



**DEVELOPMENT CONTROL
COMMITTEE
TUESDAY 17 MAY 2005
7.30 PM**

COMMITTEE AGENDA

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

MEMBERSHIP (Quorum 3)

PLEASE NOTE THAT THE MEMBERSHIP OF THIS COMMITTEE, SET OUT BELOW, IS SCHEDULED TO BE CONFIRMED AT ANNUAL COUNCIL ON 12 MAY 2005.

Chair:

Councillors:

Bluston
Choudhury
Idaikkadar
Miles
Anne Whitehead

Marilyn Ashton
Mrs Bath
Billson
Janet Cowan
Mrs Joyce Nickolay

Thornton

Reserve Members:

1. Ismail
2. Blann
3. Thammaiah
4. Mrs R Shah
5. O'Dell

1. Kara
2. Arnold
3. Seymour
4. John Nickolay
5. Mrs Kinnear

1. Branch

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

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

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

HARROW COUNCIL

DEVELOPMENT CONTROL COMMITTEE

TUESDAY 17 MAY 2005

AGENDA - PART I

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

1. **Appointment of Chair:**
To note the appointment at the Annual Meeting of Council on 12 May 2005 (subject to confirmation of that decision) of a Chair of this Committee for the Municipal Year 2004/05 under the provisions of Council Procedure Rule 1.1 xii (or now to make an appointment).
2. **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.

[Note: The Members and Reserve Members of the Committee for the 2004/05 Municipal Year are as appointed by the Annual Council Meeting of 12 May 2005].

3. **Appointment of a Vice-Chair:**
To appoint a Vice-Chair of the Committee for the 2004/05 Municipal Year.

[Note: The Conservative Group has nominated Councillor Marilyn Ashton to this office].
4. **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.
5. **Declarations of Interest:**
To receive declarations of personal or prejudicial interests, arising from business to be transacted at this meeting, from all Members present.

6. **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.

7. **Minutes:**
That it be agreed that, having been circulated, the Chair be given authority to sign the minutes of the meeting held on 20 April 2005 as a correct record once they have been printed in the Council Bound Minute Volume.

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

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

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

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

- Enc. (a) Land at Honey Pot Lane - Development Brief: Reference Cabinet Meeting held on 14 April 2005 (Pages 3 - 4)

12. **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.

13. **Planning Applications Received:**
Report of the Group Manager Planning and Development (circulated separately).

- Enc. 14. **Planning Appeals Update:** (Pages 5 - 8)
Report of the Group Manager Planning and Development.

FOR INFORMATION

- Enc. 15. **Enforcement Notices Awaiting Compliance:** (Pages 9 - 12)

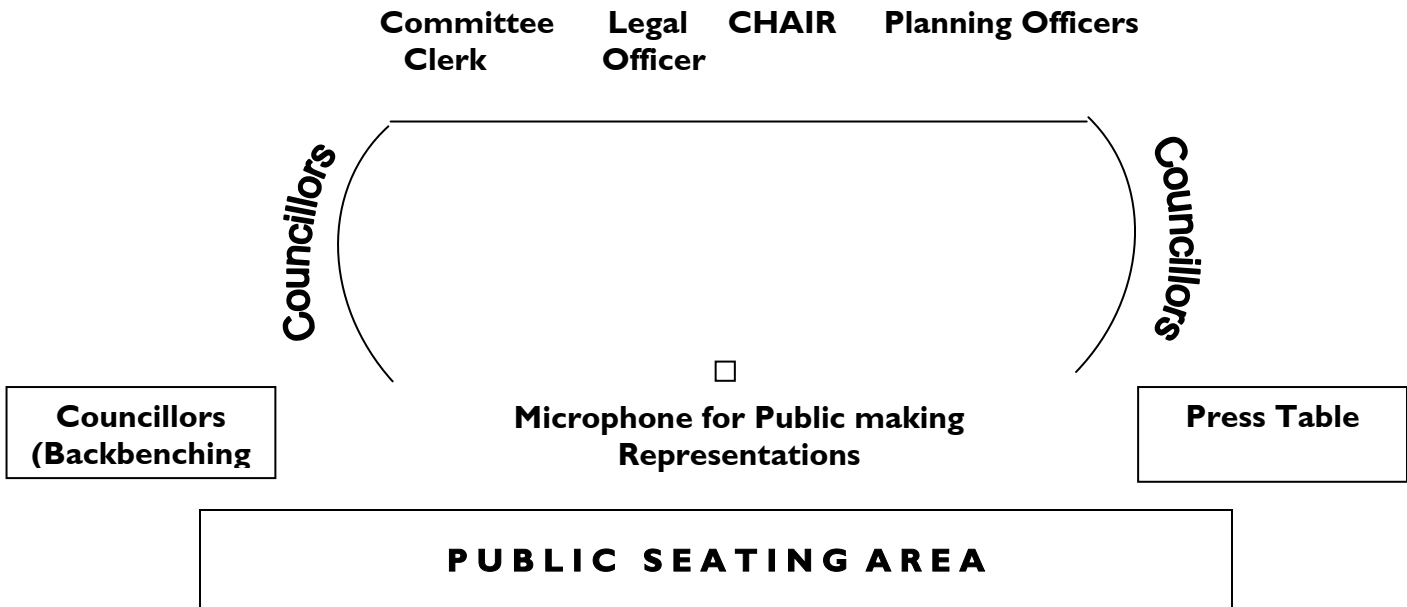
FOR INFORMATION

- Enc. 16. **Section 247 of the Town and Country Planning Act 1990 Stopping Up of the Highway - Former Youth Centre, Library and Car Park - Grant Road/George Gange Way, Wealdstone Site:** (Pages 13 - 16)
Report of the Interim Head of Environment and Transportation.
- Enc. 17. **61 Oxleay Road, Rayners Lane:** (Pages 17 - 24)
- Enc. 18. **33 Orchard Grove, Edgware:** (Pages 25 - 32)
- Enc. 19. **35 Orchard Grove, Edgware:** (Pages 33 - 40)
20. **Any Other Business:**
(which the Chair has decided is urgent and cannot otherwise be dealt with).

AGENDA - PART II - NIL

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

Committee Room Layout



Order of Committee Business

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

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

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

Rights of Objectors/Applicants to Speak at Development Control Committees

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

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

Planning Services advises neighbouring residents and applicants of this procedure.

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

Addendum Sheet

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

Decisions taken by the Development Control Committee

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

Refuse permission:

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

Grant permission as recommended:

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

Minded to grant permission contrary to officer's recommendation:

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

Defer for a site visit:

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

Defer for further information/to seek amendments:

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

Grant permission subject to a legal agreement:

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

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

LONDON BOROUGH OF HARROW

DEVELOPMENT CONTROL COMMITTEE

WEDNESDAY 20 APRIL 2005

**Land at Honeypot Lane - Development Brief:
Reference Cabinet Meeting held on 14 April 2005**

1. The Chief Executive introduced the report, which set out the recommendation of the Strategic Planning Advisory Panel.
2. Members noted that adoption of the Brief would assist the Council in considering future proposals for the Honeypot Lane site, and ensure that a comprehensive approach was taken to the implementation of a major proposal site in the Unitary Development Plan. Cabinet approval would enable the brief to be used for development control purposes.

RESOLVED: (1) That the draft Development Brief for land at Honeypot Lane, Stanmore be approved as "Supplemental Planning Guidance" to be used for Development Control purposes;

(2) that the Development Control Committee be advised of Cabinet's decision.

Reason for Decision: Cabinet approval of the Development Brief for land at Honeypot Lane was required if it was to be adopted as supplementary planning guidance and used for development control purposes. Approval of the brief would improve service delivery by establishing a planning Framework to guide the future use and development of the site that took account of the views of relevant stakeholders, would assist the Council in considering future proposals, and help to facilitate the implementation of a key proposal site in the UDP.

FOR CONSIDERATION

Background Papers

1. Minutes of Cabinet meeting held on 14 April 2005
2. Report of the Director of Strategic Planning considered by Cabinet on 14 April 2005

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

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APPEALS BEING DEALT WITH

WRITTEN REPRESENTATIONS	APPEAL REF:	OFFICER	QUESTIONNAIRE DUE/SENT	STATEMENT DUE	SITE VISIT DATE/TIME
50 Roxborough Park	3326	CM	Sent 03.05.05	31.05.05	
R/O 123-125 Whitchurch Lane	3327	TW	Due 22.04.05	31.05.05	
32-38 Greenford Road	3329	TEM	Due 02.05.05	26.06.05	
1 South Close	3330	UE	Due 04.05.05	22.06.05	
HEARINGS	APPEAL REF:	OFFICER	STATEMENT DUE/SENT	HEARING DATE	LOCATION
274-278 Northolt Road, South Harrow	3237	TEM	Sent 20.09.04	28.06.05	Ping Conf. Room
1-4 Chandos Parade	3240	TW	Sent 11.10.04	29.06.05	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
15 Gordon Avenue	3288	TW	Sent 11.04.05		
7/9 Stanmore Hill	3290	AMH	Sent 13.01.05		
Eastcliff, Brookshill Drive, Harrow Weald	3292	TEM	Sent 21.01.05		
Harrow Hospital	3303	TW	Sent 26.01.05		
81 Roxeth Hill (Enforcement)	3308	RJS	Sent 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	Sent 07.04.05		
Timber Carriage Public House, 19 Northolt Rd	3319	RS	Sent 07.04.05		
31 Northumberland Road, North Harrow	3328	PDB	Due 25.05.05		
13-17 Manor Road, Harrow	3331	PDB	Appeal Forms Rec'd	28.04.05 – awaiting start date	
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	03.05.05 @ 11:15
Outside Homebase, Harrow Weald	3257	TEM	05.10.04(q)	Expired	
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
56 Clifton Road, Kenton	3277	SK	10.11.04(q)	Expired	30.03.05 @ 10:00
1 Hathaway Close, Stanmore	3269	JH	26.11.04	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
4 Elm Park, Stanmore	3276	TEM	09.12.04	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
93 Eastcote Lane, Harrow	3282	KMS	16.12.04	Expired	05.04.05 @ 11:45
Adj. 68 Boxtree Lane, Harrow Weald	3294	CM	29.12.04(q)	Expired	
20 Fairview Crescent, Harrow	3263	KS	05.01.05	Expired	09.05.05 @ 11:45
45 St. Margarets Avenue, South Harrow	3296	KMS	06.01.05	Expired	09.05.06 @ 11:00
Land adjacent Leeef Robinson Public House	3284	JH	10.01.05	Expired	
121 Blenheim Road	3307	JAB	24.01.05(q)	Expired	09.05.05 @ 13:15
102 Parkside Way	3285	PDB	24.01.05(q)	Expired	03.05.05 @ 12:00
16&17 Broadmead Close, Hatch End	3295	TBW	02.02.05	Expired	03.05.05 @ 13:00
19 Cunningham Park, Harrow	3313	PDB	09.02.05 (q)	Expired	
19&21 & R/O 11-29 Alexandra Avenue	3300	TW	15.02.05	Expired	09.05.04 @ 10:15
'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	09.05.05 @ 12:30
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	Expired	
R/O Rising Sun, Public House	3315	RS	15.03.05	Expired	
11 Austell Close	3324	AMH	04.04.05(q)	23.05.05	
21 Church Road, Stanmore (enforcement)	3320	KB	19.04.05	10.05.05	
6 South Close, Pinner	3321	PDB	21.04.05	13.05.05	
R/O 142 Greenford Road	3322	OH	27.04.05	19.05.05	
33 Bolton Road	3325	NB	27.04.05	26.05.05	

Broomhill, Mount Park Road (enforcement)	3323	KB	29.04.05	23.06.05	
HEARINGS	APPEAL REF:	OFFICER	STATEMENT DUE/SENT	HEARING DATE	LOCATION
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
DECISIONS (since 01.02.05)					
	APPEAL REF:	OFFICER	DECISION	DATE	
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 Worples	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	

The Grove, Stanmore	3130	GM	ALLOWED	31.03.05
4 Latimer Gardens	3215	JH	DISMISSED	05.04.05
County House, 29 Peterborough Road	3299	TW	ALLOWED	08.04.05
26 Radnor Road, Harrow	3249	DEH	DISMISSED	08.04.05
67a Gayton Road, Harrow	3259	CM	DISMISSED	11.04.05
5 Derwent Avenue, Hatch End	3283	MRE	DISMISSED	18.04.05
36 Imperial Drive, North Harrow	3274	OH	DISMISSED	18.04.05
61 Birkdale Avenue, Pinner	3291	PDB	ALLOWED	19.04.05
54 Lyndhurst Avenue	3281	KMS	DISMISSED	19.04.05
146 Headstone Drive, Harrow	3280	KMS	DISMISSED	20.04.05
9 Dearne Close	3298	JB	ALLOWED	20.04.05
44 Butler Road, Harrow	3278	AMH	DISMISSED	22.04.05
12 Cuckoo Hill Drive, Pinner	3273	OH	DISMISSED	22.04.05
45 Graham Road, Wealdstone	3272	SK	ALLOWED	25.04.05
2 Oak Tree Close, Stanmore	3302	OH	DISMISSED	26.04.05
184 Whitchurch Lane	3252	TEM	ALLOWED	27.04.05

ENFORCEMENT NOTICES AWAITING COMPLIANCE 17 May 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 17 May 2005

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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 17 May 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		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. Appeal submitted.
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	INP								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	INP	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 17 May 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:	17 th May 2005
Subject:	Section 247 of the Town and Country Planning Act 1990 Stopping Up of the Highway – Former youth centre, Library and car park – Grant Road/George Gange Way Wealdstone site.
Responsible Officer:	Interim Head of Environment and Transportation
Contact Officer:	Richard Michalski, Development Engineer, Transportation
Portfolio Holder:	Environment and Transport
Key Decision:	No
Status:	Part 1

Section 1: Summary

Decision Required

The Committee is recommended to:

- 1.1 Authorise officers to proceed with the making of the order without further reference to the Development Control Committee as there are no objections to the proposed order.

REASON:

To enable the development to be carried out in accordance with the planning permission granted.

Reason for report

Resolution No. 810(1) of the D.C. Committee held on 8th December 2004 gave authority to advertise the 'Stopping Up' order for the above development and resolution No. 810 (3) instructed officers to report the results of the formal advertising of the Stopping up order. This formal consultation has now been undertaken. There have been no sustained objections.

Benefits

The action recommended in this report will allow the completion of the affordable housing scheme which conforms to the Council's policy to secure the provision of affordable housing to meet the needs of the borough's residents.

Cost of Proposals

There are no costs incurred by the Council.

Risks

None.

Implications if recommendations rejected

Completion of development as granted by the planning permission will not be possible.

Section 2: Report

2.1 Brief History

The Acton Housing Association Ltd development comprises of 10 houses and 87 flats in 2-6 storey buildings which will provide affordable housing units in the form of 71 flats. The areas fronting the site is the subject of the stopping up requirement. Planning permission was granted subsequent to the completion of a section 106 legal agreement.

The land beneath the area of highway to be stopped up is within the Ownership of the Acton Housing Association. The land in question is deemed surplus to requirements as public highway. The stopping up will enable the development to be carried out in accordance with the planning permission.

2.2 Options considered

Not applicable.

2.3 Consultation

All Ward Councillors are aware of the development proposals.

2.4 Financial Implications

The London Local Authorities (charges for stopping up) Regulations 2000 gives authority to the Council to recover the costs of making the order from the applicant and therefore there should be no costs incurred by the Council.

Legal officers have obtained adequate monies on account from the applicant prior to the commencement of the process pertaining to the stopping up order, which the Council is authorised to recover under the London Local Authorities (Charges for Stopping Up Orders) Regulations 2000.

2.5 Legal Implications

Section 247 of the Town and Country Planning Act 1990 gives the power to the London Boroughs to make stopping up orders for highways within their Boroughs if they are satisfied that it is necessary to do so in order to enable development to be carried out in accordance with the planning permission granted. (Outside London the power is in the hands of the Secretary of State). The responsibility was devolved to the London Boroughs through the Greater London Authority Act 1999.

The process for the making of the order is as follows. Following the Council's resolution, notices of the proposed order are advertised and served on relevant authorities, principally the statutory undertakers, and displayed on site. Following the objection period of 28 days if there have been no objections the Council may make the order.

2.6 Equalities Impact

None.

Section 3: Supporting Information/ Background Documents

Appendix 1 – Plan showing area to be stopped up

Background papers – The planning committee report and relevant minute granting planning permission for advertising the Stopping up order.



Meeting:	Development Control Committee
Date:	Tuesday 17 May 2005
Subject:	61 Oxley Road, Rayners Lane
Responsible Officer:	Group Manager Planning and Development
Contact Officer:	Glen More, Enforcement Manager
Portfolio Holder:	Planning, Development and Housing
Enclosures:	Site Plan
Key Decision:	No
Status	Part 1

Section 1: Summary

This report is in relation to unauthorised alterations to a terraced dwellinghouse, including the construction of a rear single storey extension. To constitute permitted development the maximum additional volume that may be added to this property is 50 cubic metres.

On this occasion the development does not constitute permitted development as the total additional volume exceeds 50 cubic metres. It is considered that the development does cause material detriment to the surrounding neighbours and also impact upon the amenity of the local area. 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 an Enforcement Notice pursuant to Section 172 of the Town and Country Planning Act 1990 requiring:
- (b) (i) Demolish the rear single storey extension
(ii) Permanently remove their constituent elements from the land.
- (c) [(b)] (i) and (ii) should be complied with within a period of six (6) months from

the date on which the Notice takes effect.

(d) 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.

(e) Institute legal proceedings in event of failure to:

(i) supply the information required by the Borough 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 that the alleged breach of planning control is removed in the interests of amenity.

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

Failure to take action would mean that the amenities of the neighbouring residents would continue to be harmed.

Section 2: Report

Brief History, Policy Context (Including Previous Decisions)

2.1 Planning permission was not sought for the single storey rear extension. There is no planning history for the property.

Relevance to Corporate Priorities

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

Background Information and Options Considered

2.3 The property is an end of terrace single-family dwellinghouse located on the northern side of Oxleay Road.

2.4 There is an existing outbuilding located more than 5 metres from the dwelling on the north side of the property. The single storey rear extension located to the rear of the dwelling has external measurements of; 2.75 metres (height) x 4.17 metres (depth) x 5.62 metres (width) with a total volume of 64.45 cubic metres which exceeds the cubic content of 50 cubic metres available to constitute permitted development on this occasion. The extension is sited adjacent to the boundary with no: 63 Oxleay Road.

2.5 Policy D4 of the Unitary Development Plan 2004 states: -

“The Council will expect a high standard of design and layout in all development proposals. The following factors will be taken into account when considering planning applications for development:-

- a) Site and setting;
- b) Content, scale and character;
- c) Public realm;
- d) Energy efficiency, renewable energy, sustainable design and construction;
- e) Layout, access and movement;
- f) Safety
- g) Landscape and open space; and
- h) Adequate refuse storage.”

2.6 These policies are reinforced in the more general Policy, SD1 *Quality of Design* of the Unitary Development Plan 2004.

2.7 Section C of the Harrow Council's Supplementary Planning Guidance SPG) *Extensions: A householders guide* states: -

“C1 Rear extensions have the greatest potential for harm to the amenities of neighbouring residents. Their impact on neighbouring property and the character and pattern of development needs careful consideration. Rear extensions should be designed to respect the character and size of the house and should not cause unreasonable loss of amenity to neighbouring residents.

C3 This distance should be limited to 2.4 metres on a terraced house (a row of 3 or more houses), whether this is in the middle or end of the terrace. Generally, the acceptable depth of the extensions will be determined by:

-Site considerations

-The scale of development

-Impact on the amenity of neighbouring residents

-The established character of the area and the pattern of development

2.8 The size and bulk of the rear extension exceed the Council's above stated guidelines. In particular the extension has a harmful effect on the amenity

of local neighbours. It significantly alters the appearance of the house and therefore does not compliment the character and pattern of development in the area in relation to SPG C1.

- 2.9 The rear extension does not meet with the design guidelines of the SPG in that its depth is 4.17 metres contrary to SPG C3, which allows a maximum depth of 2.4 metres for such extensions. Its size and bulk are out of character with the dwellinghouse extensions in the area, and it has a detrimental effect on the habitable room window of the adjacent property.
- 2.10 It is considered that significant harm is caused by this development; therefore, it is recommended that a planning enforcement notice be issued.

The alleged breach of planning control

2.11 Without planning permission, the erection of a single storey rear extension.

Reasons for issuing the notice

- 2.12 It appears to the Council that the above breach of planning control occurred within the last 4 years.
- 2.13 The single storey rear extension, by reason of its size, sitting and awkward design, is unduly bulky, overbearing and obtrusive, resulting in loss of space around the building to the detriment of the amenities of neighbouring occupiers and the character of the area, contrary to policy D4 of the Harrow Council Unitary Development Plan 2004 and Supplementary Planning Guidance "Extensions, A Householders Guide" C1 and C3.
- 2.14 The council do not consider that planning permission should be granted because planning conditions cannot overcome these problems.

Consultation with Ward Councillors

Copied for information.

Financial Implications

None.

Legal Implications

Contained in the report.

Equalities Impact

None.

Section 3: Supporting Information/ Background Documents

None

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Meeting:	Development Control Committee
Date:	Tuesday 17 May 2005
Subject:	33 Orchard Grove Edgware
Responsible Officer:	Group Manager Planning and Development
Contact Officer:	Glen More, Enforcement Manager
Portfolio Holder:	Planning, Development and Housing
Enclosures:	Site Plan
Key Decision:	No
Status	Part 1

Section 1: Summary

This report is in relation to unauthorised alterations to a semi-detached dwelling, including the construction of a rear dormer. To constitute permitted development the maximum additional volume that may be added to this property is 70 cubic metres.

On this occasion the development does not constitute permitted development as the total additional volume exceeds 70 cubic metres. It is considered that the development does cause material detriment to the surrounding neighbours and also impacts upon the amenity of the local area. 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 an Enforcement Notice pursuant to Section 172 of the Town and Country Planning Act 1990 requiring:
- (b) (i) demolish the rear dormer extension
(ii) demolish the hip to gable extension
(iii) permanently remove their constituent elements from the land.

(c) [(b)] (i) (ii) and (iii) should be complied with within a period of six (6) months from the date on which the Notice takes effect.

(d) 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.

(e) Institute legal proceedings in event of failure to:

(i) supply the information required by the Borough 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 that the alleged breach of planning control is removed in the interests of amenity.

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

Failure to take action would mean that the amenities of the neighbouring residents would continue to be harmed.

Section 2: Report

Brief History, Policy Context (Including Previous Decisions)

2.1 Certificate of lawfulness (P/1928/03/DCP) was submitted proposing alterations to the roof, including an end gable and a rear dormer. The Certificate of Lawfulness was approved on 12 September 2003. The approved plans do not correspond with the development that has been provided.

- 2.2 Planning enforcement case ENF/604/03/P – roof removed and new dormer extension. Case closed 14 May 2004 dormers within 50 cubic metres.
- 2.3 Planning enforcement case ENF/484/04P conversion of dwelling to flats and rear dormer extension – pending.

Relevance to Corporate Priorities

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

Background Information and Options Considered

- 2.3 The property is a semi-detached single-family dwellinghouse located on the western side of Orchard Grove.
- 2.4 To constitute permitted development the additional cubic content added to the original dwellinghouse must not exceed 70 cubic metres on this occasion. When added together, an existing garage and conservatory exceed this amount.
- 2.5 Policy D4 of the Unitary Development Plan 2004 states:-

“The Council will expect a high standard of design and layout in all development proposals. The following factors will be taken into account when considering planning applications for development:-

- a) site and setting;
- b) content, scale and character;
- c) public realm;
- d) energy efficiency, renewable energy, sustainable design and construction;
- e) layout, access and movement;
- f) safety
- g) landscape and open space; and
- h) adequate refuse storage.”

- 2.6 This policy is reinforced in the more general Policy, SD1 *Quality of Design* of the Unitary Development Plan 2004.
- 2.7 Section D of the Harrow Council's Supplementary Planning Guidance (SPG) *Extensions: A householders guide* states: -

D1 The roof form of a house is a significant part of the character of the area. Alterations may significantly alter the appearance of a house and their effect on the roof form needs careful consideration. Roof alterations and dormer windows should complement the original street character and not dominate buildings or impair their proportions or character.

D3 Generally, dormers should be subordinate features in the roof, should not overlap or wrap around the roof hips, and should never rise above the ridge. The

retention of a clearly visible section of roof around the sides of a dormer window, including the upper corners, has the effect of visually containing them within the profile of the roof.

D5 In order to reduce its visual impact, such a rear dormer should be set in at least 1000mm from the edge (or verge) of the roof and 500mm from a shared (party) wall, and set back at least 1000mm above the roof eaves, measured externally along the roof slope.”

2.8 The size and bulk of the dormer and roof extension exceed the Council's above stated guidelines, in particular the level of the roof ridge-line has been elevated and therefore significantly alters the appearance of the house and therefore does not compliment the original street character. Also, the dormer does not meet with the design guidelines of the SPG. In particular the dormer does not meet the recommended setbacks at the side, rear and top of the development.

2.9 It is considered that significant harm is caused by this development; therefore, it is recommended that a planning enforcement notice be issued.

The alleged breach of planning control

2.10 Without planning permission, the erection of hip to gable and rear roof extensions.

Reasons for issuing the notice

2.11 It appears to the Council that the above breach of planning control occurred within the last 4 years.

The roof extension, by reason of its size, siting and awkward design, is unduly bulky, overbearing and obtrusive, resulting in loss of space about the building to the detriment of the amenities of neighbouring occupiers and the character of the locality, contrary to policy D4 of the Harrow Council Unitary Development Plan 2004 and Supplementary Planning Guidance “Extensions, A Householders Guide” D3 and D5.

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

Consultation with Ward Councillors

Copied for information.

Financial Implications

None.

Legal Implications

Contained in the report.

Equalities Impact

None.

Section 3: Supporting Information/ Background Documents

Planning application references:

P/1928/03/DCP

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Meeting:	Development Control Committee
Date:	Tuesday 17 May 2005
Subject:	35 Orchard Grove Edgware
Responsible Officer:	Group Manager Planning and Development
Contact Officer:	Glen More, Enforcement Manager
Portfolio Holder:	Planning, Development and Housing
Enclosures:	Site Plan
Key Decision:	No
Status	Part 1

Section 1: Summary

This report is in relation to unauthorised alterations to a semi-detached dwelling, including the erection of a rear dormer. To constitute permitted development the maximum additional volume that may be added to this property is 70 cubic metres.

On this occasion the development does not constitute permitted development as the total additional volume exceeds 70 cubic metres. It is considered that the development does cause material detriment to the surrounding neighbours and also impacts upon the amenity of the local area. 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 an Enforcement Notice pursuant to Section 172 of the Town and Country Planning Act 1990 requiring:
- (b) (i) demolish the rear dormer
- (ii) demolish the hip to gable extension
- (iii) permanently remove their constituent elements from the land.

(c) [(b)] (i) (ii) and (iii) should be complied with within a period of six (6) months from the date on which the Notice takes effect.

(d) 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.

(e) Institute legal proceedings in event of failure to:

(i) supply the information required by the Borough 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 that the alleged breach of planning control is removed in the interests of amenity.

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

Failure to take action would mean that the amenities of the neighbouring residents would continue to be harmed.

Section 2: Report

Brief History, Policy Context (Including Previous Decisions)

2.1 Certificate of lawfulness (P/1655/03/DCP) was submitted proposing alterations to the roof, including an end gable and a rear dormer. The Certificate

of Lawfulness was approved on 8 September 2003. The approved plans do not correspond with the development that has been provided.

Relevance to Corporate Priorities

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

Background Information and Options Considered

2.3 The property is a semi-detached single-family dwellinghouse located on the western side of Orchard Grove.

2.4 An existing garage located to the north of the dwelling when taken together with the dormer extension exceeds the available additional permitted development cubic content of 70 cubic metres.

2.5 Policy D4 of the Unitary Development Plan 2004 states:-

"The Council will expect a high standard of design and layout in all development proposals. The following factors will be taken into account when considering planning applications for development:-

- a) site and setting;
- b) content, scale and character;
- c) public realm;
- d) energy efficiency, renewable energy, sustainable design and construction;
- e) layout, access and movement;
- f) safety
- g) landscape and open space; and
- h) adequate refuse storage."

2.6 This policy is reinforced in the more general Policy, SD1 *Quality of Design* of the Unitary Development Plan 2004.

2.7 Section D of the Harrow Council's Supplementary Planning Guidance (SPG) *Extensions: A householders guide* states: -

"D1 The roof form of a house is a significant part of the character of the area. Alterations may significantly alter the appearance of a house and their effect on the roof form needs careful consideration. Roof alterations and dormer windows should complement the original street character and not dominate buildings or impair their proportions or character.

D3 Generally, dormers should be subordinate features in the roof, should not overlap or wrap around the roof hips, and should never rise above the ridge. The retention of a clearly visible section of roof around the sides of a dormer window, including the upper corners, has the effect of visually containing them within the profile of the roof.

D5 In order to reduce its visual impact, such a rear dormer should be set in at least 1000mm from the edge (or verge) of the roof and 500mm from a shared (party) wall, and set back at least 1000mm above the roof eaves, measured externally along the roof slope."

2.8 The size and bulk of the dormer and roof extension exceed the Council's above stated guidelines, in particular the level of the roof ridge-line has been elevated and therefore significantly alters the appearance of the house and therefore does not compliment the original street character. Also, the dormer does not meet with the design guidelines of the SPG. In particular the dormer does not meet the recommended setbacks at the side, rear and top of the development.

2.9 It is considered that significant harm is caused by this development; therefore, it is recommended that a planning enforcement notice be issued.

The alleged breach of planning control

2.10 Without planning permission, the erection of hip to gable and rear roof extensions.

Reasons for issuing the notice

2.11 It appears to the Council that the above breach of planning control occurred within the last 4 years.

The roof extension, by reason of its size, siting and awkward design, is unduly bulky, overbearing and obtrusive, resulting in loss of space about the building to the detriment of the amenities of neighbouring occupiers and the character of the locality, contrary to policy D4 of the Harrow Council Unitary Development Plan 2004 and Supplementary Planning Guidance "Extensions, A Householders Guide" Sections D1, D3 and D5.

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

Consultation with Ward Councillors

Copied for information.

Financial Implications

None.

Legal Implications

Included in the report.

Equalities Impact

None.

Section 3: Supporting Information/ Background Documents

Planning application references:

P/1655/03/DCP

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