



**DEVELOPMENT CONTROL
COMMITTEE
WEDNESDAY 20 APRIL 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)
Mrs Bath
Billson
Janet Cowan
Mrs Joyce Nickolay**

Thornton

(none)

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

(none)

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

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

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

HARROW COUNCIL

DEVELOPMENT CONTROL COMMITTEE

WEDNESDAY 20 APRIL 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. **Right of Members to Speak:**

To agree requests to speak from Councillors who are not Members of the Committee, in accordance with Committee Procedure 4.1.

3. **Declarations of Interest:**

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

4. **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(b) to receive the addendum sheets and to note any applications which are recommended for deferral or have been withdrawn from the agenda by the applicant.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. 5. **Minutes:** (Pages 3 - 18)

That it be agreed that, having been circulated, the Chair be given authority to sign the minutes of the meeting held on 15 March 2005 as a correct record once they have been printed in the Council Bound Minute Volume.

6. **Public Questions:**

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

7. **Petitions:**

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

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

9. **References from Council and other Committees/Panels:**
To receive references from Council and any other Committees or Panels (if any).

Enc. (a) Matters Raised by Cottesmore Tenants' and Residents' Association:
Reference from Tenants' and Leaseholders' Consultative Forum meeting held on 3 March 2005 (Pages 19 - 20)

10. **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.

11. **Planning Applications Received:**
Including Telecommunications Developments and Determination of Demolition Applications (if any).

Report of the Group Manager (Planning and Development) (circulated separately).

Enc. 12. **Planning Appeals Update:** (Pages 21 - 24)
Report of the Group Manager (Planning and Development).

FOR INFORMATION

Enc. 13. **Enforcement Notices Awaiting Compliance:** (Pages 25 - 28)

FOR INFORMATION

Enc. 14. **Tree Preservation Orders:** (Pages 29 - 78)
Report of the Group Manager (Planning and Development).

15. **Best Practice for Provision of Information in Reports:**
Item added to the agenda at the request of the Nominated Member of the Conservative Group.

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

AGENDA - PART II (PRESS AND PUBLIC EXCLUDED)

To follow 17. **Bluepoint Court and Harrow International Christian Centre:**
Report of the Director of Strategic Planning.

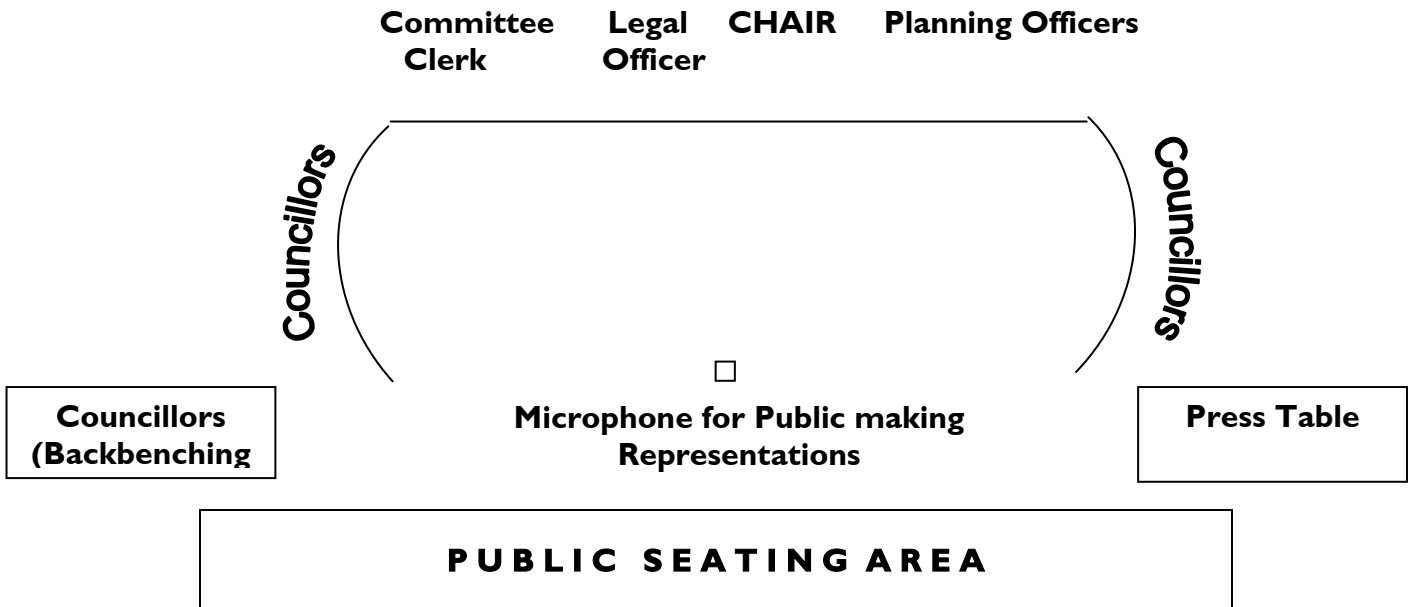
Officer Attendance at the Meeting

Development Control – Franks Stocks
Development Control – Tim Wood
Legal Services – Noreen Dunn
Democratic Services – Kate Boulter

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

Committee Room Layout



Order of Committee Business

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

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

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

Rights of Objectors/Applicants to Speak at Development Control Committees

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

Where an objector speaks, the applicant has a right of reply.

Planning Services advises neighbouring residents and applicants of this procedure.

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

Addendum Sheet

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

Decisions taken by the Development Control Committee

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

Refuse permission:

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

Grant permission as recommended:

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

Minded to grant permission contrary to officer's recommendation:

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

Defer for a site visit:

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

Defer for further information/to seek amendments:

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

Grant permission subject to a legal agreement:

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

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

REPORT OF DEVELOPMENT CONTROL COMMITTEE

MEETING HELD ON 15 MARCH 2005

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

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

[Note: Councillors Mrs Kinnear, Knowles and Stephenson also attended this meeting to speak on the items indicated at Minute 855 below].

PART I - RECOMMENDATIONS - NIL

PART II - MINUTES

854. **Attendance by Reserve Members:**

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

Ordinary Member
Councillor Billson

Reserve Member
Councillor Kara

855. **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 Mrs Kinnear | - | Agenda item 18 |
| Councillor Knowles | - | Agenda item 19 |
| Councillor Knowles | - | Planning Application 2/02 |
| Councillor Stephenson | - | Planning Application 3/01 |

856. **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 1/01 – 5 Sudbury Hill, Harrow
Councillor Thornton declared a prejudicial interest in the above application on the basis that Councillor Branch of the Liberal Democrat Group lived nearby. Councillor Thornton left the room and took no part in the discussion or decision-making on this item.
- (ii) Planning Application 2/02 – 3 Anselm Road, Pinner
Councillor Marilyn Ashton declared that all Members of the Conservative Group had a personal interest in the above application arising from the fact that a worker in the Group Office and a Member of the Conservative Group lived nearby. Accordingly, Councillors Marilyn Ashton, Mrs Bath, Janet Cowan, Kara and Mrs Joyce Nickolay remained and took part in the discussion and decision-making on this item.
- (iii) Planning Application 2/09 – 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. Accordingly, Councillor Miles left the room and took no part in the discussion or decision-making on this item.
- (iv) Planning Applications 3/02, 3/03, 3/04, 3/05, 3/06 and 3/07 – East End Farm, Moss Lane, Pinner
Councillor Bluston declared a prejudicial interest in the above items arising from the fact that he knew the Applicant. Accordingly, Councillor Bluston left the room and took no part in the discussion or decision-making on this item.

- (v) Agenda item 18 – Broomhill, Mount Park Road, Harrow on the Hill
Councillor Anne Whitehead declared that all Members of the Labour Group had a prejudicial interest in the above application arising from the fact that the owner of the property had contacted Councillor Whitehead. Accordingly, Councillors Bluston, Choudhury, Idaikkadar, Miles and Anne Whitehead left the room and took no part in the discussion or decision-making on this item.
- (vi) Agenda item 19 – Sai Villa, Hatch End
Councillor Marilyn Ashton declared a personal interest in the above application arising from the fact that she knew somebody who lived in the Nugents Park area. Accordingly, Councillor Marilyn Ashton remained and took part in the discussion and decision-making on this item.

857. **Arrangement of Agenda:**

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

<u>Agenda Item</u>	<u>Special Circumstances/Reasons for Urgency</u>
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.
13. Tree Preservation Orders	To protect trees across the Borough.
17b. 14-20 High Street, Wealdstone	This item was inadvertently omitted from the main agenda.
17c. Integration of Enforcement Services	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).
18. Broomhill, Mount Park Road, Harrow on the Hill	An appeal has been submitted against the service of the planning enforcement notice. At the same time the owner of the land has submitted an offer to carry out works. If the offered works are acceptable to the Committee it may be possible to curtail the appeal proceedings.
19. Sai Villa, Hatch End	To protect the amenity of the area in respect of noise generated by the development.

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

<u>Agenda Item</u>	<u>Reason</u>
18. Broomhill, Mount Park Road, Harrow on the Hill	The report relating to this item contains exempt information under paragraph 12 of Part I of Schedule 12A of the Local Government Act 1972 in that the report contains legal advice.
19. Sai Villa, Hatch End	The report relating to this item contains exempt information under paragraph 12 of Part I of Schedule 12A of the Local Government Act 1972 in that the report contains legal advice.

and;

(3) agenda item 17a – Gordon Avenue, Stanmore be withdrawn at the request of officers and that the Committee disregard the content of the report.

858. **Minutes:**
RESOLVED: That the Chair be given the authority to sign the minutes of the meeting held on 9 February 2005, those minutes having been circulated, as a correct record of that meeting, once they have been printed in the Council Bound Volume, subject to the following amendment:
- (i) Minute 851(iii) – Minutes – Recording of Reasons for Refusal
Insert “the current practice should be maintained:” between “That” and “when”.
859. **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).
860. **Petitions:**
RESOLVED: To note the receipt of the following petition which was referred to officers for consideration:
- Petition relating to the development at 9 Welbeck Road – Planning Application P/169/05/DFU
Councillor Bluston presented the above petition which had been signed by 12 residents adjoining and in close proximity to 9 Welbeck Road.
861. **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).
862. **References from Council and other Committees/Panels:**
RESOLVED: To note that there were no references from Council or other Committees or Panels to be received at this meeting.
863. **Representations on Planning Applications:**
RESOLVED: That, in accordance with the provisions of Committee Procedure Rule 17 (Part 4B of the Constitution), representations be received in respect of items 2/02 and 2/16 on the list of planning applications.
864. **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.
865. **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) that a site visit be arranged to The Grove, Stanmore.
(See also Minute 871(ii)).
866. **Enforcement Notices Awaiting Compliance:**
The Committee received a report of the Chief Planning Officer which listed those enforcement notices awaiting compliance.
- RESOLVED:** That (1) the report be noted;
(2) written progress reports be submitted to those Members who had requested them in respect of 93 Stanmore Hill and 4 Elm Park.
867. **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 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 maps and schedules attached to the officer report; and

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

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:** To accord with current policy].

868. **Action Taken Under the Urgent Non-Executive Decision Procedure:**

The Committee received the 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 9 February 2005, under the Urgent Non-Executive Action Procedure.

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

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

Action Proposed: To serve Enforcement Notices as per the report of the Chief Planning Officer and Head of Legal Services dated 9 February 2005.

Reason for Urgency: The next meeting of the Development Control Committee was not until 15 March 2005.

Decision: Officer Recommendation agreed.

869. **Telecommunications Developments:**

RESOLVED: To note that telecommunication applications had been considered under agenda item 10 – Planning Applications Received (Minute 864 refers).

870. **Determination of Demolition Applications:**

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

871. **Any Other Business:**
- (i) **Harrow Hospital Site**
In response to a question from a Member regarding the status of the report on the above-mentioned site, which had been requested at the last two meetings of the Committee, it was advised that officers were compiling the report.
- RESOLVED:** That a report be submitted to the next meeting of the Committee.
- (ii) **Arrangements for Member Site Visits**
Following discussion, it was agreed that Member site visits to 16 Barrow Point Avenue, Pinner and The Grove, Stanmore would be held on Saturday 2 April 2005 at 10.00 am and 10.30 am respectively. A mini bus for Members requiring transportation would leave the Civic Centre at 9.45 am.
872. **14-20 High Street, Wealdstone:**
The Committee received a report of the Director of Legal Services which sought approval to extend the time to complete a legal agreement.
- During discussion on this item a motion was put to refuse the recommendation. Upon being put to a vote, this was not carried.
- RESOLVED:** To extend the time for completion of the legal agreement to 19 May 2005.
- [REASON:** Authority for completion of the legal agreement expired on 27 January 2005. However, the agreement has not yet been completed].
- (Note: Councillors Marilyn Ashton, Mrs Bath, Janet Cowan, Kara and Mrs Joyce Nickolay wished to be recorded as having voted for the decision to refuse the recommendation).
873. **Integration of Enforcement Services:**
The Committee received a paper produced by the Nominated Member for the Conservative Group.
- Members discussed the proposed integration of enforcement services and
- RESOLVED:** That Nominated Members write to the Chief Executive to request that a detailed report on the plans to integrate the enforcement services be presented to a special meeting of the Committee, to which all Members of Council would be invited.
874. **Broomhill, Mount Park Road, Harrow on the Hill:**
(Note: The Chair, Councillor Anne Whitehead, having declared an interest in this item and left the room, the Vice-Chair, Councillor Marilyn Ashton took the Chair).
- The Committee received a confidential report in this matter.
- RESOLVED:** To reject the officer recommendation.
- (See also Minute 856).
- (Note: At the conclusion of this item, Councillor Anne Whitehead resumed the Chair).
875. **Sai Villa, Hatch End:**
The Committee received a confidential report in this matter.
- RESOLVED:** That the Director of Legal Services be authorised to (1) issue Enforcement Notices pursuant to Section 172(a) of the Town and Country Planning Act 1990, requiring:
- (i) Permanently cease the use of the land as a hostel and associated vehicle parking;
- (ii) Return the property to occupation as a single family dwelling house.
- (i) and (ii) should be complied with within 3 months from the date on which the notice takes effect;
- (2) 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; and

(3) 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: To ensure the alleged breach of planning control is ceased and to protect the amenity of the area.]

(See also Minute 856).

876. **Extension and Termination of the Meeting:**

In accordance with the provisions of Committee Procedure Rule 14 (Part 4B of the Constitution) it was

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

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

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

(4) at 11.15 pm to continue until 11.30 pm;

(5) at 11.30 pm to continue until 11.40 pm;

(6) at 11.40 pm to continue until 11.50 pm.

(Note: The meeting, having commenced at 7.30 pm, closed at 11.50 pm).

(Signed) COUNCILLOR ANNE WHITEHEAD
Chair

SECTION 1 – MAJOR APPLICATIONS

LIST NO: 1/01 **APPLICATION NO:** P/142/05/CFU
LOCATION: 5 Sudbury Hill, Harrow
APPLICANT: Litman & Robeson for Country and Metropolitan
PROPOSAL: Redevelopment: Three Storey Block to Provide 10 Flats with Parking at Rear
DECISION: REFUSED permission for the development described in the application and submitted plans, for the reasons and informative reported.
(See also Minute 856).

LIST NO: 1/02 **APPLICATION NO:** P/3347/04/COU
LOCATION: Land R/O 25-28 Belmont Circle and 13-25 Bellamy Drive
APPLICANT: Triad Planning and Design Ltd for Mr E Ryan
PROPOSAL: Outline: Redevelopment in Form of Detached Part 2/3 Storey Building for 2 Houses and 12 Flats with Car Parking
DECISION: REFUSED permission for the development described in the application and submitted plans, for the reason and informative reported and the following additional reason:
2. The proposal will give rise to additional vehicular generation onto Weston Drive to the detriment of the free flow and safety of traffic.
[Note: During the discussion on the above item, it was moved and seconded that the additional reason detailed above be added. Upon being put to a vote, this was carried unanimously].

LIST NO: 1/03 **APPLICATION NO:** P/2889/04/CFU
LOCATION: 13-17 Manor Road, Harrow
APPLICANT: Gillett Macleod Partnership for W E Black
PROPOSAL: Redevelopment: Part Two, Part Three Storey Detached Block to Provide 14 Flats with Access and Parking
DECISION: REFUSED permission for the development described in the application and submitted plans, for the reasons and informative reported.

LIST NO: 1/04 **APPLICATION NO:** P/2513/04/CFU
LOCATION: Community Centre, Scott Crescent, Rayners Lane Estate, Harrow
APPLICANT: Mepk Architects for Warden Housing Association Ltd
PROPOSAL: Detached 2 Storey Community Centre
DECISION: GRANTED permission in accordance with the development described in the application and submitted plans subject to the conditions and informative reported.

LIST NO: 1/05 **APPLICATION NO:** P/2769/04/CFU
LOCATION: Maurville House, 44-46 Radnor Road, Harrow
APPLICANT: Burton J Helling for Mr and Mrs S Watson

PROPOSAL: Conversion to Provide 10 Self Contained Flats, 3 Rear Dormer Windows and Rooflight at Front

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

SECTION 2 – OTHER APPLICATIONS RECOMMENDED FOR GRANT

LIST NO: 2/01 **APPLICATION NO:** P/2009/03/COU

LOCATION: 1 Marlborough Hill, Harrow

APPLICANT: David Higgins

PROPOSAL: Outline: Demolition of Existing Building and Redevelopment to Provide 4 Storey Detached Office Building with 2 Flats on 3rd Floor and Parking on Ground Floor

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

LIST NO: 2/02 **APPLICATION NO:** P/3012/04/CFU

LOCATION: 3 Anselm Road, Pinner

APPLICANT: Dennis Granston for P Tomlin

PROPOSAL: Redevelopment: Part 3, Part 2 Storey Detached Block to Provide 8 Flats with Access and Parking

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

- (i) The proposal will be incongruous in the street scene on Uxbridge Road and it is out of character in Anselm Road, which it fronts, and which is characterised by detached large single family houses.
- (ii) The rear garden area is taken up very largely with parking, which restricts the amount of amenity space available to the detriment of the amenities of the future occupiers of the property.
- (iii) There is an under-provision of parking to our UDP standard of three spaces, which will give rise to overspill parking in an area which is otherwise already suffering from parking problems.

[Notes: (1) Prior to discussing the above application, the Committee received a representation from an objector, which was noted. Following receipt of the representation, the Committee asked a number of questions of the objector.

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

(2) during discussion on the above item, it was moved and seconded that the application be refused. Upon being put to a vote, this was carried;

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

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

(See also Minute 856).

LIST NO:	2/03	APPLICATION NO:	P/3300/04/CFU
LOCATION:	15 Gordon Avenue, Stanmore		
APPLICANT:	Robin Bretherick Associates for Colin Collins		
PROPOSAL:	Outline: Redevelopment, Detached 3 Storey Building to Provide 8 Flats with Parking.		
DECISION:	REFUSED permission for the development described in the application and submitted plans for the following reasons:		
	<ul style="list-style-type: none"> (i) The proposal represents an overdevelopment of the site to the detriment of the character of the area which is characterised by single family dwellings both opposite, to the back and to the east. (ii) The number of flats proposed will generate more traffic which will be detrimental to the free flow of traffic on the bend of this busy road. Vehicular access onto Gordon Avenue will be detrimental to traffic safety during peak periods. 		
	<p>[Notes: (1) During discussion on the above item, it was moved and seconded that the application be refused. Upon being put to a vote, this was carried;</p> <p>(2) Councillors Marilyn Ashton, Mrs Bath, Janet Cowan, Kara and Mrs Joyce Nickolay wished to be recorded as having voted for the decision to refuse the application;</p> <p>(3) Councillors Bluston, Choudhury, Idaikkadar, Miles and Anne Whitehead wished to be recorded as having voted for the decision to grant the application;</p> <p>(4) the Chief Planning Officer had recommended that the above application be granted;</p> <p>(5) during discussion of the above item, a Member requested that officer reports always set out reasons for refusal in full].</p>		

LIST NO:	2/04	APPLICATION NO:	P/3067/04/CFU
LOCATION:	496-504 Northolt Road, South Harrow		
APPLICANT:	G M Simister for S Singh, H Patel, Sherwood SER		
PROPOSAL:	Construction of Second Floor to Provide Five Flats		
DECISION:	GRANTED permission in accordance with the development described in the application and submitted plans, subject to the conditions and informative reported.		

LIST NO:	2/05	APPLICATION NO:	P/3221/04/CFU
LOCATION:	Micklefield, 1 Park View Road, Pinner		
APPLICANT:	J R Orchard for Mr and Mrs Govani		
PROPOSAL:	Resurfacing of Frontage, Provision of Gates, Rebuilding Wall, Replacement Wooden Fence		
DECISION:	GRANTED permission in accordance with the development described in the application and submitted plans, subject to the condition and informatives reported.		

LIST NO: 2/06 **APPLICATION NO:** P/3255/04/CLB
LOCATION: 38 Little Common, Stanmore
APPLICANT: Squared Ltd for Mr Scott Vincent
PROPOSAL: Listed Building Consent: Replace Window with Door at First Floor
DECISION: GRANTED Listed Building Consent in accordance with the works described in the application and submitted plans, subject to the conditions and informative reported.

LIST NO: 2/07 **APPLICATION NO:** P/191/05/CFU
LOCATION: Royal National Orthopaedic Hospital, Brockley Hill, Stanmore
APPLICANT: PKL Healthcare for Royal National Orthopaedic Hospital
PROPOSAL: Temporary Single Storey Office Building
DECISION: GRANTED permission in accordance with the development described in the application and submitted plans, subject to the conditions and informatives reported.

[Note: During the discussion on the above item a Member requested that officers provide a list of the temporary buildings that are on the site].

LIST NO: 2/08 **APPLICATION NO:** P/3254/04/CFU
LOCATION: Woodside, 60 Common Road, Stanmore
APPLICANT: Jonathan Schuman
PROPOSAL: Entrance Gates and Metal Posts
DECISION: GRANTED permission in accordance with the development described in the application and submitted plans, subject to the condition and informatives reported.

LIST NO: 2/09 **APPLICATION NO:** P/2661/04/CFU
LOCATION: 219 Alexandra Avenue, South Harrow (Ex Tithe Farm P.H.)
APPLICANT: Artian Shehu
PROPOSAL: Use of Part of Car Park for the Hand Washing and Valeting of Cars
DECISION: GRANTED permission in accordance with the development described in the application and submitted plans, subject to the conditions and informatives reported.
(See also Minute 856).

LIST NO: 2/10 **APPLICATION NO:** P/3118/04/DFU
LOCATION: 256 Exeter Road, South Harrow
APPLICANT: Starr Killoch Adams Architects for Crossway Developments Ltd
PROPOSAL: Single and Two Storey Side to Rear Extension and Conversion to 3 Flats; Bin Store at Front; Parking at Rear
DECISION: GRANTED permission in accordance with the development described in the application and submitted plans, subject to the conditions and informatives reported.

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

- (i) The proposal represents an overintensification of the property to the detriment of the residential amenities of the neighbouring occupiers.
- (ii) The use of the garden for three separate dwellings will give rise to increased activity due to the more intensive use of the given area, resulting in a loss of residential amenity of the neighbouring occupiers.
- (iii) The conversion of one single family dwelling to three flats would be out of character in an area which is predominantly characterised by inter-war semi-detached single dwellings.

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

(2) the substantive motion to grant the above application was carried upon the Chair exercising her second and casting vote].

LIST NO:	2/11	APPLICATION NO:	P/93/05/DFU
LOCATION:	81 Roxeth Hill, Harrow		
APPLICANT:	Jay Patankar and Associates for Mr Boris Baikov		
PROPOSAL:	Alterations to Roof; Reconstruction to Include Front Dormer		
DECISION:	GRANTED permission in accordance with the development described in the application and submitted plans, subject to the conditions and informative reported.		
LIST NO:	2/12	APPLICATION NO:	P/3235/04/COU
LOCATION:	Viking House, 17/19 Peterborough Road, Harrow		
APPLICANT:	Mr H Patel for Haley Property Holdings Ltd		
PROPOSAL:	Outline: Rear Extension at Ground to 3 rd Floor Level and Additional Floor at Fourth Floor Level		
DECISION:	GRANTED permission in accordance with the development described in the application and submitted plans, subject to the conditions and informatives reported.		
LIST NO:	2/13	APPLICATION NO:	P/3103/04/CFU
LOCATION:	Red Roofs, 1 Priory Drive, Stanmore		
APPLICANT:	Lee Butler for Mr and Mrs S R Kaye		
PROPOSAL:	First Floor Side Extensions		
DECISION:	GRANTED permission in accordance with the development described in the application and submitted plans, subject to the conditions and informatives reported.		
LIST NO:	2/14	APPLICATION NO:	P/3250/04/DFU
LOCATION:	Land R/O 158 Camrose Avenue, Edgware, (Chandos Recreation Ground)		
APPLICANT:	Thames Water Property for Thames Water		
PROPOSAL:	Installation of Pumping Station Control Panel Cabinet		

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

[Note: During the discussion on the above item the Committee requested that officers provide the Applicant with details of the comments made by residents in response to the consultation].

LIST NO: 2/15 **APPLICATION NO:** P/167/05/CRE
LOCATION: Woolmer House, 3 Priory Close, Stanmore
APPLICANT: DLA Town and Planning Ltd
PROPOSAL: Renewal of Permission EAST/354/00/FUL: Detached Garage Block with Accommodation at First Floor Roof Level
DECISION: DEFERRED at officers' request to await amended plans.

LIST NO: 2/16 **APPLICATION NO:** P/3222/04/DFU
LOCATION: 16 Barrow Point Avenue, Pinner
APPLICANT: E Hannigan for Mr and Mrs McKenna
PROPOSAL: Single and First Floor Rear Extension/Rear Dormer
DECISION: DEFERRED at the request of the Committee to enable a site visit to take place before the application is considered.

[Notes: (1) Prior to discussing the above application, the Committee received a representation from an objector, which was noted. Following receipt of the representation, the Committee asked a number of questions of the objector.

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

(2) during discussion of the above application, the Committee indicated their desire to visit the site before making a decision on the application].

(See also Minute 871(ii)).

SECTION 3 – OTHER APPLICATIONS RECOMMENDED FOR REFUSAL

LIST NO: 3/01 **APPLICATION NO:** P/2632/04/CFU
LOCATION: The Gardens R/O Pinner Road, Harrow
APPLICANT: Barker Parry Town Planning for Country and Metropolitan plc.
PROPOSAL: Two Storey Building to Provide 8 Flats with Access and Parking
DECISION: REFUSED permission for the development described in the application and submitted plans, for the reasons and informative reported.

LIST NO: 3/02 **APPLICATION NO:** P/2680/04/CCA
LOCATION: East End Farm, Moss Lane, Pinner
APPLICANT: Trevor Clapp for Mr and Mrs B Leaver
PROPOSAL: Conservation Area Consent: Demolition of Storage Buildings Attached to and Within the Curtilage of a Listed Building

DECISION: REFUSED Conservation Area Consent for the works described in the application and submitted plans, for the reason and informative reported.
(See also Minute 856).

LIST NO: 3/03 **APPLICATION NO:** P/2683/04/CCA
LOCATION: East End Farm, Moss Lane, Pinner
APPLICANT: Trevor Clapp for Mr and Mrs B Leaver
PROPOSAL: Conservation Area Consent: Demolition of Storage Buildings Attached to and Within the Curtilage of a Listed Building (Duplicate)
DECISION: DEFERRED duplicate application at officers' request to enable consideration of revised proposals.
(See also Minute 856).

LIST NO: 3/04 **APPLICATION NO:** P/2679/04/CLB
LOCATION: East End Farm, Moss Lane, Pinner
APPLICANT: Trevor Clapp for Mr and Mrs B Leaver
PROPOSAL: Listed Building Consent: Demolition, Internal and External Alterations in Association with Conversion to 2 No. Residential Units
DECISION: REFUSED Listed Building Consent for the works described in the application and submitted plans, for the reason and informative reported.
(See also Minute 856).

LIST NO: 3/05 **APPLICATION NO:** P/2682/04/CLB
LOCATION: East End Farm, Moss Lane, Pinner
APPLICANT: Trevor Clapp for Mr and Mrs B Leaver
PROPOSAL: Listed Building Consent: Demolition, Internal and External Alterations in Association with Conversion to 2 No. Residential Units (Duplicate)
DECISION: DEFERRED duplicate application at officers' request to enable consideration of revised proposals.
(See also Minute 856).

LIST NO: 3/06 **APPLICATION NO:** P/2678/04/CFU
LOCATION: East End Farm, Moss Lane, Pinner
APPLICANT: Trevor Clapp for Mr and Mrs B Leaver
PROPOSAL: Conversion of Storage Buildings to Dwelling House and Garage: Erection of 2 New Dwelling Houses, One with New Gatehouse, One Using Storage Building as Garage: External Alterations
DECISION: REFUSED permission for the development described in the application and submitted plans, for the reasons and informative reported.
(See also Minute 856).

LIST NO:	3/07	APPLICATION NO:	P/2681/04/CFU
LOCATION:	East End Farm, Moss Lane, Pinner		
APPLICANT:	Trevor Clapp for Mr and Mrs B Leaver		
PROPOSAL:	Conversion of Storage Buildings to Dwelling House and Garage: Erection of 2 New Dwelling Houses, One with New Gatehouse, One using Storage Building as Garage: External Alterations (Duplicate)		
DECISION:	DEFERRED duplicate application at officers' request to enable consideration of revised proposals. (See also Minute 856).		

SECTION 4 – CONSULTATIONS FROM NEIGHBOURING AUTHORITIES

LIST NO:	4/01	APPLICATION NO:	P/168/05/CNA
LOCATION:	68-70 High Street, Edgware		
APPLICANT:	London Borough of Barnet		
PROPOSAL:	Consultation: Conversion of 1 st and Part 2 nd Floors and Roofspace to 7 lats, 3 Rear Dormers and Rooflights at Front, 4 Parking Spaces		
DECISION:	RAISED NO OBJECTIONS to the development set out in the application and submitted plans, subject to regard being had to the informatives reported.		

LIST NO:	4/02	APPLICATION NO:	P/207/05/CAN
LOCATION:	Lytham Avenue, South Oxhey, Herts		
APPLICANT:	Three Rivers District Council		
PROPOSAL:	Consultation: Block of 10 Flats and 28 Semi-Detached and Terraced Houses, Access Road and Play Area		
DECISION:	RAISED OBJECTIONS to the development set out in the application and submitted plans, for the reasons and informative reported.		

SECTION 5 – PRIOR APPROVAL APPLICATIONS

LIST NO:	5/01	APPLICATION NO:	P/274/05/CDT
LOCATION:	Premier House, Canning Road, Wealdstone		
APPLICANT:	Mason D Telecom		
PROPOSAL:	Determination: 2 Replacement and 6 New Equipment Cabins at Roof Level		
DECISION:	<p>(1) That prior approval of siting/appearance BE REQUIRED;</p> <p>(2) GRANTED prior approval of details of siting/appearance subject to the conditions and informatives reported.</p> <p>[Notes: (1) During discussion on the above item, it was moved and seconded that the application be refused. Upon being put to a vote, this was not carried, upon the Chair having exercised her second and casting vote;</p> <p>(2) Councillors Marilyn Ashton, Mrs Bath, Janet Cowan, Kara and Thornton wished to be recorded as having voted for the decision to refuse the application;</p> <p>(3) Councillors Bluston, Choudhury, Idaikkadar, Miles and Anne Whitehead wished to be recorded as having voted for the decision to grant the application].</p>		

LIST NO: 5/02 **APPLICATION NO:** P/284/05/CDT
LOCATION: Land Outside 72 Uxbridge Road, Harrow Weald
APPLICANT: Waldon Telecom
PROPOSAL: Determination: 12.5M High Telecommunications Mast and 2 Equipment Cabins
DECISION: REFUSED approval of details of siting/appearance for the reasons and informative reported.

LIST NO: 5/03 **APPLICATION NO:** P/447/05/CDT
LOCATION: Land Adjacent to Elmcote, Uxbridge Road, Pinner, Middx
APPLICANT: Stappard Howes
PROPOSAL: Determination: 13M High Monopole Mast and Antenna and Equipment Cabin
DECISION: (1) That prior approval of siting/appearance BE REQUIRED;
(2) REFUSED approval of details of siting/appearance, subject to the conditions and informative reported.

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LONDON BOROUGH OF HARROW

DEVELOPMENT CONTROL COMMITTEE

20 APRIL 2005

Reference from the Meeting of the Tenants' and Leaseholders' Consultative Forum held on 3 March 2005: Matters Raised by Cottesmore Tenants' and Residents' Association.

1. At its meeting on 3 March 2005, the Tenants' and Leaseholders' Consultative Forum was informed of a report on the agenda of the meeting of the Environment and Economy Scrutiny Sub-Committee on 10 March 2005, concerning the management of trees on the Cottesmore Estate. The Sub-Committee had requested the report following a reference from the meeting of the Tenants' and Leaseholders' Consultative Forum held on 13 October 2004.
2. Following discussion, it was agreed that a reference be made to the Development Control Committee asking that the Committee consider a revision to the management of trees on estates and in particular a review of the appropriateness of some Tree Preservation Orders on estates. The Forum noted, however, that a work programme on communal areas on the estate had been started.
3. **RESOLVED:** That a reference be made to the Development Control Committee regarding a review of management of trees on Council estates.

FOR CONSIDERATION

Background Papers: Minute 202 of the Tenants' and Leaseholders' Consultative Forum meeting on 3 March 2005

Contact: Zoe Crane, Democratic Services, Tel: 020 8424 1883

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APPEALS BEING DEALT WITH

WRITTEN REPRESENTATIONS	APPEAL REF:	OFFICER	QUESTIONNAIRE DUE/SENT	STATEMENT DUE	SITE VISIT DATE/TIME
15 Gordon Avenue	3288	JH	Sent 29.12.04	11.04.05	
21 Church Road, Stanmore (enforcement)	3320	KB	Sent 22.03.05	19.04.05	
6 South Close, Pinner	3321	PDB	Sent 05.04.05	22.04.05	
R/O 142 Greenford Road	3322	OH	Sent 31.03.05	28.04.05	
Broomhill, Mount Park Road (enforcement)	3323	KB	Sent 04.04.05	02.05.05	
33 Bolton Road	3325	NB	Sent 04.04.05	05.05.05	
50 Roxborough Park	3326	JH	<i>Appeal forms rec'd 04. 04.05 - awaiting start date</i>		
R/O 123-125 Whitchurch Lane	3327	TW	<i>Appeal forms rec'd 22.03.05 - awaiting start date</i>		
31 Northumberland Road, North Harrow	3328	PDB	<i>Appeal forms rec'd 04. 04.05 - awaiting start date</i>		

HEARINGS	APPEAL REF:	OFFICER	STATEMENT DUE/SENT	HEARING DATE	LOCATION
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
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	Due 06.04.05		
The Gardens, r/o Pinner Road	3309	TW	Sent 02.03.05		
22 Devonshire Road	3311	AMH	Sent 15.03.05		
21-23 Woodhall Drive, Pinner	3316	JH	Sent 23.03.05		
Sunningdale, London Road, Harrow on the Hill	3318	RS	Due 07.04.05		
Timber Carriage Public House, 19 Northolt Rd	3319	RS	Due 07.04.05		

PUBLIC INQUIRIES	APPEAL REF:	OFFICER	STATEMENT DUE/SENT	INQUIRY DATE	LOCATION
102 High Street (Discontinuance Appeal)	3239	GJ	Sent 04.03.05	21.06.05 (2 days)	C.Rms 1&2
Cottages, Cherry Tree Way	3258	TEM	Sent 09.11.04	23.08.05 (1 day)	C.Rms 1&2
354-366 Pinner Road, Harrow	3279	TEM	Sent 15.12.04	28.09.05 (3 days)	C.Chamber
294 Uxbridge Road, Hatch End	3297	JH	Sent 25.01.05	01.11.05 (1 day)	
R/O Chester Court, Sheepcote Road	3314	RS	Sent 15.03.05	21.03.06 (1 day)	

APPEALS AWAITING DECISION

WRITTEN REPRESENTATIONS	APPEAL REF:	OFFICER	STATEMENT SENT	FINAL COMMENTS DUE (LPA & APPELLANT ONLY)	SITE VISIT DATE/TIME
60 Brampton Grove, Kenton	3247	CM	23.09.04	Expired	
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
33 Eastleigh Avenue, Harrow	3255	KS	13.10.04	Expired	22.02.05 @ 10.30
48 Talbot Road, Harrow	3262	CM	18.10.04	Expired	07.03.05 @ 12:00
67a Gayton Road, Harrow	3259	CM	01.11.04	Expired	07.03.05 @ 11:00
56 Clifton Road, Kenton	3277	SK	10.11.04(q)	Expired	30.03.05 @ 10:00
44 Butler Road, Harrow	3278	AMH	16.11.04(q)	Expired	30.03.05 @ 09.30
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	05.04.05 @ 10:00
7 Sancroft Avenue, Harrow	3271	UE	02.12.04	Expired	30.03.05 @ 12.00
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	
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	05.04.05 @ 12.30
54 Lyndhurst Avenue	3281	KMS	16.12.02	Expired	05.04.05 @ 14.00
93 Eastcote Lane, Harrow	3282	KMS	16.12.04	Expired	05.04.05 @ 11.45
45 Graham Road, Wealdstone	3272	SK	21.12.04	Expired	05.04.05 @ 10.45
36 Imperial Drive, North Harrow	3274	OH	23.12.04	Expired	
61 Birkdale Avenue, Pinner	3291	PDB	24.12.04(q)	Expired	05.04.05 @ 15.00
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)	Expired	
102 Parkside Way	3285	PDB	24.01.05(q)	Expired	
16&17 Broadmead Close, Hatch End	3295	TBW	02.02.05	Expired	
19 Cunningham Park, Harrow	3313	PDB	09.02.05 (q)	Expired	
County House, 29 Peterborough Road	3299	TW	24.02.05	Expired	
2 Oak Tree Close, Stanmore	3302	OH	14.02.05	Expired	11.04.05 @ 16:45

19&21 & R/O 11-29 Alexandra Avenue	3300	TW	15.02.05	Expired	
'Stella Maris', 39 Oakhill Avenue, Pinner	3310	TW	25.02.05	Expired	
O/S 127 Marsh Road, Pinner	3306	TEM	21.02.05	Expired	
1 & 2 Station Parade, Kenton Lane	3304	TW	22.02.05	Expired	
4 South Close, Off Village Way, Pinner	3305	KMS	22.02.05	Expired	
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	04.05.05	
2 Dukes Avenue, Edgware	3317	TW	15.03.05	06.04.05	
R/O Rising Sun, Public House	3315	RS	15.03.05	05.04.05	
11 Austell Close	3324	AMH	04.04.05(q)	23.05.05	
HEARINGS	APPEAL REF:	OFFICER	STATEMENT DUE/SENT	HEARING DATE	LOCATION
4 Latimer Gardens	3215	JH	Sent 04.08.04	8.03.05	Plng Conf. Room
14 Bengarth Drive, Harrow Weald	3287	GDM	Sent 17.01.05	22.03.05	Plng Conf. Room
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 01.01.05)

	APPEAL REF:	OFFICER	DECISION	DATE
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
1 Holly Avenue, Stanmore	3225	CM	DISMISSED	07.02.05
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	21.02.05
375-379 Uxbridge Rd, Hatch End	3266	TEM	WITHDRAWN	19.02.05
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
198-200 Whitchurch Lane, Edgware	3245	PDB	DISMISSED	01.03.05
43 Nolton Place, Edgware	3267	PDB	DISMISSED	01.03.05
Land at Poplar Close, 540 Uxbridge Rd	3244	AMH	DISMISSED	01.03.05
331 High Road, Harrow	3232	OH	DISMISSED	02.03.05
31 High Worple	3238	DEH	DISMISSED	02.03.05
1 Ash Close Stanmore	3268	JH	ALLOWED	03.03.05
95 Tregenna Avenue, South Harrow	3256	PDB	ALLOWED	11.03.05
7 Westbury Lodge Close	3264	PDB	DISMISSED	14.03.05
Bridle Cottages, Brookshill Drive, Stanmore	3253	AB	WITHDRAWN	30.03.05
Bridle Cottages, Brookshill Drive, Stanmore	3254	TEM	WITHDRAWN	30.03.05

ENFORCEMENT NOTICES AWAITING COMPLIANCE 20 April 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 20 April 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.
81 Roxeth Hill Harrow on the hill Erection of roof		AB / RD				14-Jan-05	Appeal submitted	3 Months	13-APR-05	AB / RD checking when roof was erected. Borough Solicitor preparing notice. Notice prepared. Appeal part allowed.
46a Harrow View Harrow COU flat to bedsites	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. Property vacant, internal door locks removed, no further action required.
154 Eastcote Lane South Harrow Single storey rear extension and raised patio	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.
REGENT HOUSE, 21 CHURCH ROAD, STANMORE.	ENF/442/02/EAST	CJF AND	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.

ENFORCEMENT NOTICES AWAITING COMPLIANCE 20 April 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
Four Air Con Units on a Listed Building		AB								Borough Solicitor drafting notice. 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. Appeal submitted.
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. Appeal submitted.
Compliance with condition 8 Portman Hall Old Redding Harrow	ENF/96/03/P	GDM	21-Apr-04	28-Apr-04	7-APR-05	8-MAY-05		3 Months	9-Aug-05	S330 notices served. Draft notice prepared. Opinion on draft enforcement notice being sought from Counsel. Notice served.
Erection of fence on roof										
Prosecutions for Unlawful advertisements										

ENFORCEMENT NOTICES AUTHORISED, AWAITING SERVICE

1 NELSON ROAD HARROW	WEST/1209/02/VAR LP/PEN 13099	NP								Planning application P1779/03/CVA to allow clear opening fan light window allowed. No longer any breach of planning control. No further action required.
25 LAKE VIEW, EDGWARE. HA7 4SF	ENF/33/03/P	CSW	22-Apr-03	16-Jul-03						S330 notices served. Borough Solicitor preparing notice. Planning application lodged to vary condition. PP granted. Property changed hands. Enf Officer negotiating with new owner.
4 Elm Park Stanmore	ENF/297/03/P	NP	17-Mar-04	23-Mar-04 27-Jul-04						S 330 served. Reported to DCC again with retrospective planning application. Application refused. New report to be prepared by Enf Officer.
COU from 3 flats to 3flats and a dwelling house										
201-203 Headstone Lane	ENF/715/03/P	CSW	21-Apr-04	28-Apr-04						EO's and Borough Solicitor reviewing evidence with Chief

ENFORCEMENT NOTICES AWAITING COMPLIANCE 20 April 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										Planning Officer.
Harrow Hospital 88 Roxeth Hill Harrow		GDM	9-NOV-04							
Erection of sales building										



Meeting:	Development Control Committee
Date:	20 April 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 839 Oak Tree Close (No. 2), Belmont
- TPO 840 Roxborough Park (No. 8), Greenhill
- TPO 841 Dennis Lane (No. 8), Stanmore Park
- TPO 842 The Avenue (No. 5), Hatch End
- TPO 843 The Avenue (No. 6), Hatch End
- TPO 844 South Hill Avenue (No. 6), Harrow on the Hill
- TPO 845 Wood End Road (No. 1), Harrow on the Hill
- TPO 846 Sudbury Hill (No. 8), Harrow on the Hill
- TPO 847 Nugents Park (No. 7), Hatch End
- TPO 848 Nugents Park (No. 8), Hatch End
- TPO 851 Canons Drive (No. 7) Canons

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 45 Canons Drive (No. 7) Canons
- TPO 114 South Hill Avenue (No. 3), Harrow
- TPO 144 Roxborough Park (No. 4), Harrow
- TPO 154 Roxborough Park (No. 5), Harrow
- TPO 234 Sudbury Hill (No. 3), Harrow
- TPO 467 Greenford Nursery, Sudbury Hill (No. 5), Harrow

Reason for report

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

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

Benefits

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

Cost of Proposals

Legal Costs.

Risks

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

Implications if recommendations rejected

Trees across the borough will not be protected.

Section 2: Report

2.1 Brief History

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

Except for:

TPO 144 Roxborough Park (No. 4), Harrow

TPO 467 Greenford Nursery, Sudbury Hill (No. 5), Harrow

TPO 234 Sudbury Hill (No. 3), Harrow

But including:

TPO 12 Comprehensive, Harrow on the Hill

TPO 42 Nugents Park, Hatch End

TPO 75 Dennis Lane (No. 1), Stanmore

TPO 179 Oak Tree Close (No. 1), Belmont

TPO 184 The Avenue (No. 2), 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. 839

TPO TITLE: Oak Tree Close (No. 2) Belmont

FIRST SCHEDULE

TREES SPECIFIED INDIVIDUALLY

(encircled in black on the map)

<u>No on Map</u>	<u>Description</u>	<u>Situation</u>
T1	Monterey Cypress	Rear garden of 8 Oak Tree Close.
T2	Ash (twin-stem)	Rear garden of 8 Oak Tree Close.
T3	Leyland Cypress	Rear garden of 8 Oak Tree Close.
T4	Weeping Willow (twin-stem)	Rear garden of 8 Oak Tree Close.
T5	Poplar	Rear garden of 8 Oak Tree Close.
T6	Poplar	Rear garden of 8 Oak Tree Close.
T7	Cypress	Rear garden of 8 Oak Tree Close.

GROUPS OF TREES

(within broken line on the map)

<u>No on Map</u>	<u>Description</u>	<u>Situation</u>
G1	2 Lime 1 Cypress	Front garden of 8 Oak Tree Close.

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. 840

TPO TITLE: Roxborough Park (No. 8) Greenhill

FIRST SCHEDULE

TREES SPECIFIED INDIVIDUALLY
(encircled in black on the map)

<u>No on Map</u>	<u>Description</u>	<u>Situation</u>
T1	Cypress	Rear garden of 1 Pickwick Place.
T2	Swamp Cypress	Rear garden of 1 Pickwick Place.
T3	Cypress	Rear garden of 1 Pickwick Place.
T4	Ash (twin-stem)	On grass verge at front of 2 Pickwick Place.
T5	London Plane	On grass verge at front of 2 Pickwick Place.
T6	Lime	On grass verge at front of 4 Pickwick Place.
T7	Lime	On grass verge at front of 6 Pickwick Place.
T8	Elder	Front garden of 5 Pickwick Place.
T9	Ash (twin-stem)	Front garden of 5 Pickwick Place.
T10	Lawson Cypress	On grass verge at front of 9 Pickwick Place.
T11	Sycamore	Rear garden of 9 Pickwick Place.
T12	Ash	Rear garden of 9 Pickwick Place.
T13	Oak	Rear garden of 11 Pickwick Place.
T14	Ash	Rear garden of 11 Pickwick Place.
T15	Pine	Front garden of 11 Pickwick Place.
T16	Horse Chestnut	Front garden of 12 Pickwick Place.
T17	Ash	Rear garden of 2 Pickwick Place.
T18	Norway Maple	Front grounds of 'Lychgate Manor' Roxborough Park.
T19	Norway Maple	Front grounds of 'Lychgate Manor' Roxborough Park.
T20	Ash	Front grounds of 'Lychgate Manor' Roxborough Park.
T21	Silver Maple	Front grounds of 'Lychgate Manor' Roxborough Park.

T22	Birch	Front grounds of 'Lychgate Manor' Roxborough Park.
T23	Birch	Front grounds of 'Lychgate Manor' Roxborough Park.
T24	Birch	Front grounds of 'Lychgate Manor' Roxborough Park.
T25	Ash	Rear grounds of 'Lychgate Manor' Roxborough Park.
T26	Horse Chestnut	Rear grounds of 'Lychgate Manor' Roxborough Park.
T27	Horse Chestnut	Rear grounds of 'Lychgate Manor' Roxborough Park.
T28	Yew	Rear grounds of 'Lychgate Manor' Roxborough Park.
T29	Horse Chestnut	Rear grounds of 'Lychgate Manor' Roxborough Park.
T30	Ash	Rear grounds of 'Lychgate Manor' Roxborough Park.
T31	Oak	Rear grounds of 'Lychgate Manor' Roxborough Park.
T32	Ash	Rear grounds of 'Lychgate Manor' Roxborough Park.
T33	Ash	Rear grounds of 'Lychgate Manor' Roxborough Park.
T34	Sycamore	Rear grounds of 'Lychgate Manor' Roxborough Park.
T35	Oak	Rear grounds of 'Lychgate Manor' Roxborough Park.
T36	Ash	Front grounds of 'Braconhyrst', Roxborough Park.
T37	Birch	Front grounds of 'Braconhyrst', Roxborough Park.
T38	Holly	Front grounds of 'Braconhyrst', Roxborough Park.
T39	Birch	Rear grounds of 'Braconhyrst', Roxborough Park.
T40	Birch	Rear grounds of 'Braconhyrst', Roxborough Park.
T41	Birch	Rear grounds of 'Braconhyrst', Roxborough Park.
T42	Birch	Rear grounds of 'Braconhyrst', Roxborough Park.
T43	Wild Cherry	Rear grounds of 'Braconhyrst', Roxborough Park.
T44	Oak	Rear grounds of 'Braconhyrst', Roxborough Park.
T45	Oak	Rear grounds of 'Braconhyrst', Roxborough Park.
T46	Beech	Rear grounds of 'Braconhyrst', Roxborough Park.
T47	Birch	Rear grounds of 'Braconhyrst', Roxborough Park.
T48	Beech	Rear grounds of 'Braconhyrst', Roxborough Park.
T49	Ash	Rear grounds of 'Braconhyrst', Roxborough Park.

T50	Ash	Front garden of 'Skogly' Roxborough Park.
T51	Sycamore (twin-stem)	Front garden of 'Skogly' Roxborough Park.
T52	Yew	Front garden of 'Skogly' Roxborough Park.
T53	Sycamore	Rear garden of 'Skogly' Roxborough Park.
T54	Sycamore	Rear garden of 'Skogly' Roxborough Park.
T55	Sycamore	Rear garden of 'Skogly' Roxborough Park.
T56	Sycamore	Rear garden of 'Skogly' Roxborough Park.
T57	Sycamore	Rear garden of 'Skogly' Roxborough Park.
T58	Sycamore	Rear garden of 'Skogly' Roxborough Park.
T59	Hornbeam	Rear garden of 25 Pickwick Place.
T60	Wild Cherry	Rear garden of 23 Pickwick Place.
T61	Ash	Rear garden of 23 Pickwick Place.
T62	Ash	Rear garden of 21 Pickwick Place.
T63	Ash	Rear garden of 19 Pickwick Place.
T64	Field Maple	Rear garden of 17 Pickwick Place.
T65	Ash	Rear garden of 15 Pickwick Place.

GROUPS OF TREES

(within broken line on the map)

<u>No on Map</u>	<u>Description</u>	<u>Situation</u>
G1	4 Lombardy Poplar	Rear grounds of 'Lychgate Manor' Roxborough Park.
G2	4 Ash	Rear grounds of 'Lychgate Manor' Roxborough Park.

TREES SPECIFIED BY REFERENCE TO AN AREA

(within dotted black line on map)

None

WOODLANDS

(within a continuous black line on the map)

None

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TPO NO. 841

TPO TITLE: Dennis Lane (No. 8) Stanmore Park

FIRST SCHEDULE

TREES SPECIFIED INDIVIDUALLY
(encircled in black on the map)

<u>No on Map</u>	<u>Description</u>	<u>Situation</u>
T1	Oak	Front garden of 63 Dennis Lane.
T2	Lime	Front garden of 63 Dennis Lane.
T3	Lime	Front garden of 63 Dennis Lane.
T4	Cypress	Front garden of 63 Dennis Lane.
T5	Yew	Front garden of 63 Dennis Lane.
T6	Holly	Front garden of 63 Dennis Lane.
T7	Cypress	Front garden of 63 Dennis Lane.
T8	Yew	Front garden of 63 Dennis Lane.
T9	Yew	Front garden of 63 Dennis Lane.
T10	Yew	Front garden of 63 Dennis Lane.
T11	Laurel	Front garden of 63 Dennis Lane.
T12	Horse Chestnut	Rear garden of 63 Dennis Lane.
T13	Yew	Rear garden of 63 Dennis Lane.
T14	Birch (twin-stem)	Rear garden of 63 Dennis Lane.
T15	Spruce	Rear garden of 63 Dennis Lane.
T16	Oak	Rear garden of 63 Dennis Lane.
T17	Oak	Rear garden of 63 Dennis Lane.
T18	Cypress	Rear garden of 63 Dennis Lane.
T19	Holly	Rear garden of 63 Dennis Lane.
T20	Oak	Rear garden of 63 Dennis Lane.

T21	Oak	Rear garden of 63 Dennis Lane.
T22	Oak	Rear garden of 63 Dennis Lane.
T23	Oak	Rear garden of 63 Dennis Lane.
T24	Pine	Rear garden of 63 Dennis Lane.
T25	Swamp Cypress	Rear garden of 63 Dennis Lane.
T26	Swamp Cypress	Rear garden of 63 Dennis Lane.
T27	Ash	Rear garden of 63 Dennis Lane.
T28	Sycamore	Rear garden of 63 Dennis Lane.
T29	Ash	Rear garden of 63 Dennis Lane.
T30	Sycamore	Rear garden of 63 Dennis Lane.
T31	Birch	Rear garden of 63 Dennis Lane.

GROUPS OF TREES
(within broken line on the map)

None

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

None

WOODLANDS
(within a continuous black line on the map)

None

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TPO NO. 842

TPO TITLE: The Avenue (No. 5) Hatch End

FIRST SCHEDULE

TREES SPECIFIED INDIVIDUALLY
(encircled in black on the map)

<u>No on Map</u>	<u>Description</u>	<u>Situation</u>
T1	Lime	On verge at rear of garages to Ridgeway Court.
T2	Sycamore	On verge at rear of garages to Ridgeway Court.
T3	Sycamore (twin-stem)	On roadside verge at rear of 1a The Avenue.
T4	Sycamore	On roadside verge at rear of 1a The Avenue.
T5	Sycamore (twin-stem)	On roadside verge at rear of 1a The Avenue.
T6	False Acacia	On roadside verge at rear of 1a The Avenue.
T7	Lime	On roadside verge at rear of 1a The Avenue.
T8	Purple Plum	At rear of 1-2 Ridgeway Court, The Avenue.
T9	Cedar	At rear of 1-2 Ridgeway Court, The Avenue.
T10	Purple Plum	Front of 1-2 Ridgeway Court, The Avenue, Hatch End.
T11	Malus	Front of 1-2 Ridgeway Court, The Avenue, Hatch End.
T12	False Acacia	Front of 6 Ridgeway Court, The Avenue, Hatch End.
T13	Purple Plum	At rear, near garages of Ridgeway Court, The Avenue.
T14	Lime	At rear, near garages of 1-14 Limetree Court.
T15	Horse Chestnut	At rear, near garages of 1-14 Limetree Court.
T16	Lime	At rear, near garages of 1-14 Limetree Court.
T17	Hawthorn	Front of 1-14 Limetree Court, Hatch End.
T18	Lawson Cypress	Front of 1-14 Limetree Court, Hatch End.
T19	Lawson Cypress	Front of 1-14 Limetree Court, Hatch End.
T20	Leyland Cypress	Front of 1-14 Limetree Court, Hatch End.
T21	Leyland Cypress	Front of 1-14 Limetree Court, Hatch End.

T22	Birch	Front garden of 5b The Avenue, Hatch End.
T23	Ash	Rear garden of 5c The Avenue, Hatch End.
T24	Oak	At rear, near garages of 1-8 Avon Court, The Avenue.
T25	Pine	Front of 1-8 Avon Court, The Avenue, Hatch End.
T26	Oak	Front of 1-12 Randolph Court, The Avenue.
T27	Sycamore	At rear, near garages of Randolph Court, The Avenue.
T28	Sycamore	At rear, near garages of Randolph Court, The Avenue.
T29	Rowan	At rear, near garages of Randolph Court, The Avenue.
T30	Birch	At rear, near garages of Randolph Court, The Avenue.
T31	Sycamore	At front, near driveway to Randolph Court, The Avenue.
T32	Cypress	Front garden of 1-6 Rosemary Court, The Avenue.
T33	Ash	Rear garden of 1-6 Rosemary Court, The Avenue.
T34	Ash	Rear garden of 1-6 Rosemary Court, The Avenue.
T35	Lime	Rear garden of 1-6 Rosemary Court, The 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. 843

TPO TITLE: The Avenue (No. 6) Hatch End

FIRST SCHEDULE

TREES SPECIFIED INDIVIDUALLY
(encircled in black on the map)

<u>No on Map</u>	<u>Description</u>	<u>Situation</u>
T1	Hawthorn	Front garden of 27a The Avenue, Hatch End.
T2	Hawthorn	Front garden of 29 The Avenue, Hatch End.
T3	Sycamore	Rear garden of 29 The Avenue, Hatch End.
T4	Eucalyptus	Rear garden of 29 The Avenue, Hatch End.
T5	Sycamore	Rear garden of 29 The Avenue, Hatch End.
T6	Sycamore (twin-stem)	Rear garden of 29 The Avenue, Hatch End.
T7	Yew	Rear garden of 29 The Avenue, Hatch End.
T8	Poplar	Rear garden of 29 The Avenue, Hatch End.
T9	Lime	Rear garden of 29 The Avenue, Hatch End.
T10	Lime	Rear garden of 27a The Avenue, Hatch End.

GROUPS OF TREES
(within broken line on the map)

<u>No on Map</u>	<u>Description</u>	<u>Situation</u>
G1	11 Cypress	Rear garden of 29 The Avenue, Hatch End.

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. 844

TPO TITLE: South Hill Avenue (No. 6) Harrow on the Hill

FIRST SCHEDULE

TREES SPECIFIED INDIVIDUALLY
(encircled in black on the map)

<u>No on Map</u>	<u>Description</u>	<u>Situation</u>
T1	Field Maple	Front garden of 'Avenida', 53 South Hill Avenue.
T2	Oak	Rear garden of 'Avenida', 53 South Hill Avenue.
T3	Oak	Rear garden of 'Avenida', 53 South Hill Avenue.
T4	Field Maple	Around Orley Farm School Southern Playing Fields.
T5	Oak	Around Orley Farm School Southern Playing Fields.
T6	Oak	Around Orley Farm School Southern Playing Fields.
T7	Oak	Around Orley Farm School Southern Playing Fields.
T8	Oak	Around Orley Farm School Southern Playing Fields.
T9	Ash	Around Orley Farm School Southern Playing Fields.
T10	Ash	Around Orley Farm School Southern Playing Fields.
T11	Oak	Around Orley Farm School Southern Playing Fields.
T12	Oak	Around Orley Farm School Southern Playing Fields.
T13	Ash	Around Orley Farm School Southern Playing Fields.
T14	Ash	Around Orley Farm School Southern Playing Fields.
T15	Oak	Around Orley Farm School Southern Playing Fields.
T16	Lime	Around Orley Farm School Southern Playing Fields.
T17	Ash	Around Orley Farm School Southern Playing Fields.
T18	Lime	Around Orley Farm School Southern Playing Fields.
T19	Ash	Around Orley Farm School Southern Playing Fields.
T20	Norway Maple	Around Orley Farm School Southern Playing Fields.

T21	Norway Maple	Around Orley Farm School Southern Playing Fields.
T22	Norway Maple	Around Orley Farm School Southern Playing Fields.
T23	Oak	Around Orley Farm School Southern Playing Fields.
T24	Horse Chestnut	Around Orley Farm School Southern Playing Fields.
T25	Oak	Around Orley Farm School Southern Playing Fields.
T26	Willow	Around Orley Farm School Southern Playing Fields.

GROUPS OF TREES
(within broken line on the map)

<u>No on Map</u>	<u>Description</u>	<u>Situation</u>
G1	3 Oak	Around Orley Farm School Southern Playing Fields.

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

None

WOODLANDS
(within a continuous black line on the map)

<u>No. on Map</u>	<u>Description</u>	<u>Situation</u>
W1	Mixed deciduous Woodland	In Western corner of Orley Farm School Southern Playing Fields.

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TPO NO. 845

TPO TITLE: Wood End Road (No. 1) Harrow on the Hill

FIRST SCHEDULE

TREES SPECIFIED INDIVIDUALLY

(encircled in black on the map)

<u>No on Map</u>	<u>Description</u>	<u>Situation</u>
T1	Weeping Willow	Around perimeter of Harrow Cricket Club.
T2	Weeping Willow	Around perimeter of Harrow Cricket Club.
T3	Weeping Willow	Around perimeter of Harrow Cricket Club.
T4	Weeping Willow	Around perimeter of Harrow Cricket Club.
T5	Weeping Willow	Around perimeter of Harrow Cricket Club.
T6	Oak	Around perimeter of Harrow Cricket Club.
T7	Ash	Around perimeter of Harrow Cricket Club.
T8	Oak	Around perimeter of Harrow Cricket Club.
T9	Ash	Around perimeter of Harrow Cricket Club.
T10	Oak	Around perimeter of Harrow Cricket Club.
T11	Birch	Around perimeter of Harrow Cricket Club.

GROUPS OF TREES

(within broken line on the map)

<u>No on Map</u>	<u>Description</u>	<u>Situation</u>
G1	16 Ash	Around perimeter of Harrow Cricket Club.

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. 846

TPO TITLE: Sudbury Hill (No. 8) Harrow on the Hill

FIRST SCHEDULE

TREES SPECIFIED INDIVIDUALLY
(encircled in black on the map)

<u>No on Map</u>	<u>Description</u>	<u>Situation</u>
T1	Ash	Rear grounds of 'Buchanan Court', 6 Sudbury Hill.
T2	Ash	Rear grounds of 'Buchanan Court', 6 Sudbury Hill.
T3	Sycamore (multi-stem)	Front grounds of 'Buchanan Court', 6 Sudbury Hill.
T4	Oak	Front grounds of 'Buchanan Court', 6 Sudbury Hill.
T5	Oak	Front grounds of 'Buchanan Court', 6 Sudbury Hill.
T6	Oak	Front grounds of 'Buchanan Court', 6 Sudbury Hill.
T7	Oak	Front grounds of 'Buchanan Court', 6 Sudbury Hill.
T8	Oak	Front grounds of 'Buchanan Court', 6 Sudbury Hill.
T9	Oak	On corner of Sudbury Hill and Greenford Road.
T10	Copper Beech	Front grounds of 'Buchanan Court', 6 Sudbury Hill.

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. 847

TPO TITLE: Nugents Park (No. 7) Hatch End

FIRST SCHEDULE

TREES SPECIFIED INDIVIDUALLY

(encircled in black on the map)

<u>No on Map</u>	<u>Description</u>	<u>Situation</u>
T1	Sycamore (twin-stem)	Front garden of 'Karman Villa' Nugents Park.
T2	Lime	Front garden of 'Sejvilla' Nugents Park.
T3	Lime	Front garden of 'Sejvilla' Nugents Park.
T4	Oak	On land at rear of 'Nugents Court' St. Thomas' Drive.
T5	Yew	On land at rear of 'Nugents Court' St. Thomas' Drive.
T6	Sycamore	On land at rear of 'Nugents Court' St. Thomas' Drive.
T7	Yew	On land at rear of 'Nugents Court' St. Thomas' Drive.
T8	Lime	On land at rear of 'Nugents Court' St. Thomas' Drive.
T9	Lime	On land at rear of 'Nugents Court' St. Thomas' Drive.
T10	Yew	On land at rear of 'Nugents Court' St. Thomas' Drive.
T11	Sycamore	In forecourt of 'Nugents Court' St. Thomas' Drive.
T12	Hawthorn	In forecourt of 'Nugents Court' St. Thomas' Drive.
T13	Lime	In forecourt of 'Nugents Court' St. Thomas' Drive.
T14	Lime	In forecourt of 'Nugents Court' St. Thomas' Drive.
T15	Lombardy Poplar	Along side of 'Nugents Court', St. Thomas' Drive.
T16	Lombardy Poplar	Along side of 'Nugents Court', St. Thomas' Drive.
T17	Lombardy Poplar	Along side of 'Nugents Court', St. Thomas' Drive.
T18	Lombardy Poplar	Along side of 'Nugents Court', St. Thomas' Drive.
T19	Alder	Along side of 'Nugents Court', St. Thomas' Drive.
T20	Oak	On land at rear of 'Nugents Court' St. Thomas' Drive.

GROUPS OF TREES
(within broken line on the map)

<u>No on Map</u>	<u>Description</u>	<u>Situation</u>
G1	3 Sycamore	On land at rear of 'Nugents Court' St. Thomas' Drive.

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. 848

TPO TITLE: Nugents Park (No. 8) Hatch End

FIRST SCHEDULE

TREES SPECIFIED INDIVIDUALLY
(encircled in black on the map)

<u>No on Map</u>	<u>Description</u>	<u>Situation</u>
T1	Beech	Front garden of 'The Croft' Nugents Park.
T2	Beech	Front garden of 'The Croft' Nugents Park.
T3	Sycamore (multi-stem)	Front garden of 'The Croft' Nugents Park.
T4	Holly	Front garden of 'The Croft' Nugents Park.
T5	Willow	Rear garden of 'Tanglewood' Nugents Park.
T6	Willow	Rear garden of 'The Croft' Nugents Park.
T7	Birch	Rear garden of 'Tanglewood' Nugents Park.
T8	Poplar	Rear garden of 'Tanglewood' Nugents Park.
T9	Ash	Rear garden of 'Tanglewood' Nugents Park.
T10	Oak	Rear garden of 'Tanglewood' Nugents Park.
T11	Birch	Rear garden of 'The Ridge' Nugents Park.
T12	Beech	Rear garden of 'The Ridge' Nugents Park.
T13	Sycamore	Rear garden of 'The Ridge' Nugents Park.
T14	Sycamore	Rear garden of 'The Ridge' Nugents Park.
T15	Ash	Rear garden of 'The Ridge' Nugents Park.
T16	Sycamore	Rear garden of 'The Ridge' Nugents Park.
T17	Ash	Rear garden of 'The Ridge' Nugents Park.
T18	Birch	Rear garden of 'The Ridge' Nugents Park.
T19	Ash	Rear garden of 'The Ridge' Nugents Park.
T20	Cypress (Multi-stem)	Front garden of 'Orchard End' Nugents Park
T21	Ash	Rear garden of 'Orchard End' Nugents Park.

T22	Ash	Rear garden of 'Orchard End' Nugents Park.
T23	Ash	Rear garden of 'Orchard End' Nugents Park.
T24	Lime	Front garden of 'The Limes' Nugents Park.
T25	Lime	Front garden of 'The Limes' Nugents Park.
T26	Weeping Willow	Rear garden of 'The Limes' Nugents Park.
T27	Birch	Rear garden of 'The Limes' Nugents Park.
T28	Ash	Rear garden of 'The Limes' Nugents Park.
T29	Sycamore	Rear garden of 'The Limes' Nugents Park.
T30	Oak	Rear garden of 'The Limes' Nugents Park.
T31	Oak	Rear garden of 'The Limes' Nugents Park.
T32	Yew	Opposite front of 'Tall Trees' Nugents Park.
T33	Yew	Opposite front of 'Four Oaks' Nugents Park.

GROUPS OF TREES

(within broken line on the map)

<u>No on Map</u>	<u>Description</u>	<u>Situation</u>
G1	8 Lime	Front garden of 'The Croft' Nugents Park.
G2	6 Holly	Front garden of 'The Croft' Nugents Park.
G3	3 Holly	Front garden of 'The Croft' Nugents Park.
G4	9 Lime	Rear garden of 'The Croft' Nugents Park.
G5	6 Ash	Rear garden of 'The Ridge' 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

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

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TPO NO. 851

TPO TITLE: Canons Drive (No. 7) Canons

FIRST SCHEDULE

TREES SPECIFIED INDIVIDUALLY

(encircled in black on the map)

<u>No on Map</u>	<u>Description</u>	<u>Situation</u>
T1	Oak	Around 'The Basin' (fish pond), Canons Drive.
T2	Lime	Around 'The Basin' (fish pond), Canons Drive.
T3	Sycamore	Around 'The Basin' (fish pond), Canons Drive.
T4	Oak	Around 'The Basin' (fish pond), Canons Drive.
T5	Sycamore	Around 'The Basin' (fish pond), Canons Drive.
T6	Sycamore	Around 'The Basin' (fish pond), Canons Drive.
T7	Ash	Around 'The Basin' (fish pond), Canons Drive.
T8	Ash (twin-stem)	Around 'The Basin' (fish pond), Canons Drive.
T9	Oak	Around 'The Basin' (fish pond), Canons Drive.
T10	Lime	Around 'The Basin' (fish pond), Canons Drive.
T11	Horse Chestnut	Around 'The Basin' (fish pond), Canons Drive.
T12	Lime (twin-stem)	Around 'The Basin' (fish pond), Canons Drive.
T13	Lime	Around 'The Basin' (fish pond), Canons Drive.
T14	Lime	Around 'The Basin' (fish pond), Canons Drive.
T15	Oak	Around 'The Basin' (fish pond), Canons Drive.
T16	Beech	Around 'The Basin' (fish pond), Canons Drive.
T17	Alder	Around 'The Basin' (fish pond), Canons Drive.
T18	Holm Oak	Around 'The Basin' (fish pond), Canons Drive.
T19	Willow	Around 'The Basin' (fish pond), Canons Drive.
T20	Ash	Around 'The Basin' (fish pond), Canons Drive.
T21	Willow	Around 'The Basin' (fish pond), Canons Drive.

T22	Willow	Around 'The Basin' (fish pond), Canons Drive.
T23	Sycamore	Around 'The Basin' (fish pond), Canons Drive.
T24	Alder	Around 'The Basin' (fish pond), Canons Drive.
T25	Alder	Around 'The Basin' (fish pond), Canons Drive.
T26	Horse Chestnut	Around 'The Basin' (fish pond), Canons Drive.
T27	Oak	Around 'The Basin' (fish pond), Canons Drive.
T28	Horse Chestnut	Around 'The Basin' (fish pond), Canons Drive.
T29	Oak	Around 'The Basin' (fish pond), Canons Drive.
T30	Hornbeam	Around 'The Basin' (fish pond), Canons Drive.

GROUPS OF TREES

(within broken line on the map)

<u>No on Map</u>	<u>Description</u>	<u>Situation</u>
G1	3 Alder	Around 'The Basin' (fish pond), Canons Drive.
G2	2 Horse Chestnut 1 Hornbeam 1 Ash	Around 'The Basin' (fish pond), Canons Drive.

TREES SPECIFIED BY REFERENCE TO AN AREA

(within dotted black line on map)

None

WOODLANDS

(within a continuous black line on the map)

<u>No on Map</u>	<u>Description</u>	<u>Situation</u>
W1	Mixed Deciduous and Conifer Woodland	Around 'The Basin' (fish pond), Canons Drive.

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

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