



**DEVELOPMENT CONTROL
COMMITTEE
WEDNESDAY 6 JULY 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 6 JULY 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(b) to receive the addendum sheets and to note any applications which are recommended for deferral or have been withdrawn from the agenda by the applicant.

5. **Minutes:** (Pages 3 - 14)

That it be agreed that, having been circulated, the Chair be given authority to sign the minutes of the meeting held on 15 June 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).
 - (a) Petition Relating to Rayners Lane Estate Development: Reference from the Meeting of Council held on 21 April 2005 (Pages 15 - 20)
10. **Urgent Non-Executive Action - Land R/O 613 Kenton Lane:** (Pages 21 - 24)
Report of the Director of Legal Services.
11. **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.
12. **Planning Applications Received:**
Report of the Group Manager (Planning and Development) - circulated separately.
13. **Planning Appeals Update:** (Pages 25 - 28)
Report of the Group Manager (Planning and Development).

FOR INFORMATION

14. **Enforcement Notices Awaiting Compliance:** (Pages 29 - 32)

FOR INFORMATION

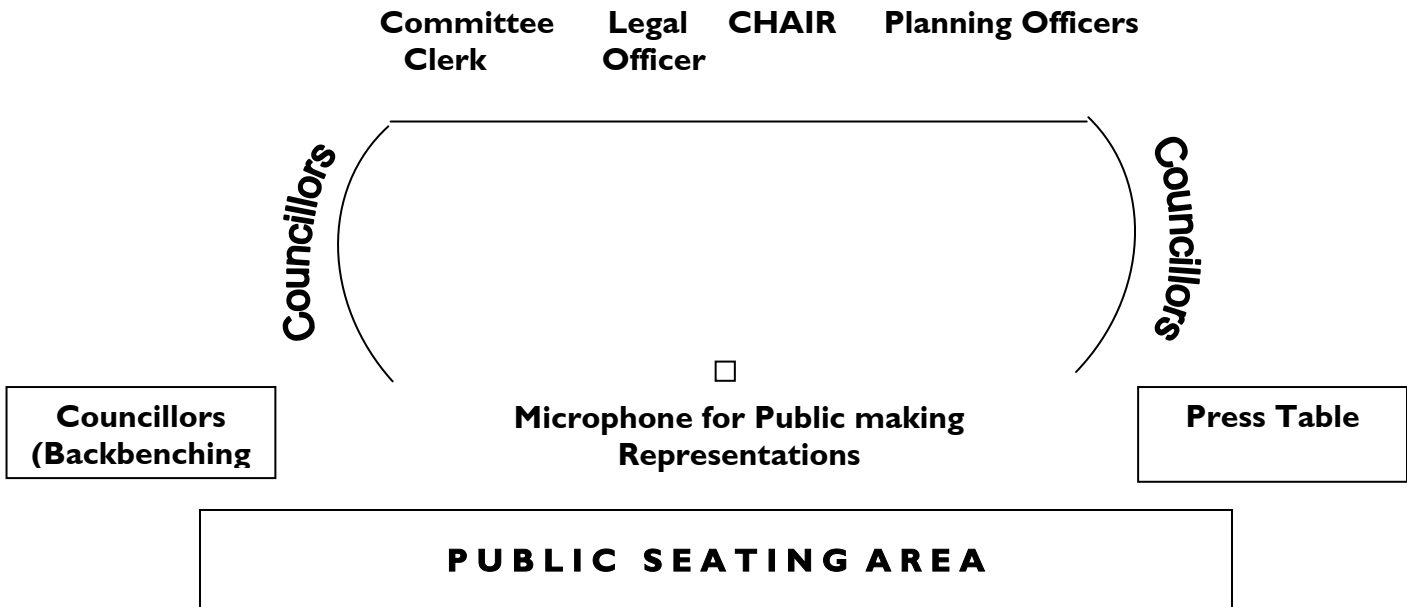
15. **Any Other Business:**
(which the Chair has decided is urgent and cannot otherwise be dealt with).

AGENDA - PART II (PRESS AND PUBLIC EXCLUDED) - NIL

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

Committee Room Layout



Order of Committee Business

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

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

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

Rights of Objectors/Applicants to Speak at Development Control Committees

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

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

Addendum Sheet

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

Decisions taken by the Development Control Committee

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

Refuse permission:

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

Grant permission as recommended:

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

Minded to grant permission contrary to officer's recommendation:

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

Defer for a site visit:

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

Defer for further information/to seek amendments:

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

Grant permission subject to a legal agreement:

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

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

REPORT OF DEVELOPMENT CONTROL COMMITTEE

MEETING HELD ON 15 JUNE 2005

Chair: * Councillor Anne Whitehead

Councillors: * Marilyn Ashton * Choudhury
* Mrs Bath * Idaikkadar
* Billson * Kara (1)
* Bluston * Miles
* Branch (1) * Mrs Joyce Nickolay

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

[Note: Councillor D Ashton also attended this meeting to speak on the item indicated at Minute 919 below].

PART I - RECOMMENDATIONS - NIL

PART II - MINUTES

918. **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 Thornton Councillor Janet Cowan	Councillor Branch Councillor Kara

919. **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 D Ashton - Planning Application 1/03

920. **Declarations of Interest:**

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

(i) Planning Application 2/02 – Rima, 4 Priory Close, Stanmore
Councillor Mrs Bath declared a prejudicial interest in the above application and accordingly left the room and took no part in the discussion or decision-making on this item.

(ii) Planning Application 4/01– Northwick Park Hospital, Watford Road, Harrow
Councillor Anne Whitehead declared a prejudicial interest in the above application on the basis that she was an employee of the applicant. Accordingly she left the room and took no part in the discussion or decision-making on this item.

Councillor Bluston declared a personal interest in the above application on the basis that he was Chair of the Council's Health and Social Care Scrutiny Sub-Committee and the Joint Scrutiny Committee for Brent and Ealing on the new Northwick Park development. Accordingly he remained and took part in the discussion and decision-making on this item.

(iii) Main Agenda Item 16 – East End Farm Barns
Councillor Bluston declared a prejudicial interest in the above item and accordingly left the room and took no part in the discussion or decision-making on this item.

921. **Arrangement of Agenda:**

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

<u>Agenda Item</u>	<u>Special Circumstances/Reasons for Urgency</u>
Addendum	This contains information relating to various items on the agenda and is based on information received after the agenda's dispatch. It is admitted to the agenda in order to enable Members to consider all information relevant to the items before them for decision.
17. Bradstowe House, Headstone Road, Harrow	Members are asked to consider this item as a matter of urgency as the report was not available at the time the main agenda was printed and circulated.

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>Reason</u>
16. East End Farm Barns	The reports relating to this item contain exempt information under paragraph 12B of Part I of Schedule 12A to the Local Government Act 1972 in that they contain legal advice.
17. Bradstowe House, Headstone Road, Harrow	The reports relating to this item contain exempt information under paragraph 12 of Part I of Schedule 12A to the Local Government Act 1972 in that they contain legal advice.

922. **Minutes:**

RESOLVED: That the Chair be given the authority to sign the minutes of the meeting held on 17 May 2005, those minutes having been circulated, as a correct record of that meeting, once printed in the Council Bound Volume, subject to the following amendments:

- (i) Minute 900(ii) – Declarations of Interest
Amend to read: "Councillor Bluston declared a personal interest in the above item, on the basis that his daughter was a learning support teacher at the Middle School on the site. Accordingly, Councillor Bluston remained and took part in the discussion and decision-making on this item."
- (ii) Item 2/06 on the Schedule attached to the minutes - Maureville Residential Care Home, 44/46 Radnor Road, Harrow
Under 'Notes': To record that Councillors Blann, Bluston, Choudhury, Idaikkadar and Miles wished to be recorded as having voted against the decision to refuse the application.

923. **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).

924. **Petitions:**

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

- Petition objecting to planning permission for a block of flats at the rear of 481/493 and 507 Uxbridge Road Hatch End - Planning Application: P/854/05/CFU (Item 1/04 on the Schedule attached to these minutes)
Councillor Knowles presented the above petition which had been signed by 43 residents.

925. **Deputations:**

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

926. **References from Council and other Committees/Panels:**

RESOLVED: To note that there were no references from Council or other Committees or Panels to be received at this meeting.

927. **Representations on Planning Applications:**

RESOLVED: That, in accordance with the provisions of Committee Procedure Rule 17 (Part 4B of the Constitution), representations be received in respect of item 2/01 on the list of planning applications.

928. **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.

929. **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.

930. **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 the report be noted.

931. **Harrow School Playing Fields, Harrow School, Harrow on the Hill:**

The Committee received a report of the Director of Legal Services which sought approval to extend the time to complete a legal agreement.

RESOLVED: To extend the time for completion of the legal agreement to 30 August 2005.

[**REASON:** Authority for completion of the legal agreement expired on 8 July 2004. However, the agreement has not yet been completed].

932. **East End Farm Barns:**

The Committee received a confidential report of the Group Manager (Planning and Development) in this matter. Copies of a letter from B. I. Leaver to the Council dated 15 June 2005 (ref: BIL/mr/166661) were distributed to Members of the Committee at the meeting.

RESOLVED: That the Director of Legal Services be authorised to (1) issue an Urgent Works Notice under Section 54 of the Planning (Listed Buildings and Conservation Areas) Act 1990 for East End Farm Barns (north and east barn) setting out the works that need to be urgently carried out;

(2) if the works are not undertaken, authorise that the Council undertakes the works and if necessary takes all measures to recover the costs as a debt;

(3) make any necessary representations regarding the Notice and any claims for costs.

[**REASON:** To effect the proper preservation of the listed East End Farm Barns].

(See also Minute 920).

933. **Bradstowe House, Headstone Road, Harrow:**
The Committee received confidential reports from the Portfolio Holder for Planning, Development and Housing and the Director of Strategic Planning in this matter.

RESOLVED: (1) To note the Portfolio Holder's report;

(2) to authorise completion of the legal agreement which was agreed by the Development Control Committee in October 2001;

(3) that Nominated Members refer their concerns regarding the reasons for the delays to the appropriate Council committee.

[Notes: (1) Councillor Mrs Bath wished to be recorded as having voted against the decision to authorise completion of the legal agreement;

(2) Councillor Marilyn Ashton wished to be recorded as having abstained from the vote to authorise completion of the legal agreement].

[REASON: To enable development of the site to proceed].

(Note: The meeting, having commenced at 7.30 pm, closed at 11.23 pm).

(Signed) COUNCILLOR ANNE WHITEHEAD
Chair

SECTION 1 – MAJOR APPLICATIONS

LIST NO:	1/01	APPLICATION NO:	P/1108/05/CFU
LOCATION:	The Timber Carriage Public House, 19 Northolt Road, South Harrow		
APPLICANT:	Graham Seabrook Partnership for Clam-Worthy Holdings Ltd		
PROPOSAL:	Redevelopment: Detached 4 Storey Building with Basement Parking to Provide 21 Flats (6 as Affordable Housing).		
DECISION:	INFORM the applicant that:		
	(1) The proposal is acceptable subject to the completion of a legal agreement within 12 months (or such period as the Council may determine) of the date of the Committee decision on the application relating to:		
	a)	the submission and approval by the Local Planning Authority of an affordable housing scheme to provide 6 units spread throughout the building as shared ownership/key worker housing. The scheme shall include a nomination agreement with the Council.	
	b)	ensures that the affordable housing units are available for occupation in accordance with a building and occupation programme to be submitted to and approved by the Local Planning Authority prior to the commencement of work on the site.	
		All affordable housing units shall be provided in accordance with the definition of affordable housing set out in the deposit version of the replacement Harrow UDP.	
	(2) A formal decision notice, subject to the planning conditions noted below, will be issued only upon completion of the aforementioned legal agreement.		

LIST NO:	1/02	APPLICATION NO:	P/1023/05/CRE
LOCATION:	Eastern Part Former Government Buildings, Honeyport Lane, Stanmore		
APPLICANT:	PRP Architects for Dominion Housing Group		
PROPOSAL:	Renewal of Permission E/1061/99/OUT to allow Submission of Affordable Housing Reserved Matters by 29 June 07.		
DECISION:	GRANTED permission in accordance with the development described in the application and submitted plans, subject to the conditions and informatives reported, and the following additional condition:		
	<u>Condition 3:</u> The development shall not be begun until an affordable housing scheme has been submitted to, and approved by, the Local Planning Authority. The scheme shall include a minimum of 50% of shared ownership/key worker housing, unless otherwise agreed by the Local Planning Authority. The scheme shall also include a nomination agreement with the Council.		
	[REASON: To ensure provision for appropriate affordable housing].		

LIST NO:	1/03	APPLICATION NO:	P/995/05/COU
LOCATION:	Land R/O 25-28 Belmont Circle & 13-25 Bellamy Drive, Stanmore		
APPLICANT:	Triad Planning 6 Design Ltd for Mr E Ryan		
PROPOSAL:	Outline: Redevelopment: Detached 2 Storey Building to Provide 10 Flats and 2 Houses with Car Parking.		

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

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

- (i) The proposal will give rise to additional vehicular generation onto Weston Drive to the detriment of the free flow and safety of traffic and access to the site of emergency vehicles.
- (ii) The proposal represents an overdevelopment and would be detrimental to visual amenities of the surrounding area, to the detriment of the character of the area.

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

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

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

(3) Councillors Marilyn Ashton, Mrs Bath, Billson, Kara and Mrs Joyce Nickolay wished to be recorded as having voted against the decision to grant the application].

LIST NO: 1/04 **APPLICATION NO:** P/854/05/CFU
LOCATION: Land R/O 481/493 & 507 Uxbridge Road, Hatch End
APPLICANT: BWC Partnership for Pauldon Developments Ltd
PROPOSAL: Demolition of Existing Buildings, Development of 3-6 Storey Building to Provide 25 Flats, Basement Parking.
DECISION: REFUSED permission for the development described in the application and submitted plans, for the reasons and informative reported.

LIST NO: 1/05 **APPLICATION NO:** P/797/05/CFU
LOCATION: 21-28/31-40 Canons Park Close, Donnefield Avenue, Edgware
APPLICANT: David Kann Associates for Ember Homes Ltd
PROPOSAL: Additional Floor on Building to Provide 8 Flats, 2 x 3 Storey Detached Houses, Removal of Garages, Parking Area in Front Garden.
DECISION: REFUSED permission for the development described in the application and submitted plans, for the reasons and informative reported.

SECTION 2 – OTHER APPLICATIONS RECOMMENDED FOR GRANT

LIST NO: 2/01 **APPLICATION NO:** P/430/05/DFU
LOCATION: Land R/O 2, 4 & 6 Uppingham Avenue, Stanmore
APPLICANT: PHD Chartered Town Planners for Henry Homes PLC
PROPOSAL: Two Storey Detached House Fronting Streatfield Road with Forecourt Parking (Revised)
DECISION: REFUSED permission for the development described in the application and submitted plans for the following reasons:

- (i) There is a limited amount of amenity space, which will be detrimental to the amenities of future occupiers due to the size of the site in proportion to the size of the property.

- (ii) The proposal will give rise to overlooking to the detriment of the amenities of the adjacent properties.

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

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

(See also Minute 927).

LIST NO:	2/02	APPLICATION NO:	P/761/05/CFU
LOCATION:	Rima, 4 Priory Close, Stanmore		
APPLICANT:	Ochard Associates for Mr & Mrs Poojara		
PROPOSAL:	Provision of 2 Pairs of Entrance Gates with Brick Piers		
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 920).		

LIST NO:	2/03	APPLICATION NO:	P/448/05/CFU
LOCATION:	Canons Court, Stonegrove, Edgware		
APPLICANT:	Langley Hall Associates Ltd for Beazer Investments Ltd		
PROPOSAL:	Additional Accommodation at 3 rd and 4 th Floor Level for 6 Flats with New Staircase at Rear. Revised Parking.		
DECISION:	GRANTED permission in accordance with the development described in the application and submitted plans, subject to the conditions and informatives reported.		

LIST NO:	2/04	APPLICATION NO:	P/200/05/DFU
LOCATION:	51 Brampton Grove, Kenton		
APPLICANT:	Mrs Shuhama Abdul-Cader		
PROPOSAL:	Single Storey Rear Extension to Replace Garage		
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/1045/05/COU
LOCATION:	141 & 143 Headstone Lane, Harrow Weald		
APPLICANT:	Anthony Keating		
PROPOSAL:	Outline: Redevelopment to Provide a Detached Block of 7 Flats, Access and Parking.		
DECISION:	DEFERRED at officers' request.		

LIST NO:	2/06	APPLICATION NO:	P/391/05/DFU
LOCATION:	159 Canterbury Road, North Harrow		
APPLICANT:	Andrew Lashley Design for Ms N Glumac		
PROPOSAL:	Single Storey Rear Extension, Rear Dormer and Conversion of Dwellinghouse to Two Self Contained Flats		
DECISION:	REFUSED permission for the development described in the application and submitted plans for the following reasons:		
	<ul style="list-style-type: none"> (i) The conversion of a single dwelling into two flats would be out of character in a road which is characterised by terraced single family dwellings. (ii) There is an underprovision of parking of 1.8 spaces, to the maximum standard, giving rise to overspill parking to the detriment of the amenities of the residents in Canterbury Road. (iii) The flat on the first and second floor would not have access to amenity space, giving rise to a loss of residential amenity to future occupiers. (iv) The proposal will give rise to more activity, which will be generated by the conversion of one single dwelling into two flats giving rise to additional disturbance to the neighbouring properties, resulting in a loss of residential amenity. 		
	[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) the Group Manager (Planning and Development) had recommended that the above application be granted].		

LIST NO:	2/07	APPLICATION NO:	P/1081/05/CFU
LOCATION:	Katies, Christchurch Industrial Centre, Forward Drive, Harrow, Middx		
APPLICANT:	Lanchester & Lodge Architects for Geest Properties Ltd		
PROPOSAL:	Single Storey Extensions to Bakery Building (KK1) Air Lock Lobby, Air Conditioning Units		
DECISION:	GRANTED permission in accordance with the development described in the application and submitted plans, subject to the conditions and informatives reported, and the additional condition set out in the Addendum.		

LIST NO:	2/08	APPLICATION NO:	P/707/05/CFU
LOCATION:	Bentley Wood High School, Bridges Road, Stanmore		
APPLICANT:	Rickard Eastman Partnership for Harrow Council		
PROPOSAL:	Single Storey Extension to Art Classroom, with Adjacent Timber Decked Area		
DECISION:	GRANTED permission in accordance with the development described in the application and submitted plans, subject to the conditions and informative reported.		

LIST NO:	2/09	APPLICATION NO:	P/2069/04/DFU
LOCATION:	258 Kenton Road, Kenton		
APPLICANT:	Carolyn Squire for Mr Raithatha		

PROPOSAL: Single & Two Storey Side & Rear Extension, Rear Dormer & Conversion to 3 Self Contained Flats

DECISION: DEFERRED at officers' request.

LIST NO: 2/10 **APPLICATION NO:** P/708/05/COU

LOCATION: Garages & Land Rear of Perwell Court Off Capthorne Avenue

APPLICANT: Stuart Henley & Partners for Mountview Estates PLC

PROPOSAL: Outline: Demolition of Existing Garages, Replacement with 36 Parking Spaces and 2/3 Storey Block of 7 Flats with Access.

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

LIST NO: 2/11 **APPLICATION NO:** P/891/05/CRE

LOCATION: Greenhill Way Car Park, 247 Station Road, Harrow

APPLICANT: London Borough of Harrow

PROPOSAL: Renewal of P/1097/03/CRE to Permit Continued Use of Part of Site for General Market from 08.00 to 15.30 each Thursday.

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

LIST NO: 2/12 **APPLICATION NO:** P/217/05/CFU

LOCATION: 5 Little Common, Stanmore

APPLICANT: Colin Jupp, BAC Conservatories for Mr & Mrs Gottler

PROPOSAL: Conservatory at Rear

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

LIST NO: 2/13 **APPLICATION NO:** P/218/05/CLB

LOCATION: 5 Little Common, Stanmore

APPLICANT: Colin Jupp, BAC Conservatories for Mr & Mrs Gottler

PROPOSAL: Listed Building Consent: Conservatory to Rear

DECISION: GRANTED Listed Building Consent in accordance with the works described in the application and submitted plans, subject to the conditions and informative reported.

LIST NO: 2/14 **APPLICATION NO:** P/2727/04/DFU

LOCATION: 86 High Street, Harrow on the Hill

APPLICANT: Architectural Design Practice for G Marx

PROPOSAL: Conservatory at Rear

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/906/05/CFU
LOCATION: Clarendon Road and Part of Kymberley Road, between St George's Centre and College Road, Harrow
APPLICANT: Alsop 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: GRANTED permission in accordance with the development described in the application and submitted plans, subject to the conditions and informatives reported.

LIST NO: 2/16 **APPLICATION NO:** P/2810/04/CFU
LOCATION: 168-172 Honeypot Lane, Stanmore
APPLICANT: Michael Sparks Associates for UK & European
PROPOSAL: Provision of 3 Detached Blocks to Provide a total of 10 Units for B1c, B2 & B8 Use (Light & General Industrial & Storage) with Access & Parking (Revised)
DECISION: GRANTED permission in accordance with the development described in the application and submitted plans, subject to the conditions and informatives reported, and as amended on the Addendum.

LIST NO: 2/17 **APPLICATION NO:** P/712/05/CFU
LOCATION: Mulberry House, Pinner Hill, Pinner
APPLICANT: Orchard Associates for Mr & Mrs R Weerasekera
PROPOSAL: Demolition of Existing House, Development of Replacement 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: 2/18 **APPLICATION NO:** P/713/05/CCA
LOCATION: Mulberry House, Pinner Hill, Pinner
APPLICANT: Orchard Associates for Mr & Mrs R Weerasekera
PROPOSAL: Conservation Area Consent: Demolition of Existing House
DECISION: GRANTED Conservation Area Consent in accordance with the works described in the application and submitted plans, subject to the conditions and informatives reported.

LIST NO: 2/19 **APPLICATION NO:** P/2854/04/DFU
LOCATION: 136 Sussex Road, Harrow
APPLICANT: S S & Partners for Mr S O Ahmad
PROPOSAL: Two Storey Side, Single Storey Rear Extension; Rear Dormer
DECISION: GRANTED permission in accordance with the development described in the application and submitted plans, subject to the conditions and informatives reported.

LIST NO: 2/20 **APPLICATION NO:** P/779/05/CFU
LOCATION: 34 Brookshill Avenue, Harrow
APPLICANT: Anglian Home Improvements for Mr D Brand
PROPOSAL: Rear Conservatory
DECISION: GRANTED permission in accordance with the development described in the application and submitted plans, subject to the conditions and informatives reported.

LIST NO: 2/21 **APPLICATION NO:** P/1139/05/CFU
LOCATION: NTL Broadcast Transmitting Station, Gordon Avenue, Stanmore
APPLICANT: M Smith – Site Solutions for NTL Broadcast
PROPOSAL: Installation of 3 Antennae on Top of Existing Tower. Three Equipment Cabinets and Feeder Gantry
DECISION: REFUSED permission for the development described in the application and submitted plans, for the following reason:

(i) The proposed development by reason of its siting, together with the other installations on the tower, would result in a proliferation of equipment to the detriment of the visual amenities of 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) the Group Manager (Planning and Development) had recommended that the above application be granted].

LIST NO: 2/22 **APPLICATION NO:** P/1151/05/CFU
LOCATION: Civic Centre, Station Road, Harrow
APPLICANT: World Visual for London Borough of Harrow
PROPOSAL: Infill of Existing Ground Floor Area to Form Additional 360 Sq. Metres of Office Space at Front of Civic 1 Building.
DECISION: GRANTED permission in accordance with the development described in the application and submitted plans, subject to the conditions and informative reported.

LIST NO: 2/23 **APPLICATION NO:** P/1155/05/CFU
LOCATION: Civic Centre, Station Road, Harrow
APPLICANT: Capita for London Borough of Harrow
PROPOSAL: Infill of Existing Ground Floor Area to Form Additional 247 Sq. Metres of Office Space at Front of Civic 1 Building.
DECISION: GRANTED permission in accordance with the development described in the application and submitted plans, subject to the conditions and informative reported.

LIST NO: 2/24 **APPLICATION NO:** P/762/05/CFU
LOCATION: Ormont, 50 Harrow Park, Harrow
APPLICANT: Kenneth W Reed & Assocs for Mr R Kochhar
PROPOSAL: Replacement Dwellinghouse and Double Garage with Room Over
DECISION: GRANTED permission in accordance with the development described in the application and submitted plans, subject to the conditions and informatives reported, and the following amendment to the conditions:
Condition 3: "permanently maintained" be amended to "retained".

LIST NO: 2/25 **APPLICATION NO:** P/778/05/DCA
LOCATION: Ormont, 50 Harrow Park, Harrow
APPLICANT: Kenneth W Reed & Assocs for Mr R Kochhar
PROPOSAL: Conservation Area Consent: Demolition of House and Outbuildings
DECISION: GRANTED Conservation Area Consent in accordance with the works 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/834/05/CFU
LOCATION: 43 South Parade, Mollison Way, Edgware
APPLICANT: Stappard Howes for Vodafone Ltd
PROPOSAL: Two Antennae on Front Elevation, One Equipment Cabin and Ancillary Development
DECISION: WITHDRAWN by applicant.

LIST NO: 3/02 **APPLICATION NO:** P/1067/05/DVA
LOCATION: 3 Broadway Parade, Pinner Road, North Harrow
APPLICANT: Anjum Nadeem Raja
PROPOSAL: Variation of Condition 6 of Planning Permission WEST/521/93/FUL to Allow Restaurant/Take-Away Use until 2.00am (Monday-Sunday)
DECISION: REFUSED permission for the development described in the application and submitted plans, for the reason and informative reported.

SECTION 4 – CONSULTATIONS FROM NEIGHBOURING AUTHORITIES

LIST NO: 4/01 **APPLICATION NO:** P/954/05/CNA
LOCATION: Northwick Park Hospital, Watford Road, Harrow, HA1 3UJ
APPLICANT: Brent House for NWLH NHS Trust FAO: Gary Munn
PROPOSAL: Consultation: Roof Extension to Outpatients Building
DECISION: RAISED NO OBJECTIONS to the development set out in the application.
(See also Minute 920).

LONDON BOROUGH OF HARROW

DEVELOPMENT CONTROL COMMITTEE

WEDNESDAY 6 JULY 2005

Petition Relating to Rayners Lane Estate Development

Reference from Council – 21 April 2005

1. At the meeting of Council held on 21 April 2005, the petition relating to the Rayners Lane Estate Development and other traffic matters was presented in the terms set out below:

Submitted by Councillor Harriss, containing some 54 signatures of residents of Rayners Lane and neighbouring streets situated close to the Rayners Lane Estate Development, seeking answers from the Council to a variety of questions relating to (i) the lack of notification and consultation after planning applications were submitted to alter the originally approved scheme, (ii) the damage to property and the roads caused by the size and frequency of London Buses along Rayners Lane and (iii) drawing attention to road safety issues as Rayners Lane is the subject of weight restriction for heavy vehicles.

2. Part (i) of the petition stood referred to the Development Control Committee and the remaining parts (ii) and (iii) are matters for the Traffic Advisory Panel.

[Note: Copies of the first page of the petition are attached as an appendix to this report].

FOR INFORMATION

Background Documents: Petition presented to Council on 21 April 2005.
Minutes of the Council meeting on 21 April 2005.

Contact: Daksha Ghelani, Room 145, Committee Section.
Direct Dial: 020 8424 1881.
E-mail: daksha.ghelani@harrow.gov.uk

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Rayners Lane Residents Petition

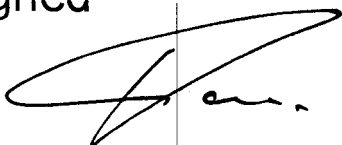
The attached petition was signed by residents of Rayners Lane and neighbouring streets situated close to the Rayners Lane Estate Development.

The residents would like answers from the Council of the London Borough of Harrow to a variety of questions relating to the lack of notification and consultation after planning applications were submitted to alter the originally approved scheme.

Secondly, they would like to notify the Council of their concerns relating to damage to property and the roads caused by the size and frequency of London Buses along Rayners Lane.

Finally they wish to draw attention to road safety issues, as this road is the subject of a weight restriction for heavy vehicles.

Signed



John Evans

Resident
220 Rayners Lane
Harrow
Middlesex
HA2 9TZ

Dear Sir or Madam:

I write on behalf of a number of residents of Rayners lane and wish to draw your attention to the serious concerns we have regarding the housing development on the Rayners Lane estate. I am sure it would be fair to say that in principal all residents in the area welcomed the site being developed initially as the old estate has deteriorated and had numerous problems. However, we are worried about the new scheme for the following reasons:

1) Planning.

Has the scheme been altered since the planning stage? The construction differs very significantly from when it was first exhibited to local residents in 2003. Namely, the "green areas" have disappeared and there are now high rise dwellings where there were none previously planned. If this is the case and local residents have not had the opportunity to voice their concerns/ opinions, how can the council and the developers have been given the 'go ahead' to build? If this is not the case, then when and where were local residents given notice that the scheme had changed? Please provide dates.

2) Safety

There are grave concerns as to the safety of the corner of Rayners Lane (201) and the new development looks as if it is going to make this situation more acute. Previously, because the old buildings were set back from the road there was better visibility whereas now, buildings are brought as close to the boundary as possible and are much taller. Also, if cars park on Rayners Lane down the hill from 201, there is barely enough room for single lane traffic and congestion is inevitable.

On a related matter to this, the council seem to have exchanged all single deck buses on this route for double deckers, and the buses are driving faster and more aggressively on this blind corner. There have been a number of accidents already and we have no doubt there will be more.

3) Privacy

Obviously, buildings which are higher and closer to surrounding residents' homes are going to have an invasive vantage point into houses and gardens in the near vicinity. Again, on a related matter, passengers on the top deck of the double decker buses also have a view straight into the first floor bedrooms of 205, and 203 Rayners lane and this is very unpleasant for the residents of those properties in particular.

4) Sympathy to the surroundings

The development, particularly the high rise sections are visually very harsh, and no attempt has been made to blend into the housing already here since the 1930s. We were assured that the new development would be on a like for like basis but this is clearly not now the case and a cynical view would be that the developers have crammed in as much property onto the site to maximise profits rather than build something which will improve the quality of life in the community. I note on the contractors' hoarding 'Considerate contractors' with their logo being one of rolling hills, with a picturesque little village nestled in the middle. This seems to add a perverse irony to the development we are having imposed on us.

5) Additional strain on services in the area

You may remember the problems local residents had with water pressure delivery a short time ago. This is now largely resolved but the water board said that the new development would be a like for like build and therefore would cause no further strain on an already struggling service of water. Please will you confirm how many people the old scheme housed and how many will be housed when the new scheme is completed?

6) Parking

Please confirm what car parking provision there is to be for the residents of the new development that we may be assured that there will be adequate parking and that the congestion problem will not be exacerbated.

In conclusion if you could send your views and actions to be taken as a matter of some urgency

Yours Sincerely,

Residents of Rayners Lane

* JOHN EVANS 222
Bill CATHERT 201
B. PATEL 210

*18020 8866 1190

Rayners Lane Estate Development

Introduction

It is important to point out that although the local residents of Rayners Lane are voicing criticism of the housing development at the moment the community had initially welcomed the old estate being redeveloped. It would be fair to say that old estate had more than its fair share of problems both in terms of those living on it and near to it. The buildings had deteriorated badly, there were a lot of dwellings which had fire damage, vandalism and anti social behaviour was common as was the presence of the police and fire brigade. The general view was that a new development could be nothing other than an improvement. Now we are not so sure.

What the old estate had in its favour was that the buildings were 'low level' i.e. no higher than two stories, and the dwellings were spaced out to provide a feeling of space with grassy areas and lots of trees. It is clear from what has been built so far that there will be precious little in the way of 'green areas' and indeed the site has been planned to facilitate the densest possible provision of housing. The sense of betrayal felt by the residents that the borough could approve a scheme that does not improve but actually detracts to the quality of life from residents affected by this development is overwhelming. Particularly as the scheme does not appear to resemble what was initially proposed and put before the community to agree back in 2002 (?)

Questions

1. Has the scheme been changed since it was put before local residents?
2. When were changes made (dates)?
3. Were the changes put before the local residents (dates)?
4. Where are the green areas to be situated? It looks like any greenery to be provided is not going to be visible by persons outside the new estate as;
 - you have built right up to the boundary,
 - the new buildings face inwards (in other words no front gardens or grass verges to soften to look from the outside,
 - the new buildings are crammed on to the site so as to leave no space for anything other than access and, I assume, minimal parking for the new residents.
5. Will there be adequate parking for the residents of the new estate?
6. How many people did the old estate house?
7. How many people will the new estate house?
8. What happened to the assurance that there was going to be a "like for like" assurance we were given?
9. Will the, already stretched water supply cope with the increased population density of the new development? Refer to the long-standing dispute with Three Valleys Water where they said we are located at the furthest point away from the reservoir and they struggle to meet the minimum demands of the area as things are!
10. The fact that the buses used for the Rayners Lane route are now exclusively double deckers is a worry to the residents for the following reasons:
 - The top level passengers are on exactly on the same level as the first floor bedrooms, *at the rear* of the properties of the owners of the properties, this is an invasion of privacy and very unpleasant.
 - The weight of the buses causes the properties at No.'s 201 and 203 i.e. the corner to shake as the vehicles make their turn. What is the weight limit for public transport on Rayners Lane?
 - The buses very often mount the pavement to make their turns, which obviously is very dangerous for pedestrians.
 - The feeling of power enjoyed by bus drivers (in general) seems to promote a very aggressive driving style i.e. approaching a blind corner very fast, honking of horns, and intimidating other road users, etc.
11. What proposal is being put forward to make the corner (i.e. at No.201) safer for pedestrians, and driver's once the development is completed?
12. What does 'Warden Housing' mean?
13. What percentage of the scheme will be privately owned and how much will be Council rented?

Name	Address	Signature
W. CATHEART	201 RAYNERS LANE	W. Cathcart
K "	" " "	K. Cathcart
MRS & MRS B. PATEL	210 RAYNERS LANE	B. Patel
MR & MRS R. PATEL	218A RAYNERS LANE	R. Patel
MR & MRS J. EVANS	220 RAYNERS LANE	J. Evans
MR & MRS. RAVINDRAN	205 Rayners Lane	J. Perds
MR & MRS E. WILCHER	203 RAYNERS LANE	E. Wilcher
MR & MRS A. PATEL	214 RAYNERS LANE	A. Patel
MR. AJAY SALUJA	216A RAYNERS LANE	Ajay Saluja
MR & MRS SHANTHAKUMAR	216B RAYNERS LANE	R. Shanth
MR & MRS HASSAN	79 FAIRVIEW CR	M. Hassan
A. Schurty	77 Fairview CR	A. Schurty
MR & MRS Buckley	73 Fairview CR	M. Buckley
MISS. E. LIDINGTON	71 FAIRVIEW CRES	E. Lidington
ANDREW LEMAR	215 Rayners Lane	A. Lemar
MR S. ENGINEER	211 RAYNERS LANE	S. Engineer
NICOLA ROCHFORD	211 RAYNERS LANE	N. Rochford
Reshma Tanna	213 Rayners Lane	Reshma Tanna
J. Tobin	217, Rayners Lane	J. Tobin
J. Smith	234 Rayners Lane	J. Smith
Hemlata Dattani	224 Rayners Lane	H. Dattani
P. CHACKFIELD	227 Rayners Lane	P. Chackfield
C. Chackfield	227 Rayners Lane	C. Chackfield
A. RATHOD	229 RAYNERS LANE	A. Rathod
Neville de Silva	231 Rayners Lane	N. de Silva



Meeting:	Development Control Committee
Date:	6 July 2005
Subject:	Action taken under the Urgent Non-Executive Decision Procedure: Land R/O 613 Kenton Lane, Harrow.
Responsible Officer:	Director of Legal Services
Contact Officer:	Kate Boulter, Committee Administrator Tel: 020 8424 1269 (or Ext 2269) Email: kate.boulter@harrow.gov.uk
Portfolio Holder:	Planning, Development and Housing
Key Decision:	No
Status:	Public (Part I)

Section 1: Summary

Decision Required

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

Reason for report

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

Benefits

Not applicable.

Cost of Proposals

Not applicable.

Risks

Not applicable.

Implications if recommendations rejected

This report is for noting only.

Section 2: Report

2.1 Brief History

On 17 May 2005 the Development Control Committee refused a planning application for retention of a storage building on land at the rear of 613 Kenton Lane, Harrow. The reasons given by the Committee for refusing the application were:

- (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.

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.

Subject: Land R/O 613 Kenton Lane, Harrow

Action Proposed: An enforcement report relating to the removal of the storage building be prepared by officers.

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

Decision: Officer Recommendation agreed.

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

2.2 Options considered
None.

2.3 Consultation
N/A

2.4 Financial Implications
N/A

2.5 Legal Implications
N/A

2.6 Equalities Impact
N/A

Section 3: Supporting Information/Background Documents

Background Papers:

Individual Urgent Non-Executive Decision Form (Ref: ENF), as reported.

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LIST DATE: 20-06-2005

APPEALS BEING DEALT WITH

WRITTEN REPRESENTATIONS	APPEAL REF:	OFFICER	QUESTIONNAIRE DUE/SENT	STATEMENT DUE	SITE VISIT DATE/TIME
Lnd Outside 72 Uxbridge Road, H/Weald	3336	CM	Sent 31.05.06	27.06.05	
311a Rayners Lane, Pinner	3337	KMS	Sent 02.06.05	05.07.05	
27 Corbins Lane	3339	OH	Sent 02.06.05	07.07.05	
47 Buckingham Road	3342	MRE	Appeal forms rec'd	24.05.05 – awaiting start date	
9 Carrington Square	3344	GW	Appeal forms rec'd	02.06.05 – awaiting start date	
48 South Parade, Mollison Way	3345	AMH	Appeal forms rec'd	02.06.05 – awaiting start date	
Junction Elms Rd and Uxbridge Rd	3346	TW(?)	Appeal forms rec'd	10.06.05 – awaiting start date	
Land o/s North Harrow Methodist Church	3347	TW(?)	Appeal forms rec'd	10.06.05 – awaiting start date	
Land o/s 2 Woodhall Avenue	3348	RJS	Appeal forms rec'd	10.06.05 – awaiting start date	
Garages, Summit Close, Edgware	3349	RJS	Appeal forms rec'd	16.06.05 – 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	Sent 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	18.10.05 (offered)
239 Kenton Lane, Harrow	3335	MRE	Due 28.06.05	
R/o 32 High Street, Pinner	3338	PDB	Due 19.07.05	
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	12.07.05 @ 11.00
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 @ 1030
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
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
Churchill Court, 100A Roxeth Green Ave	3340 3341	PDB	02.06.05 (q)	26.07.05
133 Christchurch Avenue, Kenton	3333	ML1	16.06.05	07.07.05
Land opp 102 West End Lane.	3334	RJS	22.06.05	

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 Sanctroft 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
R/O 142 Greenford Road	3322	OH	WITHDRAWN	01.06.05

ENFORCEMENT NOTICES AWAITING COMPLIANCE 6 July 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

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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.

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

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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							