans, subject to the planning conditions and informatives reported, and the additional condition detailed below, will be issued only upon the completion, by the developer, of the aforementioned legal agreement:

Condition 18: Notwithstanding the proposals indicated on the submitted drawings, and before the development hereby permitted is commenced, details of a permanent barrier, a minimum of 1.1m high

and sited 1.5m behind the front parapet of the communal landscape garden, on the third floor roof of Block A shall be submitted to and approved in writing by, the Local Planning Authority. The area between the front parapet and the barrier shall not be used as a balcony, roof garden or similar amenity area without the prior agreement of the Local Planning Authority. The development shall be carried out in accordance with the approved details and shall thereafter be retained.

REASON: To safeguard the amenity of neighbouring residents and the character of the locality.

[Notes: (1) Prior to discussing the above application, the Committee received representations from an objector and the applicant's representative, which were noted. Following receipt of the representations, the Committee asked a number of questions of the objector and the applicant's representative;

(2) a Member requested that he be kept informed of where the £20,000 from the developer towards the provision of community facilities within the Borough was channelled to].

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<b>LIST NO:</b>	1/02	<b>APPLICATION NO:</b>	P/3109/04/CFU
<b>LOCATION:</b>	464-472 Alexandra Avenue, South Harrow		
<b>APPLICANT:</b>	White Associates for Gatehill Property Co Ltd		
<b>PROPOSAL:</b>	Conversion of First Floor to Provide 10 Self-Contained Flats, Alterations to Windows (Resident Permit Restricted)		
<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>	1/03	<b>APPLICATION NO:</b>	P/3164/04/CFU
<b>LOCATION:</b>	102 Broadfields, Harrow		
<b>APPLICANT:</b>	Turley Associates for Merlian Estates Ltd		
<b>PROPOSAL:</b>	Redevelopment: Two Storey Detached Block with Accommodation in Roof to Provide 14 Flats, Car Parking and Access.		
<b>DECISION:</b>	WITHDRAWN by the applicant.		

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<b>LIST NO:</b>	1/04	<b>APPLICATION NO:</b>	P/3073/04/CFU
<b>LOCATION:</b>	239-241 High Road, Harrow Weald		
<b>APPLICANT:</b>	Dennis Granston for E Bradley & A Mesgian		
<b>PROPOSAL:</b>	Redevelopment to Provide 3 Storey Detached Block with 14 Flats, Access and Parking		
<b>DECISION:</b>	Inform the applicant that:		
	1) The proposal is acceptable subject to the completion of a legal agreement within one year (or such period as the Council may determine) of the date of the Committee decision on this application relating to:		
	i) Developer shall fund all necessary costs relating to the provision and adoption of the section of new service road at the rear of the site under Section 38 of the Highways Act 1980.		
	2) A formal Decision Notice, granting permission in accordance with the development described in the application and submitted plans, subject to the conditions and informatives reported, will be issued only upon the completion of the aforementioned legal agreement.		

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<b>LIST NO:</b>	1/05	<b>APPLICATION NO:</b>	P/3170/04/CFU
<b>LOCATION:</b>	Land R/O 32-38 Greenford Road, Harrow		
<b>APPLICANT:</b>	Gillett Macleod Partnership for Mr G Birch		
<b>PROPOSAL:</b>	Demolition of Nos. 32 and 34 and Redevelopment to Provide 10 Flats in a Detached 2 Storey Building with Access and Parking		
<b>DECISION:</b>	REFUSED permission for the development described in the application and submitted plans, for the reasons and informative reported.		

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

<b>LIST NO:</b>	2/01	<b>APPLICATION NO:</b>	P/2723/04/COU
<b>LOCATION:</b>	Land at R/O 123-135 and 139, Part of Rear Garden of 133 Whitchurch Lane, Edgware		
<b>APPLICANT:</b>	Gillett Macleod Partnership for London & District Housing Ltd		
<b>PROPOSAL:</b>	Outline: Redevelopment: Two x 2 Storey Blocks to Provide 8 Flats and Chalet Bungalow with Access and Parking.		
<b>DECISION:</b>	REFUSED permission for the development described in the application and submitted plans for the following reasons:		

(i) The access road would give rise to a loss of residential amenity to 123 Whitchurch Lane by reason of the additional vehicular activity generated by the development.

(ii) the access into Whitchurch Lane is sited at a point where the road bends and would be detrimental to the safety and free flow of traffic.

Informative: The following policies in the Harrow Unitary Development Plan are relevant to this decision: D4, D5, SD1, T13

[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) Councillors Arnold, Marilyn Ashton, Mrs Bath, Billson and Mrs Joyce Nickolay wished to be recorded as having voted for the decision to refuse the application;

(3) Councillors Bluston, Choudhury, Miles, Ray and Anne Whitehead wished to be recorded as having voted for the decision to grant the application;

(4) the Interim Chief Planning Officer had recommended that the above application be granted;

(5) the 'Petition of 83 signatures objecting to use of land owned by Stratton Close Properties Ltd.' referred to in the Addendum related to application number 2/01 and not 2/03].

(See also Minute 837).

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<b>LIST NO:</b>	2/02	<b>APPLICATION NO:</b>	P/2880/04/CFU
<b>LOCATION:</b>	Bentley House, 15-21 Headstone Drive, Harrow		
<b>APPLICANT:</b>	Pearson Associates for Valuetimes Ltd		
<b>PROPOSAL:</b>	Continued Use of 2 <sup>nd</sup> & 3 <sup>rd</sup> Floors as a Hostel and Use of Ground & First Floors as Offices (Class B1) with Alterations to Outbuildings		
<b>DECISION:</b>	GRANTED permission in accordance with the development described in the application and submitted plans subject to the conditions and informatives reported.		

(See also Minute 842.0)

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**LIST NO:** 2/03                      **APPLICATION NO:** P/3110/03/CVA  
**LOCATION:** Alexandra Avenue Primary Care Centre, Alexandra Avenue, South Harrow  
**APPLICANT:** Dransfield Owens De Silva for Harrow Primary Care Trust  
**PROPOSAL:** Variation of Condition 11 of Permission P/2976/03/CFU to require the Provision of Car Parking Prior to Occupation of the Building  
**DECISION:** GRANTED permission in accordance with the development described in the application and submitted plans, subject to the condition and informative reported.

[Note: the 'Petition of 83 signatures objecting to use of land owned by Stratton Close Properties Ltd.' referred to in the Addendum related to application number 2/01 and not 2/03].

(See also Minute 836).

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**LIST NO:** 2/04                      **APPLICATION NO:** P/3134/04/CFU  
**LOCATION:** 57, 56, 76, 77, 94 & 95 Chasewood Park, Sudbury Hill, Harrow  
**APPLICANT:** Levitt Bernstein Associates Ltd for Home Nationwide  
**PROPOSAL:** Reconstruction of Fire Damaged Penthouse Flats  
**DECISION:** 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:** 2/05                      **APPLICATION NO:** P/3147/04/CFU  
**LOCATION:** South Winds, 1 South View Road, Pinner  
**APPLICANT:** Lawrence Vacher Partnership for Mr & Mrs M Patel  
**PROPOSAL:** First Floor Side and Two Storey Rear Extensions  
**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:** 2/06                      **APPLICATION NO:** P/2963/04/DFU  
**LOCATION:** 6 South Close, Rayners Lane  
**APPLICANT:** S Dadamiya for Mr S Bharde  
**PROPOSAL:** Conversion of Extended House to Provide 3 Self-Contained Flats with Parking & Domestic Store at Rear (Revised)  
**DECISION:** REFUSED permission for the development described in the application and submitted plans for the following reasons:

- (i) The proposal represents an over-intensification of the property, which would give rise to additional disturbance and general activity associated with the use of three flats.
- (ii) The greater intensity of the use of the rear garden, which would be shared by three dwellings, would give rise to a loss of residential amenity to the surrounding properties by reason of a significant increase in disturbance and general activity.
- (iii) There is only one parking space in the front that, at the time of determination, can be relied upon. There are uncertain plans for additional parking of two formally laid-out spaces at the rear with access through the service road. This would give rise to additional activity towards the back of the rear garden, resulting in general

disturbance to the rear of 7 South Close. Even if the two spaces at the rear were accessible, there would be a shortfall of parking provision of one space, which is unacceptable given the location.

Informative: The following policies in the Harrow Unitary Development Plan are relevant to this decision: SD1, EP25, D4, D5, D9, D10, H9, H18, C16, T13.

[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) Councillors Arnold, Marilyn Ashton, Mrs Bath, Billson and Mrs Joyce Nickolay wished to be recorded as having voted for the decision to refuse the application;

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

(See also Minute 836).

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<b>LIST NO:</b>	2/07	<b>APPLICATION NO:</b>	P/2851/04/CFU
<b>LOCATION:</b>	Faraway, 2 South View Road, Pinner		
<b>APPLICANT:</b>	Lawrence Vacher Partnership for Mr A Gorslar		
<b>PROPOSAL:</b>	Extension of Drive and Formation of New Vehicular Access with New Entrance Gates and Gateposts (Revised)		
<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>	2/08	<b>APPLICATION NO:</b>	P/2903/04/CFU
<b>LOCATION:</b>	8 Village Way, Pinner		
<b>APPLICANT:</b>	MP Associates Ltd for 3 Continents Ltd		
<b>PROPOSAL:</b>	Detached Part Single, Part Two and Part Three Storey Building to Provide 15 Business Units (Class B1)		
<b>DECISION:</b>	REFUSED permission for the development described in the application and submitted plans, for the following reason:		
	(i) The proposal, although a considerable improvement on the previous scheme, would still be unduly obtrusive and overbearing, by reason of the excessive forward projection of the building, to the detriment of the appearance of the street scene and the amenity of neighbouring residents in Rayners Lane and Village Way.		
	[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) the Interim Chief Planning Officer had recommended that the above application be granted].		
	(See also Minute 836).		

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<b>LIST NO:</b>	2/09	<b>APPLICATION NO:</b>	P/2967/04/CLA
<b>LOCATION:</b>	Unit 4, Central Depot, Forward Drive, Harrow		
<b>APPLICANT:</b>	The Wilson Partnership for London Borough of Harrow		



**PROPOSAL:** Change of Use: Warehouse Storage to Training Facility and Alterations Including: Fire Escape, Canopy, Disabled Ramps, Bin Enclosure & New Pedestrian Access to Kenmore Avenue.

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

**LIST NO:** 3/01                      **APPLICATION NO:** P/2661/04/CFU

**LOCATION:** 219 Alexandra Avenue, South Harrow, Ex Tithe Farm Public House

**APPLICANT:** Artian Shehu

**PROPOSAL:** Use of Part of Car Park for the Hand Washing and Valeting of Cars

**DECISION:** DEFERRED to allow officers to explore a more acceptable scheme, to include:

- i) a smaller scale of use;
- ii) reduced hours of working;
- iii) appropriate storage facilities;
- iv) removal of rubbish from rear of site;
- v) screening at rear of site;
- vi) a temporary permission.

(See also Minutes 836 and 840).

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**LIST NO:** 3/02                      **APPLICATION NO:** P/2976/04/DVA

**LOCATION:** 33-35 Bridge Street, Pinner

**APPLICANT:** Planware Ltd

**PROPOSAL:** Variation of Condition 2 of Planning Permission LBH 33149 to allow Opening Hours 6am to Midnight Each Day

**DECISION:** REFUSED permission for the development described in the application and submitted plans for the reason and informative reported.

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**LIST NO:** 3/03                      **APPLICATION NO:** P/3081/04/DFU

**LOCATION:** 27 Beaufort Avenue, Harrow

**APPLICANT:** K Sisodia for Mr B Lagan

**PROPOSAL:** Conversion of House to 2 Self-Contained Flats with Parking in Front Garden (Revised)

**DECISION:** REFUSED permission for the development described in the application and submitted plans for the reasons and informative reported.

[Note: (1) During the discussion on the above item, it was moved and seconded that the following reason, included in a previous refusal (P/1630/04/CFU) be added to the reasons for refusal:

Reason 3: The lack of access to the rear garden from the first floor flat is unacceptable in this location.

Upon being put to a vote, this was not carried].

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**SECTION 4 – CONSULTATIONS FROM NEIGHBOURING AUTHORITIES**

**LIST NO:** 4/01                      **APPLICATION NO:** P/3111/04/CNA

**LOCATION:** All Building and Playing Fields, Copland Community School, High Road, Wembley

**APPLICANT:** Brent Council

**PROPOSAL:** Consultation: Redevelopment, Commercial and Residential Buildings Secondary School, All Weather Pitches, Car Parking and Landscaping.

**DECISION:** RAISED NO OBJECTIONS to the redevelopment set out in the application and submitted plans, subject to the informative report.

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**APPEALS BEING DEALT WITH**

<b>WRITTEN REPRESENTATIONS</b>	<b>APPEAL REF:</b>	<b>OFFICER</b>	<b>QUESTIONNAIRE DUE/SENT</b>	<b>STATEMENT DUE</b>	<b>SITE VISIT DATE/TIME</b>
19 Canterbury Road, Harrow	3313	PDB	Sent 09.02.05	<b>09.03.05</b>	
R/O Rising Sun, Public House	3314	RS	Sent 25.02.05	<b>15.03.05</b>	
2 Dukes Avenue, Edgware	3317	TW	Sent 25.02.05	<b>16.03.05</b>	
21 Church Road, Stanmore (enforcement)	3320	KB	Appeal forms rec'd	09.02.05 – awaiting start date	
6 South Close, Pinner	3321	PDB	Appeal forms rec'd	24.02.05 – awaiting start date	
<b>HEARINGS</b>	<b>APPEAL REF:</b>	<b>OFFICER</b>	<b>STATEMENT DUE/SENT</b>	<b>HEARING DATE</b>	<b>LOCATION</b>
4 Latimer Gardens	3215	JH	Sent 04.08.04	<b>8.03.05</b>	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	<b>Due 31.03.05</b>		
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	Sent 26.01.05		
81 Roxeth Hill (Enforcement)	3308	RJS	Appeal forms rec'd	11.01.05 – awaiting start date	
The Gardens, r/o Pinner Road	3309	TW	<b>Sent 02.03.05</b>		
22 Devonshire Road	3311	AMH	<b>Due 15.03.05</b>		
21-23 Woodhall Drive, Pinner	3316	JH	<b>Due 23.03.05</b>		
Sunningdale, London road, Harrow on the Hill	3318	RS	<b>Due 07.04.05</b>		
Timber Carriage Public House, 19 Northolt Rd	3319	RS	<b>Due 07.04.05</b>		
<b>PUBLIC INQUIRIES</b>	<b>APPEAL REF:</b>	<b>OFFICER</b>	<b>STATEMENT DUE/SENT</b>	<b>INQUIRY DATE</b>	<b>LOCATION</b>
102 High Street (Discontinuance Appeal)	3239	GJ	<b>Due 07.03.05</b>	<b>21.06.05 (2 days)</b>	C.Rms 1&2
Cottages, Cherry Tree Way	3258	TEM	Sent 09.11.04	<b>23.08.05 (1 day)</b>	C.Rms 1&2
354-366 Pinner Road, Harrow	3279	TEM	Sent 15.12.04	<b>28.09.05 (3 days)</b>	C.Chamber
294 Uxbridge Road, Hatch End	3297	JH	Sent 25.01.05	<b>01.11.05 (1 day)</b>	
R/O Chester Court, Sheepcote Road	3314	RS	<b>Due 15.03.05</b>		

## APPEALS AWAITING DECISION

WRITTEN REPRESENTATIONS	APPEAL REF:	OFFICER	STATEMENT SENT	FINAL COMMENTS DUE	SITE VISIT DATE/TIME
1 Holly Avenue, Stanmore	3225	CM	19.08.04	Expired	18.01.05 @ 11.30
198-200 Whitchurch Lane, Edgware	3245	PDB	09.09.04	Expired	21.02.05 @ 14:00
Land at Poplar Close, 540 Uxbridge Rd	3244	AMH	10.09.04(q)	Expired	Unac. w.c 21.02.05
331 High Road, Harrow	3232	OH	10.09.04	Expired	14.02.05 @ 10.30
31 High Worple	3238	DEH	17.09.04	Expired	14.02.05 @ 14:00
60 Brampton Grove, Kenton	3247	CM	23.09.04	Expired	
95 Tregenna Avenue, South Harrow	3256	PDB	27.09.04(q)	Expired	01.03.05 @ 12:00
Outside Homebase, Harrow Weald	3257	TEM	05.10.04(q)	Expired	
184 Whitchurch Lane	3252	TEM	05.10.04	Expired	22.02.05 @ 12.15
26 Radnor Road, Harrow	3249	DEH	06.10.04	Expired	21.02.05 @ 15:15
55 Broadcroft Avenue	3260	ME2	06.10.04(q)	Expired	22.02.05 @ 11.30
Bridle Cottages, Brookshill Drive, Stanmore	3253	AB	08.10.04	Expired	30.03.05 @ 11:30
Bridle Cottages, Brookshill Drive, Stanmore	3254	TEM	08.10.04	Expired	30.03.05 @ 11.30
33 Eastleigh Avenue, Harrow	3255	KS	13.10.04	Expired	22.02.05 @ 10.30
7 Westbury Lodge Close	3264	PDB	18.10.04	Expired	01.03.05 @ 13:15
48 Talbot Road, Harrow	3262	CM	18.10.04	Expired	7.03.05 @ 12:00
43 Nolton Place, Edgware	3267	PDB	19.10.04(q)	Expired	WC 28.02.05
67a Gayton Road, Harrow	3259	CM	01.11.04	Expired	7.03.05 @ 11:00
56 Clifton Road, Kenton	3277	SK	10.11.04(q)	Expired	
44 Butler Road, Harrow	3278	AMH	16.11.04(q)	Expired	30.03.05 @ 09.30
1 Ash Close Stanmore	3268	JH	25.11.04	Expired	23.02.05 @ 10.00
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	Expired	
7 Sancroft Avenue, Harrow	3271	UE	02.12.04	Expired	
12 Cuckoo Hill Drive, Pinner	3273	OH	06.12.04	Expired	30.03.05 @ 10.30
4 Elm Park, Stanmore	3276	TEM	09.12.04	Expired	30.03.05 @ 12:15
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)	Expired	
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	Expired	
36 Imperial Drive, North Harrow	3274	OH	23.12.04	Expired	
61 Birkdale Avenue, Pinner	3291	PDB	24.12.04(q)	Expired	
Adj. 68 Boxtree Lane, Harrow Weald	3294	CM	29.12.04(q)	Expired	

20 Fairview Crescent, Harrow	3263	KS	05.01.05	Expired
45 St. Margarets Avenue, South Harrow	3296	KMS	06.01.05	Expired
Land adjacent Leeft Robinson Public House	3284	JH	10.01.05	Expired
9 Dearne Close	3298	JB	11.01.05(q)	Expired
121 Blenheim Road	3307	JAB	24.01.05(q)	16.03.05
102 Parkside Way	3285	PDB	24.01.05(q)	11.03.05
16&17 Broadmead Close, Hatch End	3295	TBW	02.02.05	Expired
County House, 29 Peterborough Road	3299	TW	24.02.05	
2 Oak Tree Close, Stanmore	3302	OH	14.02.05	15.03.05
19&21 & R/O 11-29 Alexandra Avenue	3300	TW	15.02.05	10.03.05
'Stella Maris', 39 Oakhill Avenue, Pinner	3310	TW	25.02.05	21.03.05
O/S 127 Marsh Road, Pinner	3306	TEM	21.02.05	16.03.05
1 & 2 Station Parade, Kenton Lane	3304	TW	22.02.05	15.03.05
4 South Close, Off Village Way, Pinner	3305	KMS	22.02.05	15.03.05
27 Tregenna Avenue	3301	PDB	03.03.05(q)	20.05.05
R/O 71/83 Canterbury Road, North Harrow	3312	RS	03.03.05	04.03.05

HEARINGS	APPEAL REF:	OFFICER	STATEMENT DUE/SENT	HEARING DATE	LOCATION

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 01.12.04)

	APPEAL REF:	OFFICER	DECISION	DATE
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
107-109 Byron Road, Wealdstone	3214	TW	DISMISSED	26.01.05
16 Manor Park Drive,	3216	DEH	DISMISSED	26.01.05
1 Butler Ave,	3224	JH	ALLOWED	27.01.05
128 Somervell Road, Harrow	3228	AMH	DISMISSED	31.01.05
106 Uxbridge Road	3227	JH	DISMISSED	03.01.05
17 Little Common, Stanmore	3226	RJS	DISMISSED	10.02.05
41 Oxford Road, Harrow	3186	AMH	ALLOWED	11.02.05
Copse Farm House	3236	TEM	DISMISSED	18.02.05
Garages R/O 75 Harrow View, Harrow	3251	RD	DISMISSED	17.02.05
75 Kingsley Road	3243	DEH	DISMISSED	17.02.05
The White Cottage, Sudbury Hill	3229	JH	DISMISSED	17.02.05
99 Holyrood Avenue	3246	PDB	ALLOWED	17.02.05
191 Torbay Road	3233	ME	DISMISSED	17.02.05
13 Crowshott Avenue	3241	KS	DISMISSED	22.02.05
67 Rickmansworth Road	3289	BVS	WITHDRAWN	16.02.05
375-379 Uxbridge Rd, Hatch End	3266	TEM	WITHDRAWN	16.02.05
2 Radnor Avenue	3231	JH	ALLOWED	21.02.05
625 Pinner Road	3197	MRE	ALLOWED	24.02.05
627 Pinner Road	3198			
102 Parkside Way, Harrow	3230	DEH	DISMISSED	25.02.05

**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/PEN/13018	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. Railings and light units removed. Wall now acceptable. No further



**ENFORCEMENT NOTICES AWAITING COMPLIANCE 9 February 2005**

ADDRESS	ENF/LEGAL/PL. APP REF. NOS.	OFFICER	C'TTEE DATE	MEMO LEGAL	DATE SERVED	EFFECTIVE DATE	APEAL DATES	COMPLIANCE PERIOD	COMPLIANCE DATE	NOTES
81 Roxeth Hill Harrow on the hill Erection of roof GARAGES 6-12 REAR OF GRANGE COURT GRANGE GARDENS PINNER	ENF/280/02/WEST	AB / RD GDM	12_Feb-03	18-Feb-03		14-Jan-05	Appeal submitted	3 Months	13-APR-05	action required. AB / RD checking when roof was erected. Borough Solicitor 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. Site inspected, use garages appear to comply with approved uses. NFA.
Use of garages for storage purposes in connection with a business										
46a Harrow View Harrow	ENF/314/03/P	GDM	14-JAN-04	25-May-04	2-Jul-04			6 Months	2-Jan-05	Notice served. Property is vacant, physical works offered to be done by end of March 2005, enf officer to inspect after that date.
COU flat to bedsis 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 COU Dwelling to Office	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.
REGENT HOUSE, 21 CHURCH ROAD, STANMORE.	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.

**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
Four Air Con Units on a Listed Building										Notice served. An incomplete application for the screening of the units was submitted in Nov 2004. The applicant is looking to provide further information to make this application valid.
Broomhill Mount Park Road Hoth	ENF/625/03/P	GDM	8-DEC-04		7-FEB-05	11-MAR-05		28 Days	09-APR-05	Notice served
Compliance with condition 8										
Prosecutions for unlawful advertisements										

**ENFORCEMENT NOTICES AUTHORISED, AWAITING SERVICE**

2 NELSON ROAD HARROW Window in flank wall	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.
25 LAKE VIEW, EDGWARE. HAT 4SF Breach of Conditions	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.
4 Elm Park Stanmore COU from 3 flats to 3flats and a dwelling house	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.
Portman Hall Old Redding Harrow Erection of fence on roof	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.
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.

**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
BCN, Access to front										
Harrow Hospital 88 Roxeth Hill Harrow		GDM	9-NOV-04							
Erection of sales building										

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Meeting:	Development Control Committee
Date:	15 March 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 825 Chestnut Avenue (No. 1) Canons
- TPO 826 Canons Drive (No. 6) Canons
- TPO 827 Lake View (No. 4) Canons
- TPO 828 Sudbury Hill (No. 7) Harrow on the Hill
- TPO 829 St. Leonards Avenue (No. 2) Kenton West
- TPO 830 Becmead Avenue (No. 1) Kenton West
- TPO 831 Elm Park Road (No. 3) Pinner
- TPO 832 Royston Park Road (No. 4) Hatch End
- TPO 833 Nugents Park (No. 3) Hatch End
- TPO 834 Nugents Park (No. 4) Hatch End
- TPO 835 Nugents Park (No. 5) Hatch End
- TPO 836 Nugents Park (No. 6) Hatch End
- TPO 837 Uxbridge Road (No. 41) Stanmore Park
- TPO 838 RAF Stanmore (No. 4) Stanmore Park

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 62 Elm Park Road (No. 1) Pinner
- TPO 65 Lake View (No. 1) Edgware
- TPO 187 Uxbridge Road (No. 5) Stanmore
- TPO 214 Uxbridge Road (No. 7) Stanmore

TPO 284 St. Leonards Avenue (No. 1) Kenton  
TPO 386 Uxbridge Road (No. 22) Stanmore  
TPO 479 Lake View (No. 2) Edgware  
TPO 565 Canons Drive (No. 3) Edgware  
TPO 651 Lake View (No. 3) Edgware

### **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,

Except for:

TPO 386 Uxbridge Road (No. 22) Stanmore

TPO 214 Uxbridge Road (No. 7) Stanmore

But including:

TPO 12 Comprehensive, Harrow on the Hill

TPO 42 Nugents Park Hatch End

TPO 45 Canons Drive, Edgware

TPO 61 Royston Park Road Hatch End

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. 825**

**TPO TITLE: Chestnut Avenue (No. 1) Canons**

**FIRST SCHEDULE**

**TREES SPECIFIED INDIVIDUALLY**

(encircled in black on the map)

<b><u>No on Map</u></b>	<b><u>Description</u></b>	<b><u>Situation</u></b>
T1	Beech	Rear garden of 35 Chestnut Avenue.
T2	Beech	Rear garden of 35 Chestnut Avenue.
T3	Oak	Rear garden of 33 Chestnut Avenue.
T4	Cypress	Rear garden of 33 Chestnut Avenue.
T5	Ash	Rear garden of 29 Chestnut Avenue.
T6	Ash	Rear garden of 29 Chestnut Avenue.
T7	Ash	Rear garden of 25 Chestnut Avenue.
T8	Ash	Rear garden of 25 Chestnut Avenue.
T9	Ash	Rear garden of 25 Chestnut Avenue.
T10	Lime	Rear garden of 23 Chestnut Avenue.
T11	Lime	Rear garden of 23 Chestnut Avenue.
T12	Lime	Rear garden of 23 Chestnut Avenue.
T13	Lime	Rear garden of 21 Chestnut Avenue.
T14	Lime	Rear garden of 21 Chestnut Avenue.
T15	Scots Pine	Rear garden of 19 Chestnut Avenue.
T16	Sycamore	Rear garden of 19 Chestnut Avenue.
T17	Sycamore	On boundary between 17 & 19 Chestnut Ave.
T18	Lime	Rear garden of 17 Chestnut Avenue.
T19	Lime	Rear garden of 17 Chestnut Avenue.
T20	Sycamore	Rear garden of 17 Chestnut Avenue.
T21	Sycamore	Rear garden of 17 Chestnut Avenue.

T22	Pine	Rear garden of 15 Chestnut Avenue.
T23	Pine	Rear garden of 15 Chestnut Avenue.
T24	Cypress	Front garden of 7 Chestnut Avenue.
T25	Sycamore	Rear garden of 7 Chestnut Avenue.
T26	Scots Pine	Rear garden of 5 Chestnut Avenue.
T27	Scots Pine	Rear garden of 5 Chestnut Avenue.
T28	Scots Pine	Rear garden of 3 Chestnut Avenue.
T29	Swedish Whitebeam	Rear garden of 3 Chestnut Avenue.
T30	Horse Chestnut	Rear garden of 3 Chestnut Avenue.
T31	Horse Chestnut	Rear garden of 3 Chestnut Avenue.
T32	Horse Chestnut	Rear garden of 1 Chestnut Avenue.
T33	Pine	Rear garden of 1 Chestnut Avenue.
T34	Horse Chestnut	Rear garden of 1 Chestnut Avenue.
T35	Horse Chestnut	Rear garden of 1 Chestnut Avenue.
T36	Horse Chestnut	Rear garden of 1 Chestnut Avenue.
T37	Oak	Rear garden of 1 Chestnut Avenue.
T38	Oak	Rear garden of 1 Chestnut Avenue.
T39	Oak	Rear garden of 1 Chestnut Avenue.
T40	Scots Pine	Rear garden of 1 Chestnut Avenue.
T41	Oak	Rear garden of 1 Chestnut 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

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

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**TPO NO. 826**

**TPO TITLE: Canons Drive (No. 6) Canons**

**FIRST SCHEDULE**

**TREES SPECIFIED INDIVIDUALLY**  
**(encircled in black on the map)**

<b><u>No on Map</u></b>	<b><u>Description</u></b>	<b><u>Situation</u></b>
T1	Leyland Cypress	Out front of 59 Canons Drive.
T2	Walnut	Out front of 59 Canons Drive.
T3	Japanese Cedar	Out front of 55 Canons Drive.
T4	Wellingtonia	Out front of 55 Canons Drive.
T5	Dawn Redwood	Out front of 53 Canons Drive.
T6	Thuja	Out front of 53 Canons Drive.
T7	Lawson Cypress	Out front of 51 Canons Drive.
T8	Douglas Fir	Out front of 51 Canons Drive.
T9	Wellingtonia	Out front of 49 Canons Drive.
T10	Wellingtonia	Out front of 49 and 47 Canons Drive.
T11	Wellingtonia	Out front of 47 and 45 Canons Drive.
T12	Wellingtonia	Out front of 43 Canons Drive.
T13	Birch	Rear garden of 43 Canons Drive.
T14	Birch	Rear garden of 43 Canons Drive.
T15	Beech	Rear garden of 43 Canons Drive.
T16	Lime	Rear garden of 41 Canons Drive.
T17	Blue Atlas Cedar	Out front of 41 Canons Drive.
T18	Cedar	Out front of 41 Canons Drive.
T19	Wellingtonia	Out front of 39 Canons Drive.
T20	Dawn Redwood	Out front of 37 Canons Drive.

T21	Cedar	Out front of 35 Canons Drive.
T22	Wellingtonia	Out front of 33 Canons Drive.
T23	Cedar	Rear garden of 33 Canons Drive.
T24	Lombardy Poplar	Rear garden of 33 Canons Drive.
T25	Cedar	Rear garden of 33 Canons Drive.
T26	Lombardy Poplar	Rear garden of 33 Canons Drive.
T27	Dawn Redwood	Out front of 31 Canons Drive.
T28	Wellingtonia	Out front of 29 Canons Drive.
T29	Wellingtonia	Out front of 27 Canons Drive.
T30	Cedar	Out front of 25 Canons Drive.
T31	Monkey Puzzle	Out front of 23 Canons Drive.
T32	Cedar	Out front of 21 Canons Drive.
T33	Wellingtonia	Out front of 19 Canons Drive.
T34	Blue Atlas Cedar	Out front of 17 Canons Drive.
T35	Spruce	Out front of 15 Canons Drive.
T36	Cedar	Out front of 13 Canons Drive.
T37	Spruce	Out front of 13 Canons Drive.
T38	Sycamore	Rear garden of 13 Canons Drive.
T39	Sycamore	Rear garden of 13 Canons Drive.
T40	Birch	Rear garden of 11 Canons Drive.
T41	Purple Plum	Rear garden of 11 Canons Drive.
T42	Monkey Puzzle	Out front of 11 Canons Drive.
T43	Wellingtonia	Out front of 11 Canons Drive.
T44	Wellingtonia	Out front of 9 Canons Drive.
T45	Dawn Redwood	Out front of 7 Canons Drive.
T46	Oak	Rear garden of 7 Canons Drive.
T47	Cypress	Rear garden of 5 Canons Drive.
T48	Cypress	Rear garden of 5 Canons Drive.

T49	Wellingtonia	Out front of 5 Canons Drive.
T50	Wellingtonia	Out front of 'The Cottage' Canons Drive.
T51	Wellingtonia	Out front of 3 Canons Drive.
T52	Wellingtonia	Out front of 42 Canons Drive.
T53	Spruce	Out front of 44 Canons Drive.
T54	Wellingtonia	Out front of 44 Canons Drive.
T55	Cedar	Out front of 46 Canons Drive.
T56	Wellingtonia	Out front of 46 Canons Drive.
T57	Dawn Redwood	Out front of 48 Canons Drive.
T58	Wellingtonia	Out front of 48 Canons Drive.
T59	Blue Atlas Cedar	Out front of 50 Canons Drive.
T60	Blue Atlas Cedar	Out front of 50 Canons Drive.
T61	Wellingtonia	Out front of 52 Canons Drive.
T62	Thuja	Out front of 52 Canons Drive.
T63	Scots Pine	Rear garden of 52 Canons Drive.
T64	Monterey Cypress	Rear garden of 52 Canons Drive.
T65	Monterey Cypress	Rear garden of 52 Canons Drive.
T66	Cedar	Out front of 54 Canons Drive.
T67	Wellingtonia	Out front of 54 Canons Drive.
T68	Coast Redwood	Out front of 54 Canons Drive.
T69	Weeping Willow	Rear garden of 56 Canons Drive.
T70	Wellingtonia	Out front of 56 Canons Drive.
T71	Wellingtonia	Out front of 56 and 58 Canons Drive.
T72	Wellingtonia	Out front of 58 Canons Drive.
T73	Wellingtonia	Out front of 60 Canons Drive.
T74	Wellingtonia	Out front of 60 Canons Drive.
T75	Wellingtonia	Out front of 62 Canons Drive.
T76	Oak	Rear garden of 62 Canons Drive.

T77	Wellingtonia	Out front of 64 Canons Drive.
T78	Cedar	Out front of 66 Canons Drive.
T79	Wellingtonia	Out front of 66 Canons Drive.
T80	Cedar	Out front of 68 Canons Drive.
T81	Hornbeam	Rear garden of 68 Canons Drive.
T82	Beech	Rear garden of 70 Canons Drive.
T83	Wellingtonia	Out front of 70 Canons Drive.
T84	Cedar	Out front of 72 Canons Drive.
T85	Ash	Rear garden of 72 Canons Drive.
T86	Wellingtonia	Out front of 74 Canons Drive.
T87	Wellingtonia	Out front of 76 Canons Drive.
T88	Wellingtonia	Out front of 78 Canons Drive.
T89	Monkey Puzzle	Out front of 80 Canons Drive.
T90	Oak	Out front of 80 Canons 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



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

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**TPO NO. 827**

**TPO TITLE: Lake View (No. 4) Canons**

**FIRST SCHEDULE**

**TREES SPECIFIED INDIVIDUALLY**  
**(encircled in black on the map)**

<b><u>No on Map</u></b>	<b><u>Description</u></b>	<b><u>Situation</u></b>
T1	Cypress	Front garden of 40 Lake View.
T2	Swedish Whitebeam	Rear garden of 40 Lake View.
T3	Pine	Rear garden of 40 Lake View.
T4	Pine	Rear garden of 40 Lake View.
T5	Swedish Whitebeam	Rear garden of 42 Lake View.
T6	Swedish Whitebeam	Rear garden of 42 Lake View.
T7	Pine	Rear garden of 42 Lake View.
T8	Sycamore	Rear garden of 44 Lake View.
T9	Lime	Rear garden of 46 Lake View.
T10	Lime	Rear garden of 46 Lake View.
T11	Pine	Rear garden of 54 Lake View.
T12	Pine	Rear garden of 54 Lake View.
T13	Pine	Rear garden of 56 Lake View.
T14	Ash	To rear of 1 Stone Grove Court.
T15	Hawthorn	Rear garden of 58 Lake View.
T16	Pine	Rear garden of 60 Lake View.
T17	Pine	Rear garden of 60 Lake View.
T18	Pine	Rear garden of 62 Lake View.
T19	Pine	Rear garden of 62 Lake View.
T20	Oak	Rear garden of 62 Lake View.

T21	Oak	Rear garden of 72 Lake View.
T22	Sycamore	To rear of 7 Stone Grove Court.
T23	Pine	Rear garden of 66 Lake View.
T24	Pine	Rear garden of 68 Lake View.
T25	Pine	Rear garden of 68 Lake View.
T26	Pine	Front garden of 61 Lake View.
T27	Beech	Front garden of 55 Lake View.
T28	Ash	Front garden of 55 Lake View.
T29	Sycamore	Rear garden of 55 Lake View.
T30	Horse Chestnut	Rear garden of 57 Lake View.
T31	Ash	Rear Garden of 59 Lake View.
T32	Sycamore	Rear Garden of 59 Lake View.
T33	Horse Chestnut	Rear Garden of 59 Lake View.

**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. 828**

**TPO TITLE: Sudbury Hill (No. 7) Harrow on the Hill**

**FIRST SCHEDULE**

**TREES SPECIFIED INDIVIDUALLY**  
**(encircled in black on the map)**

<b><u>No on Map</u></b>	<b><u>Description</u></b>	<b><u>Situation</u></b>
T1	Horse Chestnut	Adjacent to Sudbury Hill, in grounds of C.C. Hospital.
T2	Oak	Adjacent to Sudbury Hill, in grounds of C.C. Hospital.
T3	Horse Chestnut	Adjacent to Sudbury Hill, in grounds of C.C. Hospital.
T4	Horse Chestnut	Adjacent to Sudbury Hill, in grounds of C.C. Hospital.
T5	Horse Chestnut	Adjacent to Sudbury Hill, in grounds of C.C. Hospital.
T6	Horse Chestnut (twin-stem)	Adjacent to Sudbury Hill, in grounds of C.C. Hospital.
T7	Oak	Adjacent to Sudbury Hill, in grounds of C.C. Hospital.
T8	Horse Chestnut	Adjacent to Sudbury Hill, in grounds of C.C. Hospital.
T9	Horse Chestnut	Adjacent to Sudbury Hill, in grounds of C.C. Hospital.
T10	Horse Chestnut (multi-stem)	Adjacent to Sudbury Hill, in grounds of C.C. Hospital.
T11	Ash (twin-stem)	Adjacent to Sudbury Hill, in grounds of C.C. Hospital.
T12	Ash	Adjacent to Sudbury Hill, in grounds of C.C. Hospital.
T13	Horse Chestnut	Adjacent to Sudbury Hill, in grounds of C.C. Hospital.
T14	Horse Chestnut	Adjacent to Sudbury Hill, in grounds of C.C. Hospital.
T15	Horse Chestnut (twin-stem)	Adjacent to Sudbury Hill, in grounds of C.C. Hospital.
T16	Horse Chestnut (twin-stem)	Adjacent to Sudbury Hill, in grounds of C.C. Hospital.
T17	Ash	Adjacent to Sudbury Hill, in grounds of C.C. Hospital.
T18	Horse Chestnut (twin-stem)	Adjacent to Sudbury Hill, in grounds of C.C. Hospital.
T19	Horse Chestnut (multi-stem)	Adjacent to Sudbury Hill, in grounds of C.C. Hospital.
T20	Horse Chestnut	Adjacent to Sudbury Hill, in grounds of C.C. Hospital.

T21	Lime (multi-stem)	Adjacent to Sudbury Hill, in grounds of C.C. Hospital.
T22	Horse Chestnut	Adjacent to Sudbury Hill, in grounds of C.C. Hospital.
T23	Ash	Adjacent to Sudbury Hill, in grounds of C.C. Hospital.
T24	Ash	Adjacent to Sudbury Hill, in grounds of C.C. Hospital.
T25	Ash (multi-stem)	Adjacent to Sudbury Hill, in grounds of C.C. Hospital.
T26	Ash (multi-stem)	Adjacent to Sudbury Hill, in grounds of C.C. Hospital.
T27	Hornbeam	Adjacent to Sudbury Hill, in grounds of C.C. Hospital.
T28	Oak	Adjacent to Sudbury Hill, in grounds of C.C. Hospital.
T29	Norway Maple var.	In front grounds of Clementine Churchill Hospital.
T30	Ash	In front grounds of Clementine Churchill Hospital.
T31	Ash	Along pathway to main reception of C. C. Hospital.
T32	Oak	Along pathway to main reception of C. C. Hospital.
T33	Ash	Along pathway to main reception of C. C. Hospital.
T34	Maple var.	Along driveway to main reception of C. C. Hospital.
T35	Ash	Along driveway to main reception of C. C. Hospital.
T36	Ash	Along driveway to main reception of C. C. Hospital.
T37	Ash	Along driveway to main reception of C. C. Hospital.
T38	Ash (multi-stem)	Along driveway to main reception of C. C. Hospital.
T39	Ash	Along driveway to main reception of C. C. Hospital.
T40	Ash	Along driveway to main reception of C. C. Hospital.
T41	Ash	Along driveway to main reception of C. C. Hospital.
T42	Lime	Along driveway to main reception of C. C. Hospital.
T43	Ash	Along driveway to main reception of C. C. Hospital.
T44	Whitebeam	Along driveway to main reception of C. C. Hospital.
T45	Whitebeam	Along driveway to main reception of C. C. Hospital.
T46	Whitebeam	Along driveway to main reception of C. C. Hospital.
T47	Ash	Along driveway to main reception of C. C. Hospital.
T48	Ash	Along driveway to main reception of C. C. Hospital.



T49	Norway Maple	Along driveway to main reception of C. C. Hospital.
T50	Ash	Along pathway to main reception of C. C. Hospital.
T51	Lime	Near pathway to main reception of C. C. Hospital.
T52	Alder	Near pathway to main reception of C. C. Hospital.
T53	Birch	Near pathway to main reception of C. C. Hospital.
T54	Alder	Along pathway to main reception of C. C. Hospital.
T55	Birch	Along pathway to main reception of C. C. Hospital.
T56	Oak	Near pathway to main reception of C. C. Hospital.
T57	Lime	Near Western boundary and car parks of C.C. Hospital.
T58	Oak	Near Western boundary and car parks of C.C. Hospital.
T59	Horse Chestnut	Near Western boundary and car parks of C.C. Hospital.
T60	Oak	Near Western boundary and car parks of C.C. Hospital.
T61	Oak	Near Western boundary and car parks of C.C. Hospital.
T62	Oak	Near Western boundary and car parks of C.C. Hospital.
T63	Horse Chestnut	Near Western boundary and car parks of C.C. Hospital.
T64	Horse Chestnut	Near Western boundary and car parks of C.C. Hospital.
T65	Horse Chestnut	Near Western boundary and car parks of C.C. Hospital.
T66	Lime	Near Western boundary and car parks of C.C. Hospital.
T67	Oak	Near Western boundary and car parks of C.C. Hospital.
T68	Oak	Near Western boundary and car parks of C.C. Hospital.
T69	Oak	Near Western boundary and car parks of C.C. Hospital.
T70	Horse Chestnut	Near Western boundary and car parks of C.C. Hospital.
T71	Oak	Near Western boundary and car parks of C.C. Hospital.
T72	Oak	Near Western boundary and car parks of C.C. Hospital.
T73	Oak	Near Western boundary and car parks of C.C. Hospital.
T74	Oak	Near Western boundary and car parks of C.C. Hospital.
T75	Oak	Near Western boundary and car parks of C.C. Hospital.
T76	Horse Chestnut	Near Western boundary and car parks of C.C. Hospital.

T77	Oak	Near Western boundary and car parks of C.C. Hospital.
T78	Oak	Near Western boundary and car parks of C.C. Hospital.
T79	Horse Chestnut	Near Western boundary and car parks of C.C. Hospital.
T80	Scots Pine	In NW corner of grounds of C. C. Hospital.
T81	Oak	Directly behind Clementine Churchill Hospital.
T82	Oak	Directly behind Clementine Churchill Hospital.
T83	Oak	Directly behind Clementine Churchill Hospital.
T84	Ash	Directly behind Clementine Churchill Hospital.
T85	Oak	Directly behind Clementine Churchill Hospital.
T86	Oak	Directly behind Clementine Churchill Hospital.
T87	Oak	Directly behind Clementine Churchill Hospital.
T88	Field Maple	Directly behind Clementine Churchill Hospital.
T89	Ash	Directly behind Clementine Churchill Hospital.
T90	Oak	Near car parks of Clementine Churchill Hospital.
T91	Sycamore	Near car parks of Clementine Churchill Hospital.
T92	Ash	Near car parks of Clementine Churchill Hospital.
T93	Oak	Near main reception of Clementine Churchill Hospital.
T94	Oak	Near main reception of Clementine Churchill Hospital.
T95	Oak	Near main reception of Clementine Churchill Hospital.
T96	Oak	Near main reception of Clementine Churchill Hospital.
T97	Oak	Along driveway to main reception of C. C. Hospital.
T98	False Acacia	Along driveway to main reception of C. C. Hospital.
T99	Horse Chestnut	Along driveway to main reception of C. C. Hospital.
T100	Ash	Along driveway to main reception of C. C. Hospital.
T101	Ash	Along driveway to main reception of C. C. Hospital.
T102	Ash	Along driveway to main reception of C. C. Hospital.
T103	Sycamore	Near car parks of Clementine Churchill Hospital.
T104	Sycamore (multi-stem)	Near car parks of Clementine Churchill Hospital.

T105	Sycamore	Near car parks of Clementine Churchill Hospital.
T106	Sycamore (multi-stem)	Near car parks of Clementine Churchill Hospital.
T107	Sycamore (multi-stem)	Near car parks of Clementine Churchill Hospital.
T108	Sycamore (multi-stem)	Near car parks of Clementine Churchill Hospital.
T109	Ash	Near car parks of Clementine Churchill Hospital.
T110	Ash	Near car parks of Clementine Churchill Hospital.
T111	Horse Chestnut	Near car parks of Clementine Churchill Hospital.
T112	Oak	Near car parks of Clementine Churchill Hospital.

**GROUPS OF TREES**  
(within broken line on the map)

<b><u>No on Map</u></b>	<b><u>Description</u></b>	<b><u>Situation</u></b>
G1	5 Oak	Directly behind Clementine Churchill Hospital.

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

None

**WOODLANDS**  
(within a continuous black line on the map)

<b><u>No on Map</u></b>	<b><u>Description</u></b>	<b><u>Situation</u></b>
W1	Mixed Conifer and Deciduous Woodland	Directly behind Clementine Churchill Hospital.
W2	Mixed Conifer and Deciduous Woodland	Near North Eastern corner of grounds of C.C. Hospital.
W3	Mixed Conifer and Deciduous Woodland	Along Eastern boundary of Clementine Churchill Hospital.

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

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**TPO NO. 829**

**TPO TITLE: St. Leonards Avenue (No. 2) Kenton West**

**FIRST SCHEDULE**

**TREES SPECIFIED INDIVIDUALLY**

(encircled in black on the map)

<b><u>No on Map</u></b>	<b><u>Description</u></b>	<b><u>Situation</u></b>
T1	Strawberry Tree	Front grounds of St. Mary the Virgin Church, St. Leonards Ave.
T2	Ash	Front grounds of St. Mary the Virgin Church, St. Leonards Ave.
T3	Purple Plum	Front grounds of St. Mary the Virgin Church, St. Leonards Ave.
T4	Oak	Front grounds of St. Mary the Virgin Church, St. Leonards Ave.
T5	Strawberry Tree	Front grounds of St. Mary the Virgin Church, St. Leonards Ave.
T6	Horse Chestnut	Front grounds of St. Mary the Virgin Church, St. Leonards Ave.
T7	Hawthorn	Front grounds of St. Mary the Virgin Church, St. Leonards Ave.
T8	Hawthorn	In grounds of Vicarage, St. Leonards Avenue.
T9	Horse Chestnut	In grounds of Vicarage, St. Leonards Avenue.
T10	Oak	In grounds of Vicarage, St. Leonards Avenue.
T11	Laburnum	In grounds of Vicarage, St. Leonards Avenue.
T12	Purple Plum	In grounds of Vicarage, St. Leonards Avenue.
T13	Horse Chestnut	In grounds of Vicarage, St. Leonards Avenue.
T14	Purple Plum	In grounds of Vicarage, St. Leonards Avenue.
T15	Horse Chestnut	In grounds of Vicarage, St. Leonards Avenue.
T16	Purple Plum	In grounds of Vicarage, St. Leonards Avenue.
T17	Hawthorn	In grounds of Vicarage, St. Leonards 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. 830**

**TPO TITLE: Becmead Avenue (No. 1) Kenton West**

**FIRST SCHEDULE**

**TREES SPECIFIED INDIVIDUALLY**  
**(encircled in black on the map)**

<b><u>No on Map</u></b>	<b><u>Description</u></b>	<b><u>Situation</u></b>
T1	Field Maple	Front garden of 86 Becmead Avenue.
T2	Oak	Front garden of 88 Becmead Avenue.
T3	Birch (multi-stem)	Front garden of 88 Becmead Avenue.
T4	Birch	Front garden of 88 Becmead Avenue.
T5	Purple Plum	Rear garden of 88 Becmead Avenue.
T6	Spruce	Rear garden of 88 Becmead 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. 831**

**TPO TITLE: Elm Park Road (No. 3) Pinner**

**FIRST SCHEDULE**

**TREES SPECIFIED INDIVIDUALLY**  
**(encircled in black on the map)**

<b><u>No on Map</u></b>	<b><u>Description</u></b>	<b><u>Situation</u></b>
T1	Sycamore	Rear of 'Northend Lodge' Elm Park Road, Pinner.
T2	Sycamore (twin-stem)	Rear of 'Northend Lodge' Elm Park Road, Pinner.
T3	Sycamore	Rear of 'Northend Lodge' Elm Park Road, Pinner.
T4	Sycamore	Rear of 'Northend Lodge' Elm Park Road, 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. 832**

**TPO TITLE: Royston park Road (No. 4) Hatch End**

**FIRST SCHEDULE**

**TREES SPECIFIED INDIVIDUALLY**  
**(encircled in black on the map)**

<b><u>No on Map</u></b>	<b><u>Description</u></b>	<b><u>Situation</u></b>
T1	Cypress	Front garden of 1 Royston Park Road.
T2	Cypress	Front garden of 1 Royston Park Road.
T3	Cypress	Front garden of 1 Royston Park Road.
T4	Yew (twin-stem)	Front garden of 1 Royston Park Road.
T5	Forrest's Maple	Front garden of 3 Royston Park Road.
T6	Yew	Front garden of 3 Royston Park Road.
T7	Yew	Front garden of 3 Royston Park Road.
T8	Yew	Front garden of 3 Royston Park Road.
T9	Cypress	Front garden of 3 Royston Park Road.
T10	Cypress	Front garden of 3 Royston Park Road.
T11	Cypress	Rear garden of 3 Royston Park Road.
T12	Beech	Rear garden of 3 Royston Park Road.
T13	Cypress	Front garden of 5 Royston Park Road.
T14	Holly	Front garden of 5 Royston Park Road.
T15	Holly	Front garden of 5 Royston Park Road.
T16	Cypress	Front garden of 5 Royston Park Road.
T17	Sallow Willow	Front garden of 5 Royston Park Road.
T18	Purple Plum	Front garden of 5 Royston Park Road.
T19	Yew	Front garden of 5 Royston Park Road.
T20	Hawthorn	Rear garden of 5 Royston Park Road.

T21	Cypress	Rear garden of 5 Royston Park Road.
T22	Cypress	Rear garden of 5 Royston Park Road.
T23	Cypress	Rear garden of 5 Royston Park Road.
T24	Cypress	Rear garden of 5 Royston Park Road.
T25	Birch	Rear garden of 5 Royston Park Road.
T26	Cypress	Rear garden of 5 Royston Park Road.
T27	Horse Chestnut	Rear garden of 5 Royston Park Road.
T28	Cedar	Front garden of 7a Royston Park Road.
T29	Yew	Front garden of 7a Royston Park Road.
T30	Ash	Rear garden of 7a Royston Park Road.
T31	Cedar	Front garden of 7 Royston Park Road.
T32	Pine	Rear garden of 7 Royston Park Road.
T33	Cypress	Rear garden of 7 Royston Park Road.
T34	Ash	Rear garden of 7 Royston Park Road.
T35	Oak	Rear garden of 7 Royston Park Road.

### **GROUPS OF TREES**

(within broken line on the map)

<b><u>No on Map</u></b>	<b><u>Description</u></b>	<b><u>Situation</u></b>
G1	4 Lime	Front garden of 3 Royston Park Road.

### **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. 833**

**TPO TITLE: Nugents Park (No. 3) Hatch End**

**FIRST SCHEDULE**

**TREES SPECIFIED INDIVIDUALLY**  
**(encircled in black on the map)**

<b><u>No on Map</u></b>	<b><u>Description</u></b>	<b><u>Situation</u></b>
T1	Oak	Rear garden of 'Foxend', Nugents Park.
T2	Oak	Rear garden of 'Foxend', Nugents Park.
T3	Oak	Rear garden of 'Foxend', Nugents Park.
T4	Oak	Rear garden of 'Foxend', Nugents Park.
T5	Beech	Rear garden of 'Foxend', Nugents Park.
T6	Oak	Rear garden of 'Woodlands', Nugents Park.
T7	Beech	Rear garden of 'Woodlands', Nugents Park.
T8	Japanese Red Cedar	Rear garden of 'Woodlands', Nugents Park.
T9	Scots Pine	Rear garden of 'Woodlands', Nugents Park.
T10	Scots Pine	On boundary between 'Woodlands', Nugents Park and 56 St. Thomas' Drive.
T11	Lawson Cypress	Front garden of 'Woodlands', Nugents Park.
T12	Lawson Cypress	Front garden of 'Beechwood', Nugents Park.
T13	Birch	Front garden of 'Beechwood', Nugents Park.
T14	Lawson Cypress	Front garden of 'Beechwood', Nugents Park.
T15	Oak	Along driveway of 'Woodlands', Nugents Park.
T16	Lawson Cypress	Front garden of 'Beechwood', Nugents Park.
T17	Douglas Fir	Front garden of 'Beechwood', Nugents Park.
T18	Douglas Fir	Front garden of 'Beechwood', Nugents Park.
T19	Lawson Cypress	Front garden of 'Beechwood', Nugents Park.

**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. 834**

**TPO TITLE: Nugents Park (No. 4) Hatch End**

**FIRST SCHEDULE**

**TREES SPECIFIED INDIVIDUALLY**  
**(encircled in black on the map)**

<b><u>No on Map</u></b>	<b><u>Description</u></b>	<b><u>Situation</u></b>
T1	Oak	Rear garden of 'Willow Mead' Nugents Park.
T2	Oak	Rear garden of 'Tall Trees' Nugents Park.
T3	Beech	Rear garden of 'Tall Trees' Nugents Park.
T4	Sycamore	Rear garden of 'Tall Trees' Nugents Park.
T5	Birch	Rear garden of 'Tall Trees' Nugents Park.
T6	Beech	Rear garden of 'Tall Trees' Nugents Park.
T7	Cypress	Rear garden of 'Tall Trees' Nugents Park.
T8	Ash (multi-stem)	Rear garden of 'Tall Trees' Nugents Park.
T9	Sycamore	Rear garden of 'Tall Trees' Nugents Park.
T10	Oak	Rear garden of 'Tall Trees' Nugents Park.

**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. 835**

**TPO TITLE: Nugents Park (No. 5) Hatch End**

**FIRST SCHEDULE**

**TREES SPECIFIED INDIVIDUALLY**

(encircled in black on the map)

<b><u>No on Map</u></b>	<b><u>Description</u></b>	<b><u>Situation</u></b>
T1	Beech	Front garden of 'White Lodge' Nugents Park.
T2	Horse Chestnut	Front garden of 'White Lodge' Nugents Park.
T3	Horse Chestnut	Front garden of 'White Lodge' Nugents Park.
T4	Ash	Front garden of 'White Lodge' Nugents Park.
T5	Ash	Front garden of 'White Lodge' Nugents Park.
T6	Beech	Front garden of 'White Lodge' Nugents Park.
T7	Birch	Front garden of 'White Lodge' Nugents Park.
T8	Ash	At driveway entrance to 'White Lodge' Nugents Park.
T9	Beech	Front garden of 'White Lodge' Nugents Park.
T10	Beech	Front garden of 'White Lodge' Nugents Park.
T11	Norway Spruce	Front garden of 'White Lodge' Nugents Park.
T12	Norway Spruce	Front garden of 'White Lodge' Nugents Park.
T13	Oak	Front garden of 'White Lodge' Nugents Park.
T14	Monterey Cypress	Rear garden of 'White Lodge' Nugents Park.

**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. 836**

**TPO TITLE: Nugents Park (No. 6) Hatch End**

**FIRST SCHEDULE**

**TREES SPECIFIED INDIVIDUALLY**

(encircled in black on the map)

<b><u>No on Map</u></b>	<b><u>Description</u></b>	<b><u>Situation</u></b>
T1	Oak	Front of 5-6 Littlecote Place.
T2	Oak	Rear garden of 7-8 Littlecote Place.
T3	Sycamore	Front garden of 7-8 Littlecote Place.
T4	Weeping Willow	Rear garden of 577a Uxbridge Road.
T5	Oak	Rear garden of 579 Uxbridge Road.
T6	Malus	On corner of Uxbridge Road and Nugents Park.
T7	Oak	On corner of Uxbridge Road and Nugents Park.
T8	Yew	On corner of Uxbridge Road and Nugents Park.
T9	Birch	Front garden of 'North End House' Nugents Park.
T10	Oak	On corner of Seymour Close and Nugents Park.
T11	Lime	Rear garden of 'Casa Siete' Nugents Park.
T12	Ash	Front garden of 'Casa Siete' Nugents Park.
T13	Oak	Front garden of 'Vitragi Villa' Nugents Park.
T14	Flowering Cherry	On corner of Seymour Close and Nugents Park.
T15	Oak	Halfway down Seymour Close.
T16	Birch	Rear garden of 4 Seymour Close.
T17	Tulip	Rear garden of 'Nugents Lodge' Seymour Close.
T18	Tulip	Rear garden of 'Nugents Lodge' Seymour Close.
T19	Cypress	Rear garden of 'Nugents Lodge' Seymour Close.
T20	Cypress	Rear garden of 'Nugents Lodge' Seymour Close.
T21	Purple Plum	Rear garden of 'Nugents Lodge' Seymour Close.
T22	Norway Maple	Rear garden of 'Nugents Lodge' Seymour Close.
T23	Hawthorn (multi-stem)	Rear garden of 'Nugents Lodge' Seymour Close.

T24	Cypress	Rear garden of 'Nugents Lodge' Seymour Close.
T25	Lombardy Poplar	Rear garden of 'Nugents Lodge' Seymour Close.
T26	Sycamore	Rear garden of 'Nugents Lodge' Seymour Close.
T27	Sycamore	Rear garden of 'Nugents Lodge' Seymour Close.
T28	Sycamore	Rear garden of 1 Seymour Close.
T29	Sycamore	Rear garden of 1 Seymour Close.
T30	Norway Maple	Rear garden of 1 Seymour Close.
T31	Norway Maple	Rear garden of 1 Seymour Close.
T32	Norway Maple	Rear garden of 1 Seymour Close.
T33	Sycamore	Rear garden of 1 Seymour Close.
T34	Sycamore	Rear garden of 1 Seymour Close.
T35	Ash	Rear garden of 1 Seymour Close.
T36	Ash	Rear garden of 1 Seymour Close.
T37	Ash	Rear garden of 1 Seymour Close.
T38	Ash	Rear garden of 2 Seymour Close.
T39	Ash (twin-stem)	Rear garden of 2 Seymour Close.
T40	Ash	Rear garden of 2 Seymour Close.
T41	Ash	Rear garden of 2 Seymour Close.
T42	Yew	Rear garden of 2 Seymour Close.

### **GROUPS OF TREES**

(within broken line on the map)

<b><u>No on Map</u></b>	<b><u>Description</u></b>	<b><u>Situation</u></b>
G1	2 Birch 1 Norway Maple	Front garden of 'North End House' Nugents Park.
G2	3 Cypress	Front garden of 'Casa Siete' Nugents 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. 837**

**TPO TITLE: Uxbridge Road (No. 41) Stanmore Park**

**FIRST SCHEDULE**

**TREES SPECIFIED INDIVIDUALLY**  
**(encircled in black on the map)**

<b><u>No on Map</u></b>	<b><u>Description</u></b>	<b><u>Situation</u></b>
T1	False Acacia (twin-stem)	Rear grounds of 32 Uxbridge Road, Stanmore Park.
T2	Ash	Front grounds of 32 Uxbridge Road, Stanmore Park.
T3	Oak	Front grounds of 32 Uxbridge Road, Stanmore Park.
T4	Ash	Rear grounds of 30 Uxbridge Road, Stanmore Park.
T5	Oak	Rear grounds of 30 Uxbridge Road, Stanmore Park.
T6	Sycamore	Rear grounds of 30 Uxbridge Road, Stanmore Park.
T7	Sycamore	Rear grounds of 28a 'Queens Lodge' Uxbridge Road.
T8	Sycamore	Rear grounds of 28a 'Queens Lodge', Uxbridge Road.
T9	Hornbeam	To rear of 28b Uxbridge Road, Stanmore Park.
T10	Cypress (twin-stem)	To rear of 28b Uxbridge Road, Stanmore Park.
T11	Oak	To rear of 28b Uxbridge Road, Stanmore Park.
T12	Oak	To rear of 28b Uxbridge Road, Stanmore Park.
T13	Horse Chestnut	To rear of 28b Uxbridge Road, Stanmore Park.
T14	Oak	To rear of 28b Uxbridge Road, Stanmore Park.
T15	Horse Chestnut	To rear of 28b Uxbridge Road, Stanmore Park.
T16	Horse Chestnut	To rear of 28b Uxbridge Road, Stanmore Park.
T17	Sycamore	To rear of 28c Uxbridge Road, Stanmore Park.
T18	Hornbeam	To rear of 28c Uxbridge Road, Stanmore Park.
T19	Oak	Rear garden of 17 Dearne Close, Stanmore Park.
T20	Leyland Cypress	To side of 28c Uxbridge Road, Stanmore Park.
T21	Cedar	To side of 28c Uxbridge Road, Stanmore Park.

T22	Vine-leaved Maple	To side of 28c Uxbridge Road, Stanmore Park.
T23	Sycamore	To side of 28c Uxbridge Road, Stanmore Park.
T24	Pine	To side of 28c Uxbridge Road, Stanmore Park.
T25	Sycamore	Front grounds of 'Jubilee Lodge' 28 Uxbridge Road.
T26	Ash	Front grounds of 'Jubilee Lodge' 28 Uxbridge Road.
T27	Hornbeam	Front grounds of 'Jubilee Lodge' 28 Uxbridge Road.
T28	Oak	Front grounds of 'Jubilee Lodge' 28 Uxbridge Road.
T29	Hornbeam	Front grounds of 'Jubilee Lodge' 28 Uxbridge Road.
T30	Oak	Front grounds of 'Jubilee Lodge' 28 Uxbridge Road.
T31	Oak	Front grounds of 26a to 26c, Uxbridge Road.
T32	Oak	Front grounds of 26a to 26c, Uxbridge Road.
T33	Lime	Front grounds of 26a to 26c, Uxbridge Road.
T34	Lime	Front grounds of 26a to 26c, Uxbridge Road.
T35	Oak	Rear grounds of 26a to 26c, Uxbridge Road.
T36	Oak	Front grounds of 24 Uxbridge Road, Stanmore Park.
T37	Oak	Front grounds of 24 Uxbridge Road, Stanmore Park.

### **GROUPS OF TREES**

(within broken line on the map)

<b><u>No on Map</u></b>	<b><u>Description</u></b>	<b><u>Situation</u></b>
G1	6 Poplar	Front grounds of 28a 'Queens Lodge' Uxbridge Road.
G2	3 Ash 2 Birch	Rear of 'Queens Lodge' 28a Uxbridge Road.
G3	15 Cypress	Front grounds of 22a to 22e Uxbridge Road.

### **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. 838**

**TPO TITLE: RAF Stanmore (No. 4) Stanmore Park**

**FIRST SCHEDULE**

**TREES SPECIFIED INDIVIDUALLY**  
**(encircled in black on the map)**

<b><u>No on Map</u></b>	<b><u>Description</u></b>	<b><u>Situation</u></b>
T1	Sycamore	On land fronting 17 Chandos Court.
T2	Yew	On land fronting 17 Chandos Court.
T3	Sycamore (twin-stem)	On land fronting 17 Chandos Court.
T4	Yew	On land fronting 19 Chandos Court.
T5	Hornbeam	On land fronting 19 Chandos Court.
T6	Maple	On land fronting 19 Chandos Court.
T7	Horse Chestnut	On land fronting 19 Chandos Court.
T8	Lime	On land fronting 21 Chandos Court.
T9	Norway Maple	On land fronting 21 Chandos Court.
T10	Norway Maple	On land fronting 21-35 Chandos Court.
T11	Horse Chestnut	On land fronting 21-35 Chandos Court.
T12	Purple Plum	On land fronting 21-35 Chandos Court.
T13	Purple Plum	On land fronting 21-35 Chandos Court.
T14	Norway Maple	On land fronting 16-23 Chambers Walk.
T15	Norway Maple	On land fronting 16-23 Chambers Walk.
T16	Ash	On land fronting 16-23 Chambers Walk.
T17	Norway Maple	On land fronting 16-23 Chambers Walk.
T18	Oak	On land fronting 16-23 Chambers Walk.
T19	Norway Maple	On land fronting 16-23 Chambers Walk.
T20	Horse Chestnut	On land fronting 16-23 Chambers Walk.
T21	Yew	On land fronting 16-23 Chambers Walk.

T22	Yew	On land fronting 16-23 Chambers Walk.
T23	Yew	On land fronting 16-23 Chambers Walk.
T24	Yew	On land fronting 16-23 Chambers Walk.
T25	Yew	On land fronting 16-23 Chambers Walk.
T26	Yew	On land fronting 16-23 Chambers Walk.
T27	Yew	On land fronting 5-11 Chambers Walk.
T28	Ash	On land fronting 5-11 Chambers Walk.
T29	Ash	On land fronting 5-11 Chambers Walk.
T30	Ash	On land fronting 5-11 Chambers Walk.

**GROUPS OF TREES**

(within broken line on the map)

<b><u>No on Map</u></b>	<b><u>Description</u></b>	<b><u>Situation</u></b>
G1	5 Ash	On land fronting 19 Chandos Court.

**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:	15 March 2005
Subject:	Action taken under the Urgent Non-Executive Decision Procedure: Pinner Park Farm, George V Avenue, Hatch End.
Responsible Officer:	Director of Legal Services
Contact Officer:	Kate Boulter, Committee Administrator Tel: 020 8424 1269 (or Ext 2269) Email: kate.boulter@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 9 February 2005 the Development Control Committee received a report which proposed that enforcement action be taken at Pinner Park Farm, George V Avenue, Hatch End. The reasons for the proposed enforcement were to ensure that an alleged breach of planning control ceased, and to protect the integrity of the Green Belt.

The Committee agreed that they needed more time to read the report and resolved that the matter would be determined via the Council's Urgent Non-Executive Decision procedure.

The report considered by the Committee on 9 February was subject to minor amendments. A copy of the amended report, which was sent to Nominated Members for consideration, is attached.

Subject: Pinner Park Farm, George V Avenue, Hatch End.

Action Proposed: To serve Enforcement Notices as per attached report.

Reason for Urgency: The next meeting of the Development Control Committee was not until 15 March 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/JF/PAG/13419), as reported.

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Meeting:	Development Control Meeting
Date:	9th February 2005
Subject:	Pinner Park Farm, George V Ave, Hatch End.
Responsible Officer:	Chief Planning Officer and Head of Legal Services
Contact Officer:	Glen More
Portfolio Holder:	Planning, Development and Housing
Key Decision:	No

### **Section 1 : Summary**

This report relates to the unauthorised change of use of land at Pinner Park Farm. The site lies within the Green Belt and has been used for agricultural purposes since at least 1935. A complaint was received in May 2004 that the use of part of the site had changed to a highway contractors depot with offices, the storage/tipping of materials and engineering works in the construction of a raised track.

The development prejudices the openness of the Green Belt and as such it constitutes inappropriate development in the Green Belt, which is by definition harmful to the Green Belt. It is therefore recommended that an enforcement notice be served.

### **Decision Required**

#### **Recommended (for decision by the Development Control Committee)**

The Director of Legal Services be authorised to:

- (a) Issue Enforcement Notices pursuant to Section 172 of the Town and Country Planning Act 1990 requiring:
- (b)
  - (i) Cease the use of the land as a highway contractors depot.
  - (ii) Cease the use of the land for storage (Class B8).
  - (iii) Cease the use of the land for tipping.

- (iv) Permanently remove the stored/tipped material, including cold planings, stone, pavings, concrete rubble, asphalt, grit, various forms of timber and general builders rubble from the land.
  - (v) Permanently remove all highway contractor's machinery, road signs and traffic cones from the land.
  - (vi) Permanently remove the concrete bastions erected to extend the enclosed yard area to the south of the farm building complex. Permanently remove the material used to form the raised track (marked on the plan) from the land.
- (c) [(b)] (i) and (v) should be complied with within a period of three (3) months from the date on which the Notice takes effect.
- (d) [(b)] (ii) (iii), (iv), (vi) and (vii) should be complied with within a period of one (1) month from the date on which the Notice takes effect.
- (e) Issue Notices under Section 330 of the Town and Country Planning Act 1990 (as amended) as necessary in relation to the above alleged breach of planning control.
- (f) Institute legal proceedings in event of failure to:
- (i) supply the information required by the Head of Legal Services through the issue of Notices under Section 330 of the Town and Country Planning Act 1990;
- and/or
- (ii) comply with the Enforcement Notice

### **Reason for Report**

To ensure the alleged breach of planning control is ceased, to protect the integrity of the Green Belt.

### **Benefits**

To enhance the environment of the borough.

### **Cost of Proposals**

None at this stage.

### **Risks**

Any enforcement notice may be appealed to the Planning Inspectorate.

## **Implications if recommendations rejected**

The detriment to the Green Belt will continue.

## **Section 2 : Report**

### **Site Description**

The appeal site comprises a farm located on George V Avenue.

The main farm complex is close to the public highway, and comprises a considerable number of buildings including the original farmhouse, listed barns, a now defunct dairy and more modern agricultural buildings.

Towards the south of the main group of buildings lies a row of 3 terraced dwellings, Pinner Park Farm Cottages, and to their south lies a large, modern agricultural building with a yard surrounded by concrete bastions.

The site lies within the Green Belt

### **Relevance to Corporate Priorities**

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

### **The Change in the Use of the Land**

The land is owned by Harrow Council, and let on an agricultural tenancy.

Following a complaint from a member of the public several visits have been made to the site by members of the Planning Enforcement Team. At the site they have found:-

- The movement of existing concrete bastions around the extended yard.
- The refitting of the large agricultural building to the south of the site, including the provision of offices.

- The storage of plant and equipment in this yard and building, and in the vicinity of the old dairy building.
- the storage and tipping of considerable amounts of material including cold planings, stone, paving stones, concrete rubble, asphalt, grit, various forms of timber and general builders rubble.
- An engineering operation in the creation of a raised track adjacent to the rugby football ground to the northern boundary of the site.

### **Government Advice**

#### **Planning Policy Guidance Note 2 (Green Belts)**

There is a general presumption against inappropriate development in the Green Belt, which is by definition harmful to the Green Belt. Very special circumstances to justify inappropriate development will not exist unless the harm by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.

With regard to the re-use of buildings PPG2 indicates:-

With suitable safeguards, the re-use of buildings should not prejudice the openness of Green Belts, since the buildings are already there. It can help to secure the continuing stewardship of land, especially by assisting farmers in diversifying their enterprises, and may contribute to the objectives for the use of land in Green Belts. The alternative to re-use may be a building that is left vacant and prone to vandalism and dereliction.

The re-use of buildings inside a Green Belt is not inappropriate development providing:

- (a) it does not have a materially greater impact than the present use on the openness of the Green Belt and the purposes of including land in it;

- (b) strict control is exercised over the extension of re-used buildings, and over any associated uses of land surrounding the building which might conflict with the openness of the Green Belt and the purposes of including land in it (e.g. because they involve extensive external storage, or extensive hardstanding, car parking, boundary walling or fencing);
- (c) the buildings are of permanent and substantial construction, and are capable of conversion without major or complete reconstruction; and
- (d) the form, bulk and general design of the buildings are in keeping with their surroundings. (Conversion proposals may be more acceptable if they respect local building styles and materials, though the use of equivalent natural materials that are not local should not be ruled out).

If a proposal for the re-use of a building in the Green Belt does not meet the criteria or there are other specific and convincing planning reasons for refusal (for example on environmental or traffic grounds), the local planning authority should not reject the proposal without considering whether, by imposing reasonable conditions, any objections could be overcome. It should not normally be necessary to consider whether the building is no longer needed for its present agricultural or other purposes. Evidence that the building is not redundant in its present use is not by itself sufficient grounds for refusing permission for a proposed new use.

With regard to visual amenity in the Green Belt PPG2 indicates:-

The visual amenities of the Green Belt should not be injured by the proposals for development within or conspicuous from the Green Belt which, although they would not prejudice the purposes of including land in Green Belts, might be visually detrimental by reason of their siting, materials or design.

#### **Planning Policy Guidance Note 4 (Industrial and Commercial Development and Small Firms)**

Guidance on the acceptability of new commercial development is given in PPG4, it indicates:-

The characteristics of industry and commerce are evolving continuously, and many businesses can be carried on in rural and residential areas without causing unacceptable disturbance through increased traffic, noise, pollution or other adverse effects. Individual planning decisions will of course depend on such factors as the scale of the development, the nature of the use of the site and its location.

It is now generally recognised that it may not be appropriate to separate industry and commerce-especially small-scale developments from the residential communities for whom they are a source of employment and services. In areas which are primarily residential, development plan policies should not seek unreasonably to restrict commercial and industrial activities of an appropriate scale – particularly in existing buildings – which would not adversely affect residential amenity. Planning permission should normally be granted unless there are specific and significant objections, such as a relevant development plan policy, unacceptable noise, smell, safety and health impacts or excessive traffic generation. The fact that an activity differs from the predominant land use in any locality is not a sufficient reason, in itself, for refusing planning permission.

#### **Planning Policy Guidance Note 18, Enforcement**

Guidance is given on the approach that should be taken to the enforcement of planning control. It indicates that Local Planning Authorities have a general discretion to take enforcement action, where they regard it as expedient. They should be guided by the following considerations:-

- (1) Parliament has given LPAs the primary responsibility for taking whatever enforcement action may be necessary, in the public interest, in their administrative area (the private citizen cannot initiate planning enforcement action);
- (2) the Commissioner for Local Administration (the local ombudsman) has held, in a number of investigated cases, that there is “maladministration” if the authority fail to take effective enforcement action which was plainly necessary and has occasionally recommended a compensatory payment to the complainant for the consequent injustice;



- (3) in considering any enforcement action, the decisive issue for the LPA should be whether the breach of control would unacceptably affect public amenity or the existing use of land and buildings meriting protection in the public interest;
- (4) enforcement action should always be commensurate with the breach of planning control to which it relates (for example, it is usually inappropriate to take formal enforcement action against a trivial or technical breach of control which causes no harm to amenity in the locality of the site); and
- (5) where the LPA's initial attempt to persuade the owner or occupier of the site voluntarily to remedy the harmful effects of unauthorised development fails, negotiations should not be allowed to hamper or delay whatever formal enforcement action may be required to make the development acceptable on planning grounds, or to compel it to stop (LPAs should bear in mind the statutory time limits for taking enforcement action).

### **Development Plan Policies**

The Harrow Council Unitary Development Plan 2004 has several relevant policies that relate towards this type of development and particularly development in the Green Belt.

Policy SEP6 relates to Areas of Special Character, Green Belt and Metropolitan Open Land, it states:-

SEP6 The Council will identify appropriate uses on land designated as an Area of Special Character, Green Belt or Metropolitan Open Land, in considering development proposals in these areas, the Council will ensure that such developments have no significant adverse impact on the integrity, character, appearance, amenity and nature conservation value of the site and the surrounding area, or on public access and enjoyment of the countryside.

A number of more specific policies relate to this development:-

EP33 Planning applications for development in the Green Belt will be assessed in relation to whether:

- A) The proposal is appropriate to its Green Belt location
- B) The proposal is well designed in relation to the size and shape of the site and in particular, whether sufficient space exists within the site and its surroundings;
- C) The proposal retains the openness and character of the Green Belt;
- D) Existing trees and natural features are retained, and a high standard of landscaping could be achieved;
- E) Any proposed structure would conflict with the purposes and the proper functioning of the Green Belt;
- F) Any aspect of the proposal would have an adverse visual impact on the skyline and adjacent areas; and
- G) In the case of replacement dwellings there would be any material increase in site coverage, bulk and height of buildings.

EP34 Proposals to extend building as, including residential units, in the Green Belt should:-

- A) Minimise adverse environmental impact on the Green Belt character and be appropriate in terms of bulk, height and site coverage in relation to total site area;
- B) In the case of extensions to dwellings, not result in disproportionate additions over and above the size of the original dwelling; and
- C) Contribute to the reduction of any existing environmental problems on the site.

EP36 The Council will encourage the retention of existing farm land in the Green Belt in order to protect the rural character and features which have evolved over a number of years. Development will only be allowed if it can be shown to the satisfaction of the Council that:-

- A) Other significant Green Belt advantages such as improved landscaping and facilities for public access will result;
- B) It will be developed in conjunction with an appropriate Green Belt use;
- C) It will not result in the loss of good quality agricultural land; and
- D) Other criteria for development in the Green Belt as set out in Policies EP32 and EP33 are met.

The Council will seek to ensure that improvements to the appearance and character of the land, and its value for nature conservation, will be secured by the implementation of appropriate land management.

EP37 The Council will consider applications for planning permission for the re-use of existing buildings in the Green Belt by reference to the criteria set out under Policy EP34 and the following additional criteria:-

- A) Whether any of the buildings have been erected under the General Permitted Development Order within four years prior to the application;
- B) Whether the proposed use has a materially greater impact than the present use on the openness of the Green Belt and the purposes of including land in it.
- C) Whether the buildings are of permanent and substantial construction and are capable of conversion without major or complete reconstruction; and
- D) Whether there is a need to withdraw Permitted Development Rights for any subsequent development.

The Development Plan refers to the enforcement of planning control in Policy I4, which states:-

The Council will take enforcement action in the following situations:-

- 1) Where there has been a breach of planning control giving rise to harm to an interest of acknowledged importance and where the Council considers it expedient to do so; and
- 2) Where the condition of a site is detrimental to the amenities of the area in which it is located.

## Options Considered

The re-use of buildings within the countryside, including Green Belt areas may in some circumstances be acceptable. Planning Policy Guidance Note 2 and UDP Policy EP37 reflect a clear attitude that such development is only acceptable subject to provisos, in particular the question of whether or not the new use has a materially greater impact than the present use on the openness of the Green Belt.

The yard to the south of the built-up area of the farm has been extended across the previous silage pit and an area of open farmland, with the deposit of a considerable amount of material, to raise the level of the land. This may have taken place over 4 years ago, but more recently that a section of the yard was surrounded by tall concrete bastions and that these have been re-sited to surround the new extended yard.

Within the yard highway contractors machinery is stored, though to a greater degree this machinery cannot be seen from outside the yard as it is behind the high concrete bastions.

The large modern agricultural building facing this yard has undergone alteration works, including the installation of an office. However, this office is within an existing building, and as such does not add an additional impact onto the Green Belt in its own right.

Part of the site comprises a previous dairy building. A number of highway signs and traffic cones are stored near the main dairy building. These appear alien in the context of the agricultural use of the land and out of character with the previous dairy use.

A considerable amount of storage/tipping has taken place in open areas around the land. With the exception of a raised track to the north of the land, this tipping/storage is concentrated in areas close to existing buildings in the farm complex.

The alleged breaches of planning control are significant, and detrimental to visual amenity by reason of their siting, materials and design and the openness of the Green Belt. Should a planning application be submitted for the retention of the unauthorised uses of this land, the imposition of reasonable conditions could not overcome these objections.

In PPG4 the Government give advice on the acceptability of new commercial development. They indicate that the fact that an activity differs from a predominant land use is not sufficient reason in itself, for refusing planning permission. However, in such cases planning permission should not be granted where there are specific and significant objections, such as a relevant development plan policy.

In addition to the above mentioned Policy EP37, other Policies relate to the following relevant issues:-

1. Development should not have a significant adverse impact on the character, appearance or amenity of the Green Belt.
2. Development should retain the openness of the Green Belt.
3. Existing features should be retained and a high level of landscaping attained.
4. Subject to some provisos the Council will encourage the retention of existing farmland within the Green Belt.

This development fails to comply with those relevant issues. As such, it is recommended that a planning enforcement notice be issued.

## **The Alleged Breach of Planning Control**

1) Making a material change in the use of the land from agriculture to a mixed use of agriculture, highway contractors yard (including offices), storage (Class B8) and tipping, and

2) the extension of an existing yard area with the erection of concrete bastions around the perimeter, and

3) engineering works on the land comprising the construction of a raised track (shown on the attached plan, and hereinafter referred to as "the track").

### **Reasons for issuing the notice**

It appears to the Council that the above breaches of planning control 2 and 3 have occurred within the last four years, and alleged breach of planning control 1 has occurred within the last 10 years.

The movement of the concrete bastions, the engineering operation and making of a material change in the use of the land to agriculture, highway contractors depot, storage / tipping has resulted in additional development detrimental to visual amenity and the openness of the Green Belt, contrary to policies SEP6, EP33, EP34, EP36 and EP37 of the Harrow Council Unitary Development Plan 2004.

The Council do not consider that planning permission should be granted because planning conditions cannot overcome these problems.

### **Consultation with Ward Councillors**

Not applicable.

### **Financial Implications**

None.

### **Legal Implications**

Included in the report.

**Equalities Impact**

None.

**Section 3 : Supporting Information/Background Documents**

None.

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Meeting:	Development Control Committee
Date:	15 March 2005
Subject:	<b>14-20 High St. Wealdstone</b>
Responsible Officer:	Director of Legal Services
Contact Officer:	Noreen Dunn
Portfolio Holder:	Keith Burchell
Key Decision:	No
Status:	Part I

### **Section 1: Summary**

#### **Decision Required**

Extend the time for completion of the legal agreement to 19 May 2005

#### **Reason for report**

DCC authority for completion of the legal agreement expired on 27 January 2005 however the agreement has not yet completed.

#### **Benefits**

19 units of affordable housing as shared ownership/key worker housing subject to a nomination agreement will be provided as part of the Development

#### **Cost of Proposals**

The Council's legal costs concerning the agreement will be recovered from the developer

#### **Risks**

As contained in report

#### **Implications if recommendations rejected**

Planning Permission for the Development, which includes an affordable housing scheme, will not be granted

## **Section 2: Report**

### 2.1 Brief History

On 28 July 2004 DCC resolved to grant planning permission at 14-20 High St. Wealdstone for : redevelopment of 62 flats, 2 live/work units, 1 retail unit in 5 storey buildings, parking and access off Palmerston Road (resident permit restricted) subject to completion of a legal agreement within six months of the resolution.

The s.106 agreement is to provide for, inter alia, an affordable housing scheme to provide 19 units as shared ownership/key worker housing with a nomination agreement.

The erstwhile owners were in process of selling the site and nothing was progressed by them concerning the s106 agreement until contracts for sale with the new owners were exchanged in December 2004. The new owners are most anxious to proceed with the agreement and obtain the planning permission as quickly as possible. The s106 is being agreed, however an extension of time of approximately two months is needed to complete.

### 2.2 Options considered

Not applicable

### 2.3 Consultation

Not applicable

### 2.4 Financial Implications

None

### 2.5 Legal Implications

As contained in the report

### 2.6 Equalities Impact

As contained in the report

## **Section 3: Supporting Information/ Background Documents**

Planning Officer's original report to DCC 28 July 2004

REDEVELOPMENT: 62 FLATS, 2 LIVE/WORK UNITS, 1 RETAIL UNIT IN 5 STOREY BUILDINGS, PARKING AND ACCESS OFF PALMERSTON ROAD (RESIDENT PERMIT RESTRICTED)

ADRIAN SALT & PANG LTD for PRINDLES INVESTMENTS LTD

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**RECOMMENDATION**

Plan Nos: 1259/PLO1; SO1; SO2; SO3; SO4; PL02A; PL03A; PL04A; PL05A; PL06A; PL07A; PL08A, PL09A; PL10A; PL11A; and site location plan

Inform the applicant that:

1. The proposal is acceptable subject to the completion of a legal agreement within 6 months (or such period as the Council may determine) of the date of the Committee decision on this application relating to:
  - a) submission and approval by the Local Planning Authority of an affordable housing scheme to provide 19 units as shared ownership/key worker housing. The scheme shall include a nomination agreement with the Council.
  - b) ensures that the affordable housing units are available for occupation in accordance with a building and occupation programme to be submitted to and approved by the Local Planning Authority prior to the commencement of work on the site.

All affordable housing units shall be provided in accordance with the definition of affordable housing set out in the deposit version of the replacement Harrow UDP.

2. A formal decision notice, subject to the planning conditions noted below, will be issued only upon completion of the aforementioned legal agreement.

**GRANT** permission in accordance with the development described in the application and submitted plans, subject to the following condition(s)

- 1 Time Limit - Full Permission
- 2 The development hereby permitted shall not commence until samples of the materials to be used in the construction of the external surfaces noted below have been submitted to, and approved in writing by, the local planning authority:
  - (a) the extension/building(s)
  - (b) the ground surfacing
  - (c) the boundary treatmentThe development shall be completed in accordance with the approved details and shall thereafter be retained.  
REASON: To safeguard the appearance of the locality.

Cont...

Item 1/04 - P/1578/04/CFU Cont...

- 3 Disabled Access - Buildings
- 4 No demolition or site works in connection with the development hereby permitted shall commence before:-  
(b) the boundary.  
of the site is enclosed by a close boarded fence to a minimum height of 2 metres. Such fencing shall remain until works and clearance have been completed, and the development is ready for occupation.  
REASON: In the interests of amenity and highway safety.
- 5 Landscaping to be Approved
- 6 Landscaping to be Implemented
- 7 Levels to be Approved
- 8 Insulation of Buildings - 3
- 9 Noise from Plant and Machinery
- 10 The development hereby permitted shall not be occupied until the car parking, turning and loading area(s) shown on the approved plans have been constructed and surfaced with impervious materials, and drained in accordance with details submitted to, and approved in writing by, the local planning authority. The car parking spaces shall be permanently marked out and used for no other purpose, at any time, without the written permission of the local planning authority.  
REASON: To ensure the satisfactory provision of parking areas, to safeguard the appearance of the locality and in the interests of highway safety.
- 11 Parking for Occupants - Parking Spaces
- 12 Restrict Storage to Buildings
- 13 Prior to the commencement of the development hereby permitted a scheme identifying a minimum of 6 units as lifetime homes shall be submitted to and approved in writing by the Local Planning Authority. The units shall be built in accordance with the scheme.  
REASON: To ensure a satisfactory form of development in accordance with the Council's access policies.

INFORMATIVES

- 1 Standard Informative 20 - Bottle Recycling
- 2 Standard Informative 23 - Considerate Contractor Code of Practice
- 3 Standard Informative 27 - Access for All
- 4 Standard Informative 32 - The Party Wall etc Act 1996
- 5 Standard Informative 33 - Residents Parking Permits
- 6 Standard Informative 35 - CDM Regulations 1994
- 7 Standard Informative 36 - Measurements from Submitted Plans

8 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

The decision to grant permission has been taken having regard to the policies and proposals in the Harrow Unitary Development Plans set out below, and to all relevant material considerations including any comments received in response to publicity and consultation, as outlined in the application report:

Harrow Unitary Development Plan:

E6 High Standard of Design

Cont...

- E45 Quality of Development - Design and Layout of Residential Development
- E46 Quality of Development - Design and Layout of Non-Residential Development
- E47 Height of Buildings
- E51 Noise Nuisance
- H1 Housing Provision - Safeguarding of Amenity
- H8 Residential Density
- H9 Provision of Affordable Housing
- T13 Car Parking
- A4 People with Disabilities - Parking and External Access Needs
- A5 People with Disabilities - Housing to Mobility Standards
- S8 New Retail Development - Reduction in Floorspace
- Replacement Harrow Unitary Development Plan:
  - SD1 Quality of Design
  - SD3 Mixed-Use Development
  - SH1 Housing Provision and Housing Need
  - EP25 Noise
  - D4 Standard of Design and Layout
  - D5 New Residential Development - Amenity Space and Privacy
  - D7 Design in Retail Areas and Town Centres
  - T13 Parking Standards
  - H5 Residential Density
  - H6 Affordable Housing
  - H7 Housing for Key Workers, Assisting the Local Economy and Regeneration
  - H19 Mobility and Lifetime Homes
  - EM7 Redevelopment of Retail Premises
  - C20 Access to Buildings and Public Spaces
  - C21 Access to Leisure, Recreation, Community and Retail Facilities

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**MAIN CONSIDERATIONS AND POLICIES (UDP) (Replacement UDP)**

1. Retail & Employment Policy (S8) (EM7)
  2. Housing Policy (H1, H8, H9) (SH1, H5, H6, H7)
  3. Visual and Residential Amenity (E6, E45, E46, E47, E51) (SD1, SD3, EP25, D4, D5, D7)
  4. Parking and Highway Issues (T13) (T13)
  5. Accessibility (A4, A5) (H19, C20, C21)
  6. Consultation Responses
- 

Cont...

## **INFORMATION**

### **a) Summary**

Town Centre	Wealdstone - Sec	
Car Parking	Standard:	99 (98-112) }
	Justified:	99 (98-112) } see report
	Provided:	13 }
Site Area:	0.169ha	
Floorspace:	Retail : 444m <sup>2</sup>	
Density:	828 hrph	
	379 dph	
Habitable Rooms:	140	
No. of Residential Units:	62 (+2 live/work units)	
Council Interest:	None	

### **b) Site Description**

- irregular-shaped site with frontage to both High Street, Wealdstone and Palmerston Road.
- presently occupied by part 3/part 4 storey building with large rear yard accessed from Palmerston Road.
- building vacant but previously in retail use fronting High Street with ancillary offices, storage and 6 bedsits above and in warehousing use at far rear.
- hot-food take-away use to north and retail parade to south; site is within secondary shopping frontage of Wealdstone District Centre.
- other commercial/retail premises lie in close proximity to the site, some with residential use above.

### **c) Proposal Details**

- redevelopment to provide 62 flats, 2 live/work units and 1 retail unit in two 5 storey buildings.
- High Street frontage would comprise ground floor retail unit of 444m<sup>2</sup> floorspace with 4 upper floors providing 17 affordable flats and would include a rear roof garden.
- rear building would be separated from frontage building by courtyard gardens and would also be 5 storey providing 2 live/work units and 45 private flats.
- buildings to be of contemporary design, with recessed top floors, extensive use of balconies, mixture of materials including terracotta cladding, brickwork and blue coloured sheet cladding plus a zinc coloured roof.
- rear yard with 8 undercroft parking bays for the residential flats (including 1 disabled persons bay) and 5 spaces for the retail use (including 1 disabled persons bay).
- secure cycle storage in undercroft.
- bin stores and substation adjacent to building in rear yard.

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**d) Relevant History**

EAST/640/97/FUL	Redevelopment: retail store, shops and offices (Class A1, A2, A3, B1), 40 flats, parking, highway works and landscaping	WITHDRAWN 08-OCT-98
P/65/04/CFU	Redevelopment: 74 flats & 3 retail units in part 4/5 storey building with parking and access off Palmerston Road	WITHDRAWN 15-MAR-04

**e) Applicant's Statement**

- detailed explanatory statement submitted with application.
- target occupiers for residential units are key workers or first-time purchasers who rely mainly on public transport.
- shop unit is expected to be occupied by a local retailer.
- public consultation exercise undertaken in December 2003.
- redevelopment of site should provide a considerable improvement to this part of Wealdstone central area.
- building conceived as a low rise landmark development.
- private balconies, communal roof terraces and communal gardens are provided for residents, with a total of 395m<sup>2</sup> of amenity space.
- 30% of the units would be affordable (19 in total of which 2 would be for disabled persons) and would be provided in conjunction with a social housing provider.
- low car parking provision conforms with policies as site close to public transport facilities.
- current building has no architectural merit whereas proposal is for a contemporary building which conforms to Government guidance for sustainable development.
- proposal is for mixed use, with live/work units allowing flexibility in working patterns. It will bring new activity and interest to this part of the parade with a renewed and improved façade.
- rear of site will also be tidied up with improved access and servicing, reducing sense of neglect and dereliction.
- no impact on amenity of adjoining residential occupiers.
- building to be energy efficient and layout arranged in accord with best practice relating to designing out crime.

**f) Consultations**

Environment Agency:	No objection
Thames Water:	No objection subject to informatives

<b>Advertisement</b>	Major Development	Expiry 22-JUL-2004
		Cont...

**Notifications**

Sent  
129

Replies  
0

Expiry  
09-JUL-2004

**APPRAISAL**

**1. Retail and Employment Policy**

Whilst the proposal would give rise to a net loss in retail floorspace (from 560m<sup>2</sup> to 444m<sup>2</sup>), the existing unit is vacant and has not been occupied on a permanent basis for some time. It has a run-down appearance and does not contribute to the vitality or viability of the parade. Indeed it has a detrimental impact in its present condition. The provision of a modern retail unit is therefore welcomed in retail policy terms.

The loss of the rear warehousing use would, in strict terms conflict with the Council's employment policies. The rear building has however been vacant for some time. The provision of live/work units would allow for some employment without the need for servicing by large vehicles, and the 'retail unit' itself would provide employment opportunities.

**2. Housing Policy**

The use of space above retail units for self-contained residential flats in town centres is welcomed, providing additional activity and benefiting the locality. Whilst the density appears high, the site is within the district centre of Wealdstone. High densities can be accommodated in such locations without detracting from the character of areas and where there is good accessibility to many facilities including public transport, shops and entertainment. The density is effectively exaggerated by the units being all one bedroom. A smaller number of units but with more bedrooms would reduce the number of dwellings per hectare without altering the size of the building. The scheme is largely design-led with the site capable of accommodating the size of building proposed. There would be a combination of balconies, roof garden and communal garden providing an acceptable level of amenity for the type of development proposed. In these circumstances it is not considered that the density proposed would be unacceptable.

The level of affordable housing provision would comprise 30% of units which would be provided as shared ownership/key worker accommodation. Given the form and location of the development, which would not be suitable for family accommodation, this is considered to be an appropriate level of affordable housing. A S106 agreement is necessary to ensure the provision is secured.

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### **3. Visual and Residential Amenity**

The new building would be higher than its immediate neighbours which are 2 storey with accommodation in the roof and 3 storey. It would not appear overdominant in the streetscene however with the top floor being set back from the frontages to both High Street and Palmerston Road. The site is within a town centre where there are higher buildings such as Premier House and would not detract from visual amenity or the streetscene generally.

There would be no loss of amenity for adjoining occupiers and the level of amenity for future occupiers of the new flats is considered to be satisfactory. The attendant town centre facilities would offset the limited amenity space provision.

### **4. Parking and Highway Issues**

The site lies within the town centre where there is good accessibility to public transport as well as public car parks. The residential element of the development would also be resident permit restricted. In these circumstances the deficiency in parking is not considered to be an overriding issue. The removal of the warehousing use would reduce the amount of large vehicles needing to access the site. The servicing arrangements are considered acceptable and do not give rise to concerns. The site has in the past been used by adjoining occupiers for vehicle parking and servicing however the applicants have established that there are no rights for this, only for pedestrian access. The layout allows for this and for emergency access from neighbouring properties.

### **5. Accessibility**

The application makes provision for disabled persons parking bays and incorporates level access with lifts in both buildings. A planning condition and informative relating to accessibility are proposed together with a condition to secure a proportion of the units are lifetime homes.

### **6. Consultation Responses**

None

## **CONCLUSION**

For all the reasons considered above, and weighing up the development plan policies and proposals, and other material considerations, including any comments received in response to publicity and consultation, as set out above, this application is recommended for grant.

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Enforcement services are being transferred over to Area Services from 1 April 2005 to enable the delivery of an integrated enforcement service.

The Committee may wish to consider the following issues:

1. Can we afford these changes?
2. Are the changes in the best public interest?
3. Does the internal organisation allow delivery of the service?

The Development Control Committee may wish to consider whether it would like to formally comment on the proposed changes, or would the Committee need more information to be able to properly consider the implications of such changes?

Reason for urgency:

The proposed implementation date for the transfer of services is 1 April 2005. The next Development Control Committee meeting is after this (20 April 2005).

Councillor Marilyn Ashton  
Nominated Member, Conservative Group

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