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**REPORT OF DEVELOPMENT CONTROL COMMITTEE**


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**MEETING HELD ON 27 JULY 2005**


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Chair: \* Councillor Anne Whitehead

Councillors: \* Marilyn Ashton \* Janet Cowan  
 \* Mrs Bath \* Idaikkadar  
 \* Billson \* Miles  
 \* Bluston \* Mrs Joyce Nickolay  
 \* Choudhury \* Thornton

\* Denotes Member present

[Note: Councillors Mrs Kinnear, John Nickolay, Stephenson and Thammiah also attended this meeting to speak on the item indicated at Minute 948 below].

**PART I - RECOMMENDATIONS - NIL**
**PART II - MINUTES**
**947. Attendance by Reserve Members:**

**RESOLVED:** To note that there were no Reserve Members in attendance at this meeting.

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

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

Councillor Mrs Kinnear	- Planning Application 1/04
Councillor John Nickolay	- Planning Application 1/02
Councillor Stephenson	- Planning Application 2/02
Councillor Thammiah	- Planning Application 2/18

**949. 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 2/05 – The Pavilion at Whitchurch Playing Fields, Wemborough Road, Stanmore  
Councillor Mrs Bath declared a prejudicial interest in the above application and accordingly she left the room and took no part in the discussion or decision-making on this item.
- (ii) Planning Application 2/14 – 387 Torbay Road, Harrow  
Councillor Mrs Bath declared a prejudicial interest in the above application and accordingly she left the room and took no part in the discussion or decision-making on this item.
- (iii) Agenda Item 15 – Princess Alexandra Home, 40 Common Road, Stanmore  
Councillor Marilyn Ashton declared a prejudicial interest in the above application and accordingly she left the room and took no part in the discussion or decision-making on this item.
- (iv) Agenda Item 15 – Princess Alexandra Home, 40 Common Road, Stanmore  
Councillor Bluston declared a personal interest in the above application and accordingly he remained in the room and took part in the discussion and decision-making on this item.

**950. Arrangement of Agenda:**

**RESOLVED:** That (1) in accordance with the Local Government (Access to Information) Act 1985, the following agenda item be admitted late to the agenda by virtue of the special circumstances and grounds for urgency detailed below:

<u>Agenda item</u>	<u>Special Circumstances/Grounds for Urgency</u>
24. Variation of S106 Agreement, Heathfield School	The school had organised summer camps due to start at the end of July, and therefore required a decision urgently regarding whether third parties were able to use the school facilities.

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

951. **Minutes:**

**RESOLVED:** That the Chair be given authority to sign the minutes of the meeting held on 6 July 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 941 – Petition Relating to Rayners Lane Estate Development: Reference from the Meeting of Council held on 21 April 2005  
Add: “In response to a question from a Member, officers confirmed that the footprint of the building had not been subject to any significant change from that originally approved. Members were assured that, if anything other than minor changes had been proposed, the revisions would have been brought back to Committee for consideration.”
- (ii) Item 2/02 on the Schedule attached to the Minutes – 113 Alicia Gardens, Harrow  
Add: “[Note: Councillors Marilyn Ashton, Mrs Bath, Billson, Janet Cowan and Mrs Joyce Nickolay wished to be recorded as having voted against the decision to grant the application].”
- (iii) Item 2/01 on the Schedule attached to the Minutes – Cloisters Wood, Wood Lane, Stanmore  
Add: “[Note: The Committee agreed unanimously that this application would be deferred for consideration alongside the application for the change of use of the whole site].”

952. **Public Questions:**

**RESOLVED:** To note that no public questions were put at the meeting under the provisions of Committee Procedure Rule 18.

953. **Petitions:**

**RESOLVED:** To note that no petitions were received at the meeting under the provisions of Committee Procedure Rule 15.

954. **Deputations:**

**RESOLVED:** To note that no deputations were received at the meeting under the provisions of Committee Procedure Rule 16.

955. **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.

956. **Representations on Planning Applications:**

**RESOLVED:** That, in accordance with the provisions of Committee Procedure Rule 17 (Part 4B of the Constitution), representations be received in respect of items 1/02, 2/06 and 2/18 on the list of planning applications.

957. **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.

958. **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.
959. **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) officers be requested to investigate the position with regard to the fencing at Copse Farm, which did not appear in the report.
960. **Former BAE Systems Headquarters, The Grove, Warren Lane, Stanmore:**  
The Committee received a report of the Director of Legal Services.
- RESOLVED:** That the Director of Legal Services be authorised to complete a deed of release to secure the discharge of the covenants imposed by the following two agreements in respect of land at The Grove, Warren Lane, Stanmore, Middlesex:
- (i) s.52 Town and Country Planning Act 1971 Agreement dated 14 May 1987  
(ii) s.52 Town and Country Planning Act 1971 Agreement dated 13 July 1978
- The discharge of the two agreements to be effective upon the implementation of the s.106 Unilateral Undertaking by BAE Systems Electronics Ltd. in respect of the land at The Grove, Warren Lane, Stanmore, Middlesex dated 12 November 2004.
961. **Princess Alexandra Home, 40 Common Road, Stanmore:**  
The Committee received a report of the Director of Legal Services.
- RESOLVED:** To extend the time for completion of the legal agreement to 31 January 2006.
- (See also Minute 949).
962. **Whitchurch Institute:**  
The Committee received a report of the Group Manager (Planning and Development).
- RESOLVED:** To approve the revised draft condition as outlined in Section 2.1 of the officer's report.
963. **RAF Stanmore Park Play Area Adjacent to Chambers Walk:**  
The Committee received a report of the Group Manager (Planning and Development).
- RESOLVED:** That the play area be removed and the equipment relocated.
964. **Heathfield School:**
- RESOLVED:** (1) To defer consideration of the report, at officers' request, to consult neighbours on the proposals to vary the legal agreement;
- (2) that, as part of the above consultation, each resident be sent a copy of the letter from the applicant that explained the changes.
965. **2 Weald Lane, Harrow Weald:**  
The Committee received a report of the Group Manager (Planning and Development).
- RESOLVED:** That the Director of Legal Services 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 extractor duct  
(ii) permanent removal of its constituent elements from the land;
- (i) and (ii) should be complied with within a period of three (3) months from the date on which the Notice takes effect;
- (2) issue Notices under Section 330 of the Town and Country Planning Act 1990 (as amended) as necessary in relation to the above alleged breach of planning control;

(3) institute legal proceedings in the event of failure to:

- (i) supply the information required by the Borough through the issue of Noticed under Section 330 of the Town and Country Planning Act 1990; and/or
- (ii) comply with the Enforcement Notice.

966. **22 Walton Road, Harrow:**

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

**RESOLVED:** That the Director of Legal Services 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 single storey rear extension
- (ii) demolition of the front porch extension
- (iii) permanent removal of their constituent elements from the land;

(i), (ii) and (iii) should be complied with within a period of three (3) months from the date on which the Notice takes effect;

(2) issue Notices under Section 330 of the Town and Country Planning Act 1990 (as amended) as necessary in relation to the above alleged breach of planning control;

(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.

967. **46 Repton Road, Kenton:**

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

**RESOLVED:** That the Director of Legal Services be authorised to:

(1) issue an Enforcement Notice pursuant to Section 172 of the Town and Country Planning Act 1990 requiring:

- (i) to cease use of the land as a builders yard
- (ii) permanently remove all material related to the use of the land as a builders yard
- (iii) demolition of the internal dividing wall and gate separating the rear garden and the builders yard
- (iv) permanent removal of their constituent elements from the land;

(i), (ii), (iii) and (iv) should be complied with within a period of three (3) months from the date on which the Notice takes effect;

(2) issue Notices under Section 330 of the Town and Country Planning Act 1990 (as amended) as necessary in relation to the above alleged breach of planning control;

(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.

968. **343 High Street, Harrow Weald:**

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

**RESOLVED:** That the Director of Legal Services be authorised to:

(1) issue an Enforcement Notice pursuant to Section 172 of the Town and Country Planning Act 1990 requiring:

- (i) permanent removal of the mobile home from the land

(i) should be complied with within a period of three (3) months from the date on which the Notice takes effect;

(2) issue Notices under Section 330 of the Town and Country Planning Act 1990 (as amended) as necessary in relation to the above alleged breach of planning control;

(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.

969. **Variation of S106 Agreement, Heathfield School:**

The Committee received a report of the Director of Legal Services.

**RESOLVED:** That officers be instructed to complete the Deed of Variation to allow the use of school facilities for the summer of 2005/06.

970. **Any Other Business:**

Arrangements for Member Site Visits

Following discussion, it was agreed that Member visits to the following sites would be held on Tuesday 30 August 2005 at the times indicated:

6.15 pm	4 King Henry Mews, Byron Hill Road, Harrow on the Hill
6.30 pm	25 King Henry Mews, Byron Hill Road, Harrow on the Hill
7.00 pm	Biro House, TXU Site and Arches, Stanley Road, South Harrow
7.30 pm	Cloisters Wood, Wood Lane, Stanmore

A mini bus for Members requiring transportation would leave the Civic Centre at 6.00 pm.

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

In accordance with the provisions of Committee Procedure Rule 14.2 (Part 4B of the Constitution) it was

**RESOLVED:** (1) At 10.00 pm to continue until 11.00 pm;

(2) at 11.00 pm to continue until 11.30 pm;

(3) at 11.30 pm to continue until 11.45 pm;

(4) at 11.45 pm to continue until 11.50 pm;

(5) at 11.50 pm to continue until midnight.

(Note: The meeting, having commenced at 7.30 pm, closed at 11.59 pm).

(Signed) COUNCILLOR ANNE WHITEHEAD  
Chair



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<b>LIST NO:</b>	1/04	<b>APPLICATION NO:</b>	P/1353/05/CFU
<b>LOCATION:</b>	205-209 Northolt Road, South Harrow		
<b>APPLICANT:</b>	MGM Associates for Mr A Shah		
<b>PROPOSAL:</b>	Redevelopment: part single/part four storey building, drinking establishment (A4) use at basement and ground floor, 9 flats on upper floors with roof terrace at rear (resident permit restricted)		
<b>DECISION:</b>	REFUSED permission for the development described in the application and submitted plans, for the following reasons:		
	(i) The Car parking cannot be satisfactorily provided within the curtilage of the site to meet the Council's requirements for the residential dwellings on the site with only four spaces provided to meet the commercial uses on the site. This will give rise to an increase in parking on the neighbouring highway(s) to the detriment of the free flow and safety of traffic in the surrounding area.		
	(ii) The proposal represents an overdevelopment by reason of height, mass and scale.		
	[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) Councillors Bluston, Choudhury, Idaikkadar, Miles and Anne Whitehead 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].		
	(See also Minute 948).		

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<b>LIST NO:</b>	1/05	<b>APPLICATION NO:</b>	P/1391/05/CFU
<b>LOCATION:</b>	Harrow View Service Station, Harrow View/Victor Road, Harrow		
<b>APPLICANT:</b>	Kenneth W Reed & Associates for London & Regional Properties		
<b>PROPOSAL:</b>	Redevelopment: 3 storey block to provide 14 flats, car parking and access		
<b>DECISION:</b>	GRANTED permission in accordance with the development described in the application and submitted plans, subject to the conditions and informatives reported.		

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<b>LIST NO:</b>	1/06	<b>APPLICATION NO:</b>	P/1307/05/CFU
<b>LOCATION:</b>	50-54 Northolt Road, South Harrow		
<b>APPLICANT:</b>	Bennett Urban Planning for Greendev (Harrow) LLP		
<b>PROPOSAL:</b>	Part 3/5/6 storey building to provide 29 flats, access and parking		
<b>DECISION:</b>	REFUSED permission for the development described in the application and submitted plans, for the reasons and informative reported, as amended in the Addendum.		

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**LIST NO:** 1/07                      **APPLICATION NO:** P/996/05/CFU

**LOCATION:** 85 and 87 London Road, Stanmore

**APPLICANT:** Mr Richard Henley MRTPI for Preston Bennett Developments

**PROPOSAL:** Redevelopment to provide a detached 2/3 storey block of 10 flats, access and parking

**DECISION:** REFUSED permission for the development described in the application and submitted plans, for the reason and informative reported, subject to the following amendment to Reason for Refusal 1:

Reason 1: The proposed development, by reason of its excessive size, bulk and massing would be visually obtrusive, out of keeping with the character of the neighbouring properties which comprise two storey detached houses, and would not respect the scale, massing and type of housing in this location, to the detriment of the neighbouring residents and character of the are.

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

**LIST NO:** 2/01                      **APPLICATION NO:** P/1512/05/CFU

**LOCATION:** Roxeth First and Middle School, 1 Brickfields

**APPLICANT:** Roxeth First and Middle School

**PROPOSAL:** Erection of six shade canopies

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

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**LIST NO:** 2/02                      **APPLICATION NO:** P/1292/05/CFU

**LOCATION:** Land at Collapit Close, North Harrow

**APPLICANT:** Gillett Macleod Partnership for W E Black Ltd

**PROPOSAL:** Detached 3 storey building to provide 6 flats with access and parking, including provision for existing flats

**DECISION:** INFORM the applicant that:

(1) the proposal is acceptable subject to the completion of a legal agreement within one year (or such period as the Council may determine) of the date of the Committee decision on the application relating to:

(i) the developer shall fund all costs of public consultation, analysis, reporting and implementation of a Controlled Parking Zone in the immediate surroundings, at any time within 3 years of first occupation of the development, if in the Council's opinion, a monitoring period shows unacceptable on-street parking, up to a maximum of £7,500 index linked;

(ii) the parking spaces in the courtyard parking area be made freely available to occupiers of Laburnum Court and Acacia Court and their visitors and to include 2 disabled persons bays.

(2) A formal decision notice, subject to the conditions and informatives reported, will be issued upon completion, by the applicant, of the aforementioned legal agreement.

(See also Minute 948).

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**LIST NO:** 2/03                      **APPLICATION NO:** P/1120/05/CFU  
**LOCATION:** Silverwood, 22 South View Road, Pinner  
**APPLICANT:** Simpson McHugh for Mr and Mrs Spencer  
**PROPOSAL:** Alterations to entrance feature, new front porch  
**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/1127/05/CFU  
**LOCATION:** Unit 10 Crystal Way, Elmgrove Road, Harrow  
**APPLICANT:** King Sturge for Indesit Company UK Ltd  
**PROPOSAL:** Change of use from light industrial (Class B1) to business or storage or distribution (Class B1 or B8)  
**DECISION:** GRANTED permission in accordance with the development described in the application and submitted plans, subject to the conditions and informative reported.

**LIST NO:** 2/05                      **APPLICATION NO:** P/1136/05/CFU  
**LOCATION:** The Pavilion at Whitchurch Playing Fields, Wemborough Road, Stanmore  
**APPLICANT:** Potters House Nursery  
**PROPOSAL:** Change of use of part of ground floor to use as a day nursery and after school club for up to 70 children  
**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, and the following amendment to Condition 4:  
Condition 4: The use hereby permitted shall be discontinued within 5 years of the date of this permission, in accordance with a scheme of work submitted to, and approved by, the Local Planning Authority.  
(See also Minute 949).

**LIST NO:** 2/06                      **APPLICATION NO:** P/1001/05/DFU  
**LOCATION:** Norpap House, 35 Pinner Road, Harrow  
**APPLICANT:** Thackray Williams Solicitors for Mr R Ranger  
**PROPOSAL:** Change of use from office (Class B1) to office at ground floor and education at first and second floor (Class B1 and D1)  
**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 2 to read:  
"The use hereby permitted shall be discontinued and the land restored to its former condition within one year(s) of the date of the implementation of this permission, in accordance with a scheme of work submitted to, and approved by, the local planning authority".  
[Note: Prior to discussing the above application, the Committee received representations from an objector, and the applicant's representative, which were noted].  
(See also Minute 956).

**LIST NO:** 2/07                      **APPLICATION NO:** P/3104/04/COU  
**LOCATION:** R/O 26-28 High Street, Wealdstone  
**APPLICANT:** Mahmut Hilmi – Architects for Mr and Mrs Kotak, PJ Car Audio  
**PROPOSAL:** Outline: redevelopment: part 2/3 storey building to provide shop (A1) and workshop at ground floor and 3 flats above (resident permit restricted)  
**DECISION:** GRANTED permission in accordance with the development described in the application and submitted plans, subject to the conditions and informatives reported.

**LIST NO:** 2/08                      **APPLICATION NO:** P/1153/05/CVA  
**LOCATION:** 14 Station Parade, Kenton Lane, Harrow  
**APPLICANT:** Mr Tony Covey for Mr Martin Forristal  
**PROPOSAL:** Variation of Condition 4 of permission EAST/613/94/FUL to allow opening until 1.00am Fridays and Saturdays and midnight Mondays to Thursdays  
**DECISION:** GRANTED variation of Condition 4 of planning permission EAST/613/94/FUL as reported, subject to the informative reported.

**LIST NO:** 2/09                      **APPLICATION NO:** P/2969/04/DFU  
**LOCATION:** 258 Kenton Road, Kenton  
**APPLICANT:** Carolyn Squire for Mr Raithatha  
**PROPOSAL:** Single and two storey side and rear extension, rear dormer and conversion to 3 self-contained flats  
**DECISION:** GRANTED permission in accordance with the development described in the application and submitted plans, subject to the conditions and informatives reported.

**LIST NO:** 2/10                      **APPLICATION NO:** P/901/05/DCO  
**LOCATION:** 53 Wolseley Road, Wealdstone  
**APPLICANT:** Brown & Co. for Mr Alan Donahue  
**PROPOSAL:** Continued use of property as two self-contained flats (resident permit restricted)  
**DECISION:** REFUSED permission for the development described in the application and submitted plans, for the following reasons:

- (i) The proposal offers no amenity space for the first floor flat to the detriment of the residential amenity of future occupiers.
- (ii) The storage of the refuse bins, for which there is now a minimum requirement of four wheelie bins, cannot be adequately provided given the available space on the forecourt of the 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) Councillors Bluston, Choudhury, Idaikkadar, Miles and Anne Whitehead 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].

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**LIST NO:** 2/11                      **APPLICATION NO:** P/502/05/DFU  
**LOCATION:** 21 Monro Gardens, Harrow  
**APPLICANT:** E Hannigan for Mr and Mrs Tobin  
**PROPOSAL:** Single and two storey side, single storey rear extensions  
**DECISION:** GRANTED permission in accordance with the development described in the application and submitted plans, subject to the conditions and informatives reported.

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**LIST NO:** 2/12                      **APPLICATION NO:** P/1137/05/CFU  
**LOCATION:** Warren House, Wood Lane, Stanmore  
**APPLICANT:** Line Design for Islamic Centre  
**PROPOSAL:** Canopy roof extensions to main building and to outbuilding  
**DECISION:** GRANTED permission in accordance with the development described in the application and submitted plans, subject to the condition and informatives reported.

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**LIST NO:** 2/13                      **APPLICATION NO:** P/1138/05/CLB  
**LOCATION:** Warren House, Wood Lane, Stanmore  
**APPLICANT:** Line Design for Islamic Centre  
**PROPOSAL:** Listed Building Consent: Canopy roof extensions to main house and outbuilding  
**DECISION:** GRANTED Listed Building Consent in accordance with the works described in the application and submitted plans, subject to the conditions and informative reported.

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**LIST NO:** 2/14                      **APPLICATION NO:** P/1110/05/DCO  
**LOCATION:** 387 Torbay Road, Harrow  
**APPLICANT:** Hepher Dixon Ltd for Harrow Churches Housing Association  
**PROPOSAL:** Continued use as care home for up to six people with social support  
**DECISION:** (1) GRANTED permission in accordance with the development described in the application and submitted plans, subject to the informative reported;  
(2) **RESOLVED** that the Committee's concerns regarding the Council's role as corporate parent be referred to the Health and Social Care Scrutiny Sub-Committee.  
  
[Note: During discussion on the above item, Members of the Committee expressed concern about the arrangements for the care home support, the Council's role as corporate parent, and the appropriateness of policy in this regard].  
  
(See also Minute 949).

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**LIST NO:** 2/15                      **APPLICATION NO:** P/1335/05/COU  
**LOCATION:** Garage adjacent to 2 Whitefriars Drive, Harrow  
**APPLICANT:** Robin Bretherick Associates for D Parmar  
**PROPOSAL:** Outline: redevelopment to provide a terrace of 4 two storey houses (with rooms in the roof), and parking  
**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.

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**LIST NO:** 2/16                      **APPLICATION NO:** P/952/05/CFU  
**LOCATION:** Highlands, 9 Park View Road, Pinner  
**APPLICANT:** Simon McHugh for Mr and Mrs Das  
**PROPOSAL:** Replacement two storey house  
**DECISION:** GRANTED permission in accordance with the development described in the application and submitted plans, subject to the conditions and informatives reported.

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**LIST NO:** 2/17                      **APPLICATION NO:** P/1530/05/CCA  
**LOCATION:** Highlands, 9 Park View Road, Pinner  
**APPLICANT:** Simpson McHugh for Mr and Mrs Das  
**PROPOSAL:** Conservation Area Consent: Demolition of existing house and garage  
**DECISION:** GRANTED Conservation Area Consent in accordance with the works described in the application and submitted plans, subject to the conditions and informatives reported.

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**LIST NO:** 2/18                      **APPLICATION NO:** P/949/05/DFU  
**LOCATION:** 8 Langland Crescent, Stanmore  
**APPLICANT:** K H Hirani for N H H Hirani  
**PROPOSAL:** Conversion of house into two self-contained flats; single storey rear extension  
**DECISION:** REFUSED permission for the development described in the application and submitted plans, for the following reasons:

- (i) The proposed conversion is out of character in a road of single family dwellings and will give rise to a loss of residential amenity to the neighbouring properties and the surrounding area.
- (ii) The proposed single storey rear extension will further increase the size of the property, resulting in an overdevelopment of the property together with the already large and visually obtrusive extensions which have already been developed.

[Notes: (1) Prior to discussing the above application, the Committee agreed unanimously to move the meeting to the Council Chamber for consideration of this one item, as Committee Rooms 1 and 2 could not accommodate all the members of the public present to hear the application;

(2) prior to discussing the above application, the Committee received representations from an objector;

(3) the applicant's representative was present but indicated that he did not wish to respond to the objector's comments;

(4) 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;

(5) 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;

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

(See also Minute 948 and 956).

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<b>LIST NO:</b>	2/19	<b>APPLICATION NO:</b>	P/1336/05/CFU
<b>LOCATION:</b>	Greenways, 633 Uxbridge Road, Hatch End		
<b>APPLICANT:</b>	Cound Webber Architects for Simner Ltd		
<b>PROPOSAL:</b>	Redevelopment: part 2/3 storey residential care home with staff accommodation and forecourt parking (revised design)		
<b>DECISION:</b>	GRANTED permission in accordance with the development described in the application and submitted plans, subject to the conditions and informatives reported.		

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<b>LIST NO:</b>	2/20	<b>APPLICATION NO:</b>	P/634/05/DFU
<b>LOCATION:</b>	12 Warham Road, Harrow		
<b>APPLICANT:</b>	David R Yeaman & Associates for Mr J Cooper		
<b>PROPOSAL:</b>	Conversion to two flats; single storey rear extension; parking at front and rear		
<b>DECISION:</b>	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.		

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<b>LIST NO:</b>	2/21	<b>APPLICATION NO:</b>	P/717/05/DFU
<b>LOCATION:</b>	4 King Henry Mews, Byron Hill Road, Harrow on the Hill		
<b>APPLICANT:</b>	Mr G Arden		
<b>PROPOSAL:</b>	Single storey rear extension		
<b>DECISION:</b>	DEFERRED at the request of the Committee to enable a Member site visit to take place before the application is considered.		
	[Note: At its meeting on 6 July 2005 the Committee had deferred the above application for a site visit, which had subsequently been unavoidably cancelled].		

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<b>LIST NO:</b>	2/22	<b>APPLICATION NO:</b>	P/598/05/DFU
<b>LOCATION:</b>	25 King Henry Mews, Byron Hill Road, Harrow on the Hill		
<b>APPLICANT:</b>	Macleod & Fairbriar		
<b>PROPOSAL:</b>	Alterations and revised boundary treatment to flat roof adjoining flat 6 to provide terrace with railings		
<b>DECISION:</b>	DEFERRED at the request of the Committee to enable a Member site visit to take place before the application is considered.		
	[Note: At its meeting on 6 July 2005 the Committee had deferred the above application for a site visit, which had subsequently been unavoidably cancelled].		

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**LIST NO:** 2/23                      **APPLICATION NO:** P/754/05/CFU  
**LOCATION:** Cloisters Wood, Wood Lane, Stanmore  
**APPLICANT:** Gami Associates Ltd for Mr H Halai  
**PROPOSAL:** Provision of new gates across entrance in Wood Lane  
**DECISION:** DEFERRED at the request of the Committee to enable a Member site visit to take place before the application is considered.  
  
[Note: At its meeting on 6 July 2005 the Committee had deferred the above application for a site visit, which had subsequently been unavoidably cancelled].

**LIST NO:** 2/24                      **APPLICATION NO:** P/1356/05/COU  
**LOCATION:** 1 Marlborough Hill, Harrow  
**APPLICANT:** G & D Higgins  
**PROPOSAL:** Outline: redevelopment: 4 storey building, basement workshop/store, ground floor parking, 1<sup>st</sup> and 2<sup>nd</sup> floor offices, 2 flats at 3<sup>rd</sup> floor  
**DECISION:** GRANTED permission in accordance with the development described in the application and submitted plans, subject to the conditions and informative reported.

**LIST NO:** 2/25                      **APPLICATION NO:** P/1525/05/CFU  
**LOCATION:** Harrow College, Weald Campus, Harrow Weald  
**APPLICANT:** Kenneth W Reed & Associates for Harrow College  
**PROPOSAL:** Construction of polytunnel at south east of site  
**DECISION:** GRANTED permission in accordance with the development described in the application and submitted plans, subject to the conditions and informatives reported.

**LIST NO:** 2/26                      **APPLICATION NO:** P/1480/05/CLA  
**LOCATION:** Harrow Council Civic Amenity Site, Forward Drive, Harrow  
**APPLICANT:** David Rose for Harrow Council  
**PROPOSAL:** Reconstruction of paper bay. Revised site access including fencing  
**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/1573/05/CDT  
**LOCATION:** Land adjacent to Elmcote, Uxbridge Road, Pinner  
**APPLICANT:** Stappard & Howes  
**PROPOSAL:** Determination 13.4M high pole and antenna equipment cabin  
**DECISION:** REFUSED approval of details of siting/appearance for the reasons and informative reported.

**LIST NO:** 3/02                      **APPLICATION NO:** P/979/05/CLB  
**LOCATION:** Kings Head Hotel, Byron Hill Road, High Street, Harrow on the Hill  
**APPLICANT:** Macleod & Fairbriar  
**PROPOSAL:** Listed Building Consent: Construction of bay window to basement on front elevation  
**DECISION:** REFUSED Listed Building Consent for the works described in the application and submitted plans, for the reasons and informative reported.

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