



**DEVELOPMENT CONTROL
COMMITTEE
WEDNESDAY 15 JUNE 2005
7.30 PM**

COMMITTEE AGENDA

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

MEMBERSHIP (Quorum 3)

Chair: Councillor Anne Whitehead

Councillors:

**Bluston
Choudhury
Idaikkadar
Miles**

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

Reserve Members:

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

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

1. Branch

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

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

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

HARROW COUNCIL

DEVELOPMENT CONTROL COMMITTEE

WEDNESDAY 15 JUNE 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(b) to receive the addendum sheets and to note any applications which are recommended for deferral or have been withdrawn from the agenda by the applicant.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 - 16)

That it be agreed that, having been circulated, the Chair be given authority to sign the minutes of the meeting held on 17 May 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).
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:**
Report of the Group Manager (Planning and Development) - circulated separately.

- Enc. 12. **Planning Appeals Update:** (Pages 17 - 20)
Report of the Group Manager (Planning and Development).

FOR INFORMATION

- Enc. 13. **Enforcement Notices Awaiting Compliance:** (Pages 21 - 24)

FOR INFORMATION

- Enc. 14. **Harrow School Playing Fields, Harrow School, Harrow on the Hill:**
(Pages 25 - 28)
Report of the Director of Legal Services.

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

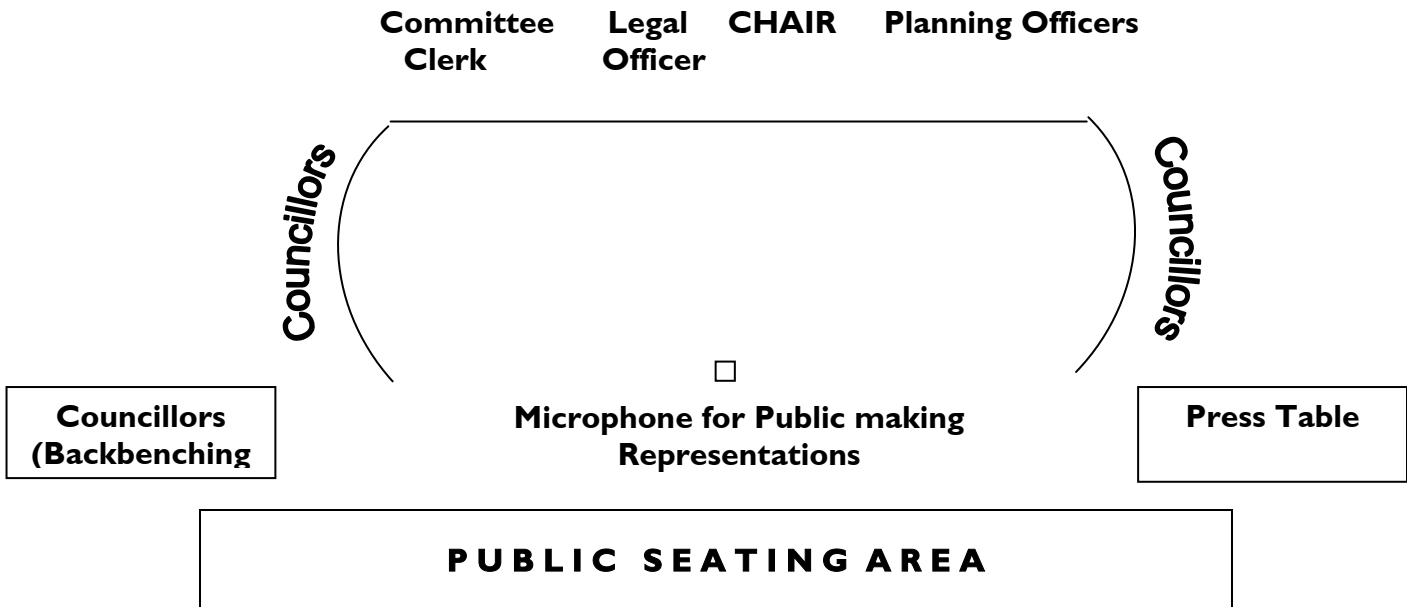
AGENDA - PART II (PRESS AND PUBLIC EXCLUDED)

- Enc. 16. **East End Farm Barns:** (Pages 29 - 40)
Report of the Group Manager (Planning and Development).

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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 17 MAY 2005

Chair: Councillor Anne Whitehead

Councillors: * Marilyn Ashton (in the Chair) * Janet Cowan
* Mrs Bath * Idaikkadar
* Blann (2) * Miles
* Billson * Mrs Joyce Nickolay
* Bluston * Thornton
* Choudhury

* Denotes Member present
(2) Denotes category of Reserve Members

[Note: Councillor Stephenson also attended this meeting to speak on the item indicated at Minute 899 below].

PART I - RECOMMENDATIONS - NIL

PART II - MINUTES

895. **Appointment of a Chair for the Meeting:**
In the absence of the Chair of the Committee, Councillor Anne Whitehead, nominations were requested for a Chair of the meeting.

Councillors Marilyn Ashton and Bluston were both nominated and seconded.

Upon being put to a vote, it was

RESOLVED: To appoint Councillor Marilyn Ashton as Chair of the meeting.

896. **Appointment of a Chair for the Municipal Year 2005/2006:**

RESOLVED: To note the appointment under the provisions of Council Procedure Rule 1.1(xii) of Councillor Anne Whitehead as Chair of the Development Control Committee for the 2005/2006 Municipal Year, as agreed at the Annual Council Meeting held on 12 May 2005.

897. **Attendance by Reserve Members:**

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

<u>Ordinary Member</u>	<u>Reserve Member</u>
Councillor Anne Whitehead	Councillor Blann

898. **Appointment of a Vice-Chair:**
Councillor Marilyn Ashton was nominated and seconded.

Councillor Bluston was nominated and seconded.

Upon being put to a vote, it was

RESOLVED: To appoint Councillor Marilyn Ashton as Vice-Chair of the Development Control Committee for the 2005/2006 Municipal Year.

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

RESOLVED: That, in accordance with Committee Procedure Rule 4.1, the following Councillor, who is not a member of the Committee, be allowed to speak on the agenda item indicated:

Councillor Stephenson	Planning Application 1/03
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900. **Declarations of Interest:**

RESOLVED: To note the following Declarations of Interest made by Members present relating to business to be transacted at this meeting:

- (i) Planning Application 2/06 – Maureville Residential Care Home, 44/46 Radnor Road, Harrow
Councillor Mrs Bath declared a personal interest in the above item. Accordingly, Councillor Mrs Bath remained and took part in the discussion and decision-making on this item.
- (ii) Planning Application 2/13 – Pinner Park First School, 10 Melbourne Avenue, Pinner
Councillor Bluston declared a personal interest in the above item, on the basis that one of his children taught at the school. Accordingly, Councillor Bluston remained and took part in the discussion and decision-making on this item.
- (iii) Planning Application 2/15 – Land R/O 613 Kenton Lane, Harrow
Councillor Blann declared a personal interest in the above item, on the basis that he had twice purchased goods from the business operating on the site. Accordingly, Councillor Blann remained and took part in the discussion and decision-making on this item.

901. **Arrangement of Agenda:**

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

<u>Agenda Item</u>	<u>Special Circumstances/Reasons for Urgency</u>
Addendum	This contains information relating to various items on the agenda and is based on information received after the agenda's despatch. It is admitted to the agenda in order to enable Members to consider all information relevant to the items before them for decision.
7. Minutes	The minutes were inadvertently omitted from circulation with the main agenda.
21. Bradstowe House	This report was not available at the time the agenda was printed and circulated. Members are requested to consider this item, as a matter of urgency, as delay in taking a decision would prolong the current social and environmental difficulties encountered with this site.

and;

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

<u>Agenda Item</u>	<u>Special Circumstances/Reasons for Urgency</u>
21. Bradstowe House	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.

902. **Minutes:**

RESOLVED: That the Chair be given authority to sign the minutes of the meeting held on 20 April 2005, those minutes having been circulated, as a correct record of that meeting, once printed in the Council Bound Volume, subject to the following amendment:

87 Kenton Lane, Harrow (Item 2/28)

Add to the Minute: 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.

903. **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).

904. **Petitions:**

RESOLVED: To note receipt of the following petition which was referred to the Group Manager (Planning and Development) for consideration:

Petition Objecting to Flat Development in Manor Road

Councillor Bluston presented the above petition, which had been signed by 70 residents. Councillor Bluston advised that the petition related to general objections to development on Manor Road, rather than a specific planning application.

905. **Deputations:**

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

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

The Committee received a reference from the Cabinet meeting held on 14 April 2005 which advised the Committee that the draft Development Brief for land at Honeypot Lane, Stanmore had been approved by Cabinet as "Supplemental Planning Guidance" to be used for Development Control purposes.

The Chair noted that the preamble to the Strategic Planning Advisory Panel's Recommendation to the Cabinet on this matter included comments of some Panel Members reflecting reservations about the density and the percentage mix of tenure, as set out in the Planning Brief.

RESOLVED: That the above be noted.

907. **Representations on Planning Applications:**

That, in accordance with the provisions of Committee Procedure Rule 17 (Part 4B of the Constitution), representations be received in respect of item 2/03 on the list of planning applications.

908. **Planning Applications Received:**

RESOLVED: That authority be given to the Group Manager (Planning and Development) to issue the decision notices in respect of the applications considered, as set out in the schedule attached to these minutes.

909. **Planning Appeals Update:**

The Committee received a report of the Group Manager (Planning and Development) which listed those appeals being dealt with and those awaiting decision.

RESOLVED: That the report be noted.

910. **Enforcement Notices Awaiting Compliance:**

The Committee received a report of the Group Manager (Planning and Development) 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, 4 Elm Park, 78 Cecil Road and Harrow Hospital Site.

911. **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:**

The Committee received a report of the Interim Head of Environment and Transportation which sought approval for officers to proceed with the making of an order under Section 247 of the Town and Country Planning Act 1990 Stopping Up of

the Highway for the former youth centre, library and car park at the Grant Road/George Gange Way, Wealdstone site. The Committee noted that there were no objections to the proposed order.

RESOLVED: To authorise officers to proceed with the making of the order without further reference to the Committee.

[REASON: To enable the development to be carried out in accordance with the planning permission granted].

912. **61 Oxleay Road, Rayners Lane:**

The Committee received a report of the Group Manager (Planning and Development).

RESOLVED: That the Director of Legal Services to be authorised to (1) issue an Enforcement Notice pursuant to Section 172 of the Town and Country Planning Act 1990 requiring:

(i) Demolition of the rear single storey extension;

(ii) the permanent removal of their constituent elements from the land.

(i) and (ii) should be complied with within a period of six 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 the 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: To ensure that the alleged breach of planning control is removed in the interests of amenity].

913. **33 Orchard Grove, Edgware:**

The Committee received a report of the Group Manager (Planning and Development).

RESOLVED: That the Director of Legal Services to be authorised to (1) issue an Enforcement Notice pursuant to Section 172 of the Town and Country Planning Act 1990 requiring:

(i) Demolition of the rear dormer extension;

(ii) demolition of the hip to gable extension;

(iii) the permanent removal of their constituent elements from the land.

(i), (ii) and (iii) should be complied with within a period of six 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 the 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: To ensure that the alleged breach of planning control is removed in the interests of amenity].

914. **35 Orchard Grove, Edgware:**

The Committee received a report of the Group Manager (Planning and Development).

RESOLVED: That the Director of Legal Services to be authorised to (1) issue an Enforcement Notice pursuant to Section 172 of the Town and Country Planning Act 1990 requiring:

- (i) Demolition of the rear dormer;
- (ii) demolition of the hip to gable extension;
- (iii) the permanent removal of their constituent elements from the land.

(i), (ii) and (iii) should be complied with within a period of six 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 the 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: To ensure that the alleged breach of planning control is removed in the interests of amenity].

915. **Any Other Business:**

- (i) Bentley Priory

RESOLVED: That the Group Manager (Planning and Development) be requested to formally notify Bentley Priory SSSI of any planning applications submitted for the Bentley Priory area.

916. **Bradstowe House:**

The Committee received a confidential report of the Director of Strategic Planning in this matter.

RESOLVED: To (1) request that Cabinet investigate the reasons for the delay and report its findings to the Committee;

(2) defer consideration of the report of the Director of Strategic Planning until such time as the additional information requested from Cabinet was available.

917. **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 11.32pm;

(6) at 11.32 pm to continue until 11.34 pm;

(7) at 11.34 pm to continue until 11.37 pm.

(Note: The meeting, having commenced at 7.30 pm, closed at 11.37 pm).

(Signed) COUNCILLOR MARILYN ASHTON
Chair (See Minute 895)

SECTION 1 – MAJOR APPLICATIONS

LIST NO: 1/01 **APPLICATION NO:** P/166/05/COU

LOCATION: Eastern Part of Former Government Offices off Honeypot Lane, Stanmore

APPLICANT: PRP Architects for Dominion Housing Group

PROPOSAL: Outline: Affordable housing, 49 houses and 50 flats in single, 2, 3, 4 and 5 storey blocks; parking

DECISION: Withdrawn by the Applicant.

LIST NO: 1/02 **APPLICATION NO:** P/507/05/CFU

LOCATION: Comfort Inn, 2-12 Northwick Park Road, 57 Gayton Road and Part of Rear of 2 Manor Road, Harrow

APPLICANT: Morrison Design Ltd for Comfort Inn

PROPOSAL: Redevelopment: 1 x 3-4 storey block and 1 x 3 storey block to provide 67 flats, access and parking

DECISION: REFUSED permission for the development described in the application and submitted plans, as amended in the Addendum, for the reasons and informative reported, subject to the deletion of the following Reason for Refusal:

Reason 4: An excessive number of on-site spaces is proposed, contrary to the Adopted 2004 Harrow Unitary Development Plan Policy T13 and contrary to PPG13 advice to reduce reliance on the private motor car.

LIST NO: 1/03 **APPLICATION NO:** P/2914/04/CFU

LOCATION: Meeting Hall, 1&2 Collapit Close, Harrow

APPLICANT: Gillett Macleod Partnership for Mr and Mrs M Bradford

PROPOSAL: Redevelopment: Detached 3 storey building to provide 12 flats with access and parking

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

SECTION 2 – OTHER APPLICATIONS RECOMMENDED FOR GRANT

LIST NO: 2/01 **APPLICATION NO:** P/603/05/DDP

LOCATION: Land rear of Rising Sun Public House, 138 Greenford Road, Harrow

APPLICANT: Oakcliffe Properties Ltd

PROPOSAL: Siting, design, external appearance and access details of 2 x two storey dwellings (semi-detached pair) with garages (pursuant to Planning Permission WEST/707/01/OUT dated 12 March 2002)

DECISION: GRANTED permission in accordance with the development described in the

application and submitted plans, subject to the condition and informatives reported.

LIST NO: 2/02 **APPLICATION NO:** P/604/05/DFU
LOCATION: Land rear of Rising Sun Public House, 138 Greenford Road, Harrow
APPLICANT: Oakcliffe Properties Ltd
PROPOSAL: 2 x two storey dwellings (semi-detached pair) with garages
DECISION: GRANTED permission in accordance with the development described in the application and submitted plans, as amended in the Addendum, subject to the conditions and informatives reported.

LIST NO: 2/03 **APPLICATION NO:** P/653/05/CFU/TEM
LOCATION: Land R/O 123-135 and 139, Part of Garden of 133 Whitchurch Lane, Edgware
APPLICANT: Gillett Macleod Partnership for London & District Housing Ltd
PROPOSAL: Construction of 4 chalet bungalows with access from Stratton Close and car parking
DECISION: REFUSED permission for the development described in the application and submitted plans, as amended in the Addendum, for the following reasons:

- (i) The access road will give rise to a loss of residential amenity to 123 Whitchurch Lane by reason of the additional vehicular activity generated by the development.
- (ii) The access into Whitchurch Lane is sited at a point where the road bends and will be detrimental to the safety and free flow of traffic.

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

(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, Billson, Janet Cowan and Mrs Joyce Nickolay wished to be recorded as having voted for the decision to refuse the application;

(4) Councillors Blann, Bluston, Choudhury, Idaikkadar and Miles wished to be recorded as having voted against the decision to refuse the application;

(5) the Group Manager Planning and Development had recommended that the above application be granted].

LIST NO: 2/04 **APPLICATION NO:** P/1981/04/CFU

LOCATION: The Bell House, 2 Julian Hill, Harrow

APPLICANT: Mr A. Terroni for Mrs Judeg

PROPOSAL: Renovation and conversion of derelict outbuilding, including single storey side extension, to create an additional dwellinghouse

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

LIST NO: 2/05 **APPLICATION NO:** P/490/05/DFU

LOCATION: 220 Shaftesbury Avenue, South Harrow

APPLICANT: D K Sugunasingha for Dr Sarath Obeysekera

PROPOSAL: Alterations to front and conversion to two flats, parking and access at front

DECISION: REFUSED permission for the development described in the application and submitted plans, as amended in the Addendum, for the following reasons:

- (i) The proposed development would result in overdevelopment of a restricted site, and an over-intensive use giving rise to disturbance and general activity detrimental to the amenity of the occupiers of this and adjoining residential properties.

[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;

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

(3) the Group Manager Planning and Development had recommended that the above application be granted].

LIST NO: 2/06 **APPLICATION NO:** P/736/05/CFU

LOCATION: Maureville Residential Care Home, 44/46 Radnor Road, Harrow

APPLICANT: Burton J Helling for Mr and Mrs Watson

PROPOSAL: Conversion to provide 8 self-contained flats; 3 rear dormer windows and rooflight at front (resident permit restricted)

DECISION: REFUSED permission for the development described in the application and submitted plans, as amended in the Addendum, for the following reasons:

- (i) The proposed conversion would result in an over-intensive use of the property which, by reason of associated disturbance and general activity, would detract from the residential amenities of the occupiers of neighbouring properties and be out of character in the locality.

- (ii) The proposal does not provide adequate rear garden amenity space for 8 residential flats thus providing an inadequate standard of amenity for future occupiers.
- (iii) The proposed bin storage would have a detrimental impact on the amenity of the adjoining property.

[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;

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

(3) the Group Manager Planning and Development had recommended that the above application be granted].

(See also Minute 900).

LIST NO:	2/07	APPLICATION NO:	P/348/05/DFU
LOCATION:	29 Brooke Avenue, Harrow		
APPLICANT:	Home Plans for Ms G Maghella		
PROPOSAL:	Alterations and conversion to two self-contained flats; new vehicle access		
DECISION:	GRANTED permission in accordance with the development described in the application and submitted plans, as amended in the Addendum, subject to the conditions and informatives reported.		
	[Note: Councillor Billson wished to be recorded as having voted against the decision to grant the application].		

LIST NO:	2/08	APPLICATION NO:	P/3121/04/DFU
LOCATION:	31 Brooke Avenue, Harrow		
APPLICANT:	Home Plans for Ms G Maghella		
PROPOSAL:	Alterations, front porch and conversion of dwellinghouse to 2 self-contained dwellinghouses with access and car parking at front		
DECISION:	GRANTED permission in accordance with the development described in the application and submitted plans, subject to the conditions and informatives reported.		
	[Note: Councillor Billson wished to be recorded as having voted against the decision to grant the application].		

LIST NO:	2/09	APPLICATION NO:	P/3262/04/DFU
LOCATION:	4-10 College Road, Harrow		
APPLICANT:	David R Yeaman & Associates for Mr Soni and Mr Shah		

PROPOSAL: Conversion of second floor from Language School to 6 self-contained flats and alterations

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

LIST NO: 2/10 **APPLICATION NO:** P/835/05/CFU

LOCATION: Harrow Telephone Exchange, Harrow View, Harrow

APPLICANT: Alan Dick UK Limited for UK Broadband

PROPOSAL: Installation of 3 antennae on existing tower on roof, equipment cabinet, removal of 3 dolphin antennae and supports

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 proposed development, by reason of unsatisfactory siting and appearance, would be detrimental to the visual amenity of neighbouring residents and the streetscene.

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

(2) the substantive motion to grant the above application was carried;

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

LIST NO: 2/11 **APPLICATION NO:** P/792/05/CFU

LOCATION: Kenton Telephone Exchange, 10 Kenton Park Parade, Kenton Road, Kenton

APPLICANT: Alan Dixk UK Ltd for UK Broadband

PROPOSAL: Installation of 3 x 850mm antennae on existing poles, 2 equipment cabinets and auxillary equipment on roof

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

- (i) The proposal represents a proliferation of the use of telecommunication equipment on the roof to the detriment of the visual amenities in the surrounding area.

[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;

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

(3) Councillors Blann, Bluston, Choudhury, Idaikkadar and Miles wished to be recorded as having voted against the decision to refuse the application;

(4) the Group Manager Planning and Development had recommended that the above application be granted].

LIST NO: 2/12 **APPLICATION NO:** P/906/05/CFU

LOCATION: Clarendon Road and part of Kymberley Road, between St George's Centre and College Road, Harrow

APPLICANT: Also Design Ltd – Caroline Koo for London Borough of Harrow

PROPOSAL: Elevated illuminated planting structures and improvements to public highway to provide a shared surface, motorcycle and cycle parking, re-siting of disabled parking

DECISION: DEFERRED at officers' request.

LIST NO: 2/13 **APPLICATION NO:** P/777/05/CFU

LOCATION: Pinner Park First School, 10 Melbourne Avenue, Pinner

APPLICANT: Harrow Council, Urban Living Department for People First Department

PROPOSAL: Removal of prefabricated classroom, development of single storey extension

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 900).

LIST NO: 2/14 **APPLICATION NO:** P/537/05/CFU

LOCATION: Lee House, 5 Potter Street Hill, Pinner

APPLICANT: N P Raspin

PROPOSAL: Construction of storage area at side of house and extended retaining wall. Construction of detached summer house

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

LIST NO: 2/15 **APPLICATION NO:** P/1734/03/DFU

LOCATION: Land R/O 613 Kenton Lane, Harrow

APPLICANT: David Barnard for C Moriarty

- PROPOSAL:** Retention of storage building
- DECISION:** REFUSED permission for the development described in the application and submitted plans for the following reasons:
- (i) The proposal represents a loss of visual and residential amenity to the neighbouring property by reason of the materials used in respect of the construction of the storage building
 - (ii) The height of the building is overbearing on the boundary of the neighbouring property to the detriment of the amenities of the neighbouring property's garden area.
- [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;
- (3) Councillors Marilyn Ashton, Mrs Bath, Billson, Janet Cowan and Mrs Joyce Nickolay wished to be recorded as having voted for the decision to refuse the application;
- (4) The Committee resolved that an enforcement report relating to the removal of the storage building be prepared by officers and considered by Nominated Members under the Urgent Non-Executive Action procedure;
- (5) The Committee resolved that the Director of Area Services be requested to investigate concerns about health and safety issues on the site and to report his findings to the Committee;
- (6) the Group Manager Planning and Development had recommended that the above application be granted].
- (See also Minute 900).

LIST NO:	2/16	APPLICATION NO:	P/735/05/CFU
LOCATION:	Link House, Pinner Hill, Pinner		
APPLICANT:	Orchard Associates for Mr and Mrs P Marcuse		
PROPOSAL:	New entrance gates and piers		
DECISION:	GRANTED permission in accordance with the development described in the application and submitted plans, subject to the conditions and informatives reported.		

SECTION 3 – OTHER APPLICATIONS RECOMMENDED FOR REFUSAL

LIST NO:	3/01	APPLICATION NO:	P/678/05/CFU
LOCATION:	218 Shaftesbury Avenue, South Harrow		
APPLICANT:	Dale Venn Associates for Mr A Aslam		
PROPOSAL:	Redevelopment to provide a detached 2 storey block of 4 flats with forecourt parking		

DECISION: WITHDRAWN by the applicant.

LIST NO: 3/02 **APPLICATION NO:** P/3293/04/DFU

LOCATION: 9 West Drive Gardens, Harrow

APPLICANT: JPB Architects for Mr and Mrs M. Masterton

PROPOSAL: Retention of, and modifications to, roof extension at side, rear and front and front and rear dormers (revised)

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

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LIST DATE: 02-06-2005

APPEALS BEING DEALT WITH

WRITTEN REPRESENTATIONS	APPEAL REF:	OFFICER	QUESTIONNAIRE DUE/SENT	STATEMENT DUE	SITE VISIT DATE/TIME
133 Christchurch Avenue, Kenton	3333	ML1	Sent 19.05.05	16.06.05	
Land opp 102 West End Lane.	3334	RJS	Sent 24.05.06	22.06.05	
Lnd Outside 72 Uxbridge Road, H/Weald	3336	CM	Sent 31.05.06	27.06.05	
311a Rayners Lane, Pinner	3337	KMS	Due 07.06.05	05.07.05	
27 Corbins Lane	3339	OH	Due 09.06.05	07.07.05	
Churchill Court, 100A Roxeth Green Ave	3340 3341	PDB	Due 07.06.05	05.07.05	
47 Buckingham Road	3342	MRE	Appeal forms rec'd 24.05.05	24.05.05	– awaiting start date
9 Carrington Square	3344	GW	Appeal forms rec'd 02.06.05	02.06.05	– awaiting start date
48 South Parade, Mollison Way	3345	AMH	Appeal forms rec'd 02.06.05	02.06.05	– awaiting start date

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
13-17 Manor Road, Harrow	3331	TW	Due 16.06.05		
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	11.10.05 (offered)	
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	Sent 24.05.05		

Portman Hall, Old Redding (enf)	3332	GDM	Due 06.07.05	
239 Kenton Lane, Harrow	3335	MRE	Due 28.06.05	
R/o 32 High Street, Pinner	3338	PDB	Appeal Forms Rec'd 17.05.05 – awaiting start date	
21 Church Road, Stanmore	3343	AB	Appeal Forms rec'd 31.05.05 – awaiting start date	

PUBLIC INQUIRIES					
	APPEAL REF:	OFFICER	STATEMENT DUE/SENT	INQUIRY DATE	LOCATION
102 High Street (Discontinuance Appeal)	3239	FS	Sent 04.03.05	21.06.05 (2 days)	C.Rms 1&2
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
Outside Homebase, Harrow Weald	3257	TEM	05.10.04(q)	Expired	
1 Hathaway Close, Stanmore	3269	JH	26.11.04	Expired	
Kings Head Hotel, Harrow on the Hill	3270	TW	01.12.04	Expired	
4 Elm Park, Stanmore	3276	TEM	09.12.04	Expired	
31 Elms Road, Harrow Weald	3275	TEM	15.12.04	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 Leeft Robinson Public House	3284	JH	10.01.05	Expired	
19&21 & R/O 11-29 Alexandra Avenue	3300	TW	15.02.05	Expired	09.05.04 @ 10:15
0/S 127 Marsh Road, Pinner	3306	TEM	21.02.05	Expired	
1 & 2 Station Parade, Kenton Lane	3304	TW	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	Expired	31.05.05 @ 10:30
2 Dukes Avenue, Edgware	3317	TW	15.03.05	Expired	31.05.05 @ 11:10
R/O Rising Sun, Public House	3315	RS	15.03.05	Expired	31.05.05 @ 10:00
11 St. Austell Close	3324	AMH	04.04.05(q)	23.05.05	13.06.05 @ 11:00
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	13.06.05 @ 12:00
R/O 142 Greenford Road	3322	OH	27.04.05	19.05.05	
33 Bolton Road	3325	NB	27.04.05	26.05.05	13.06.05 @ 11:30
Broomhill, Mount Park Road (enforcement)	3323	KB	29.04.05	23.06.05	
32-38 Greenford Road	3329	TEM	20.05.05	20.06.05	
R/O 123-125 Whitchurch Lane	3327	TW	26.05.05	10.06.05	

1 South Close	3330	UE	27.05.05	22.06.05	
50 Roxborough Park	3326	CM	31.05.05	21.06.05	
HEARINGS	APPEAL REF:	OFFICER	STATEMENT DUE/SENT	HEARING DATE	LOCATION
PUBLIC INQUIRIES	APPEAL REF:	OFFICER	STATEMENT DUE/SENT	INQUIRY DATE	LOCATION

DECISIONS (since 01.03.05)					
	APPEAL REF:	OFFICER	DECISION	DATE	
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	
55 Broadcroft Avenue	3260	ME2	ALLOWED	21.03.05	
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
354-366 Pinner Road, Harrow	3279	TEM	WITHDRAWN	29.04.05
7 Sancroft Avenue, Harrow	3271	UE	DISMISSED	27.04.05
33 Eastleigh Avenue, Harrow	3255	KS	DISMISSED	03.05.05
37 Arundel Drive, Harrow	3286	MRE	DISMISSED	04.05.05
93 Eastcote Lane, Harrow	3282	KMS	PART ALLOWED	04.05.05
Adj. 68 Boxtree Lane, Harrow Weald	3294	CM	DISMISSED	06.05.05
Cottages, Cherry Tree Way	3258	TEM	WITHDRAWN	11.05.05
14 Bengarth Drive, Harrow Weald	3287	GDM	ALLOWED	12.05.05
19 Cunningham Park, Harrow	3313	PDB	ALLOWED	12.05.05
'Stella Maris', 39 Oakhill Avenue, Pinner	3310	TW	DISMISSED	12.05.05
56 Clifton Road, Kenton	3277	SK	DISMISSED	17.05.05
48 Talbot Road, Harrow	3262	CM	ALLOWED	18.05.05
60 Brampton Grove, Kenton	3247	CM	ALLOWED	18.05.05
16 & 17 Broadmead Close, Hatch End	3295	TBW	DISMISSED	18.05.05
102 Parkside Way	3285	PDB	DISMISSED	18.05.05
4 South Close, Off Village Way, Pinner	3305	KMS	DISMISSED	24.05.05
121 Blenheim Road	3307	JAB	DISMISSED	26.05.05

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

ADDRESS	ENF/LEGAL/PL. APP REF. NOS.	OFFICER	C'TTEE DATE	MEMO LEGAL	DATE SERVED	EFFECTIVE DATE	APEAL 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 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 35 Orchard Grove Edgware		RJP	17-May-05							
33 Orchard Grove Edgware		RJP	17-May-05							
61 Oxleay Road Harrow		RJP	17-May05							



Meeting:	Development Control Committee
Date:	15 June 2005
Subject:	Legal agreement: Harrow School Playing Fields, Harrow School, Harrow on the Hill
Responsible Officer:	Director of Legal Services
Contact Officer:	Noreen Dunn
Portfolio Holder:	Planning Development and Housing
Key Decision:	No
Status:	Part I (Public)

Section 1: Summary

Decision Required

Extend the time for completion of legal agreement to 30 August 2005.

Reason for report

Development Control Committee authority for completion of the legal agreement expired on 8 July 2004 however the agreement has not yet completed.

Benefits

If the agreement is completed the planning permission can be granted

Cost of Proposals

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

Risks

As contained in the report

Implications if recommendations rejected

Planning permission pursuant to the application will not be granted

Section 2: Report

2.1 Brief History

On 9 July 2003 Development Control Committee resolved to grant planning permission for the re-location of parade ground & car park (revised) at Harrow School Playing Fields, Harrow on the Hill, subject to the completion of a legal agreement with one year of the resolution.

The agreement is to provide

- “ i) use by other schools in accordance with a schedule to be agreed by the Council annually, to contain details of times, frequency, mode of transport and access

- ii) other than as agreed in i) above, the facilities shall only be used by Harrow School and community groups/clubs that currently make use of the existing facilities.”

There have been delays in providing details of land ownership of the unregistered land and in providing a costs undertaking. At one stage the applicant's solicitors were not responding to communications.

Development Control Committee authority for the completion of the legal agreement expired on 8 July 2004.

The new agreement has been drafted and now agreed with the developer, and the remaining step is to prepare the engrossments for execution and completion.

2.2 Options considered

Not applicable

2.3 Consultation

Not applicable

2.4 Financial Implications

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

2.5 Legal Implications

As contained in the report

2.6 Equalities Impact

As contained in the report

Section 3: Supporting Information/ Background Documents

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