



**DEVELOPMENT CONTROL
COMMITTEE
TUESDAY 11 OCTOBER 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

TUESDAY 11 OCTOBER 2005

AGENDA - PART I

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

1. **Attendance by Reserve Members:**

To note the attendance at this meeting of any duly appointed Reserve Members.

Reserve Members may attend meetings:-

- (i) to take the place of an ordinary Member for whom they are a reserve;
- (ii) where the ordinary Member will be absent for the whole of the meeting; and
- (iii) after notifying the Chair at the start of the meeting.

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

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

3. **Declarations of Interest:**

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

4. **Arrangement of Agenda:**

(a) To consider whether any item included on the agenda should be considered with the press and public excluded because it contains confidential information as defined in the Local Government (Access to Information) Act 1985;

(b) to receive the addendum sheets and to note any applications which are recommended for deferral or have been withdrawn from the agenda by the applicant.

Enc. 5. **Minutes:** (Pages 3 - 18)

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

6. **Public Questions:**

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

7. **Petitions:**

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

8. **Deputations:**
To receive deputations (if any) under the provisions of Committee Procedure Rule 16 (Part 4B) of the Constitution.
9. **References from Council and other Committees/Panels:**
To receive references from Council and any other Committees or Panels (if any).
10. **Representations on Planning Applications:**
To confirm whether representations are to be received, under Committee Procedure Rule 17 (Part 4B of the Constitution), from objectors and applicants regarding planning applications on the agenda.
11. **Planning Applications Received:**
Report of the Group Manager (Development and Planning) - circulated separately.
- Enc. 12. **Planning Appeals Update:** (Pages 19 - 24)
Report of the Group Manager (Planning and Development).

FOR INFORMATION

- Enc. 13. **Enforcement Notices Awaiting Compliance:** (Pages 25 - 30)

FOR INFORMATION

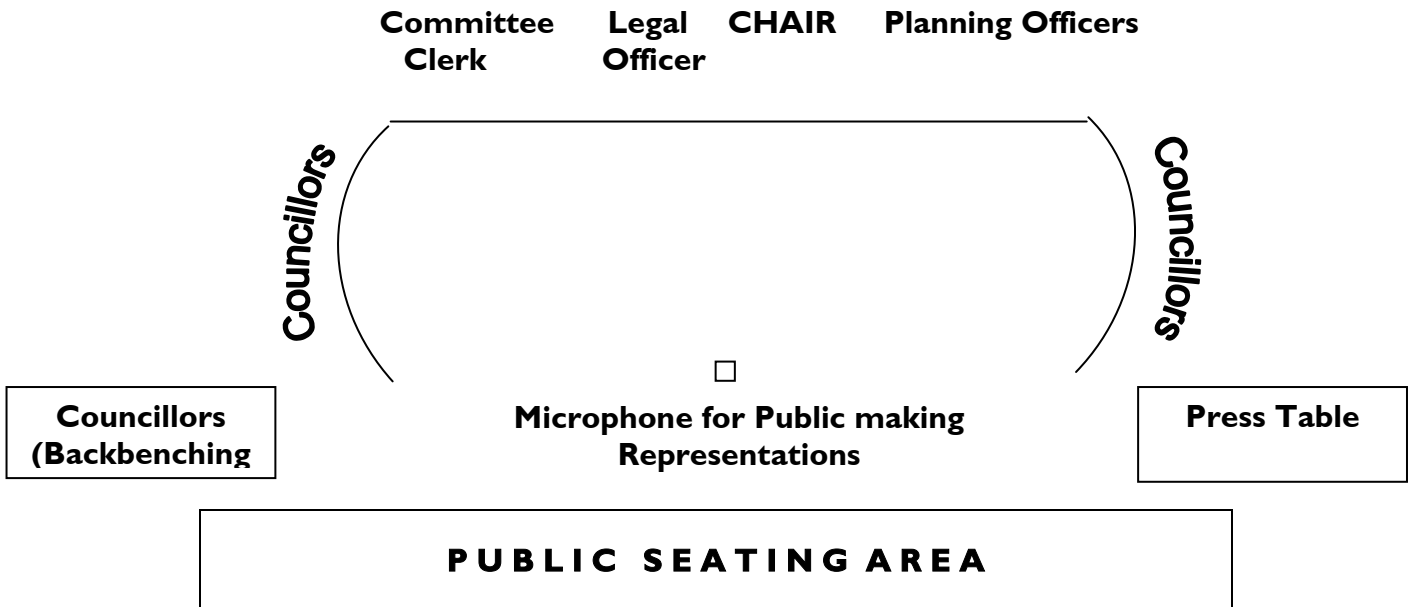
- To follow 14. **Urgent Non-Executive Action - The Timber Carriage Public House, 19 Northolt Road, South Harrow:**
Report of the Director of Legal Services.
- To follow 15. **102, 104, 106 High Street, Harrow on the Hill:**
Report of the Group Manager (Planning and Development).
- To follow 16. **354-366 Pinner Road, North Harrow:**
Report of the Group Manager (Planning and Development).
- Enc. 17. **Copse Farm, 2 Brookshill Cottages, Dairy Cottages, Brookshill Drive, Harrow:** (Pages 31 - 80)
Report of the Group Manager (Planning and Development).
- Enc. 18. **56 Lake View, Edgware:** (Pages 81 - 90)
Report of the Group Manager (Planning and Development).
19. **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 7 SEPTEMBER 2005

Chair: * Councillor Anne Whitehead

Councillors: * Marilyn Ashton
* Mrs Bath
* Billson
* Bluston
* Janet Cowan
* Idaikkadar
* Ismail (1)
* Miles
* Mrs Joyce Nickolay
* Thornton

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

[Note: Councillors Mrs Kinnear and Stephenson also attended this meeting to speak on the items indicated at Minute 973 below].

PART I - RECOMMENDATIONS - NIL

PART II - MINUTES

972. **Attendance by Reserve Members:**

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

<u>Ordinary Member</u>	<u>Reserve Member</u>
Councillor Choudhury	Councillor Ismail

[Note: Following a vote, it was agreed that Councillor Thammiah, who arrived during the meeting, would not be permitted to attend as a Reserve Member for Councillor Idaikkadar, since Councillor Thammiah's attendance as a Reserve Member had not been declared under the appropriate item on the agenda].

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

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

Councillor Mrs Kinnear	Planning Applications 1/01, 3/03 and 5/02
Councillor Stephenson	Planning Application 2/15

974. **Declarations of Interest:**

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

- (i) Planning Application 2/03 – 59 Moss Lane, Pinner
Councillor Anne Whitehead declared a prejudicial interest in the above application as she had once been in the employment of the applicant. Accordingly, she left the room and took no part in the discussion or decision-making on this item.
- (ii) Planning Application 2/07 – First Floor, Premier House, 38-40 High Street, Wealdstone
Councillor Bluston declared a personal interest in the above application arising from the fact that, in his role as Chair of the Health and Social Care Scrutiny Sub-Committee and Joint Overview and Scrutiny Committee for Northwick Park, he had a close association with the applicant. Accordingly, he remained in the room and took part in the discussion and decision-making on this item.
- (iii) Planning Application 2/07 – First Floor, Premier House, 38-40 High Street, Wealdstone
Councillor Anne Whitehead declared a personal in the above application arising from the fact that, in her new job, she would have an association with

the applicant. Accordingly, she remained in the room and took part in the discussion and decision-making on this item.

- (iv) Planning Application 2/19 – 88-92 High Street, Wealdstone
Councillor Janet Cowan declared a personal interest in the above application in that she was acquainted with the applicant's architect. Accordingly, she remained in the room and took part in the discussion and decision-making on this item.
- (v) Planning Application 2/25 – Rear of 7/9 Village Way East, Harrow
Councillor Marilyn Ashton declared that all Members of the Conservative Group had a prejudicial interest in the above application as the family of a fellow Member of the Conservative Group was involved in the application. Accordingly, Councillors Marilyn Ashton, Mrs Bath, Billson Janet Cowan and Mrs Joyce Nickolay left the room and took no part in the discussion or decision-making on this item.
- (vi) Planning Application 3/02 – 53-55 Moss Lane, Pinner
Councillor Anne Whitehead declared a prejudicial interest in the above application as she had once been in the employment of the applicant. Accordingly, she left the room and took no part in the discussion or decision-making on this item.
- (vii) Agenda Item 14 – 2 Elmsleigh Avenue, Kenton, Harrow
Councillor Marilyn Ashton declared a prejudicial interest in the above item as she knew the resident.

[Note: Agenda Item 14 was subsequently withdrawn from the agenda (See also Minute 975)].

975. **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 contained information relating to various items on the agenda and was based on information received after the agenda was despatched. It was admitted to the agenda in order to enable Members to consider all information relevant to the items before them for decision.
18. Brockley Hill, Stanmore – Variation to Section 106 Agreement dated 29 June 2005	Members were asked to consider this item as a matter of urgency as the public open space was to be handed over to the Council at the end of September 2005 and the Deed of Variation needed to be completed before the public open space was handed over.

and

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

(3) Agenda Item 14 – 2 Elmsleigh Avenue, Kenton, Harrow be withdrawn as the action required by Group Manager (Planning and Development) had been complied with between the time that the agenda had been printed and the date of the meeting.

976. **Minutes:**

RESOLVED: That the Chair be given authority to sign the minutes of the meeting held on 27 July 2005, those minutes having been circulated, as a correct record of that meeting, once printed in the Council Bound Volume.

977. **Public Questions:**

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

978. **Petitions:**

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

- (i) Petition Objecting to Planning Application Ref: P/2021/05/CDT – Junction of Shaftesbury Avenue/Welbeck Road – 8M High Telecommunications Mast and 2 Equipment Cabins
Councillor Bluston presented the above petition, which had been signed by 37 residents adjoining and in close proximity to the proposed development location.
- (ii) Petition Objecting to Planning Application Ref: P/2021/05/CDT – Junction of Shaftesbury Avenue/Welbeck Road – 8M High Telecommunications Mast and 2 Equipment Cabins
Councillor Anjana Patel presented the above petition, which had been signed by 37 residents adjoining and in close proximity to the proposed development location.
- (iii) Petition Objecting to Planning Application Ref: P/1233/05/CFU – Biro House, TXU Site and Arches, Stanley Road, South Harrow
Councillor Mrs Kinnear presented the above petition, which had been signed by 49 residents.
- (iv) Petition for the Improvement of Common Areas at Stanmore Park
Councillor Marilyn Ashton presented the above petition, which had been signed by 95 residents of Stanmore Park.

[Note: The petitions presented under (i) and (ii) above were identical].

979. **Deputations:**

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

980. **Harrow-on-the-Hill Station Planning Brief: Reference from Cabinet Meeting held on 28 July 2005:**

The Committee received a reference from the Cabinet meeting held on 28 July 2005 which advised the Committee that the revised text of the Planning Brief for Harrow on the Hill Station had been approved by Cabinet as supplemental planning guidance to be used for development control purposes. Cabinet had delegated responsibility for final approval of the complete document to the Portfolio Holder for Planning, Development and Housing.

RESOLVED: That the above be noted.

981. **Town Centre Development Strategy: Reference from Cabinet Meeting held on 28 July 2005:**

The Committee received a reference from the Cabinet meeting held on 28 July 2005, which advised the Committee that the Harrow Town Centre Development Strategy had been approved by Cabinet as supplemental planning guidance to be used for development control purposes.

RESOLVED: That the above be noted.

982. **Representations on Planning Applications:**

RESOLVED: That, in accordance with the provisions of Committee Procedure Rule 17 (Part 4B of the Constitution), representations be received in respect of items 2/02 and 2/15 on the list of planning applications.

[Note: The person who had requested to make representation in respect of item 2/02 left the meeting before the item was heard].

983. **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.

984. **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.
985. **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; this item having been requested by a Member at the meeting on 27 July 2005.
986. **1 and 1A Buckingham 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 rear single storey outbuilding
(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 Notices under Section 330 of the Town and Country Planning Act 1990; and/or
(ii) comply with the Enforcement Notice.
987. **47 Turner Road, Edgware:**
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 covered walkway side and rear conservatory extensions
(ii) permanent removal of their 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 Notices under Section 330 of the Town and Country Planning Act 1990; and/or
(ii) comply with the Enforcement Notice.
988. **Brockley Hill, Stanmore - Variation to the Section 106 Agreement dated 29 June 2000:**
The Committee received a report of the Director of Legal Services.
- RESOLVED:** That authority be given to enter into the Deed of Variation of the S106 Agreement dated 29 June 2000, as outlined in the officer's report.

989. **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 10.30 pm;

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

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

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

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

(5) at 11.45 pm to continue until midnight.

(Note: The meeting, having commenced at 7.42 pm, closed at 0.04 am).

(Signed) COUNCILLOR ANNE WHITEHEAD
Chair

SECTION 1 – MAJOR APPLICATIONS

LIST NO: 1/01 **APPLICATION NO:** P/1233/05/CFU

LOCATION: Biro House, TXU Site & Arches, Stanley Road, South Harrow

APPLICANT: Rebekha Jubb for Barratt Homes Ltd

PROPOSAL: Redevelopment: 1 Block of 3/5/6/7 Storeys, 1 Block of 3/4 – 180 Flats (51 Affordable); Offices; Parking Use of 11 Arches A1/A2/A3/A4/B1/D1/D2 Uses (Resident Permit Restricted)

DECISION: INFORM the applicant that:

(1) the proposal is acceptable subject to A) the direction of the Greater London Authority, and B) 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 this application relating to:

(i) the developer shall fund all costs of public consultation, analysis, reporting and implementation of a possible extension to the local Controlled Parking Zone, at any time within 3 years of 75% occupation of the development if, in the Council's opinion, a monitoring period shows unacceptable on-street parking, up to a maximum amount of £30,000 index linked;

(ii) approval and implementation of a travel plan (to include an annual review) prior to occupation of the development;

(iii) developer shall complete the approved conversion works to the arches and adjacent access way no later than the occupation of a maximum of 115 residential units on the site;

(iv) developer shall not commence the development or any part thereof unless and until:

a) details of off site foul and surface water drainage have been approved in writing by the Local Planning Authority in consultation with the Sewerage Undertaker and

b) arrangements have been made to the satisfaction of the Local Planning Authority, in consultation with the Sewerage Undertaker, for the provision of adequate foul and surface water drainage for the whole of the development. Such drainage should be secured where appropriate by means of a public sewer requisition pursuant to Sections 98 to 101 of the Water Industry Act 1991.

(v) prior to commencement of development, submission to and approval by the Local Planning Authority of a scheme which:

a) provides a minimum of 51 units of affordable housing for rent in accordance with a scheme to be agreed with the Local Planning Authority (for future management by an RSL);

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 in writing by the Local Planning Authority prior to the commencement of work on the site.

All affordable housing shall be provided in accordance with the definition of affordable housing set out in the 2004 Harrow Unitary Development Plan.

(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.

[Note: Councillor Thornton wished to be recorded as having voted against the decision to grant the application].

(See also Minute 973 and 978)

LIST NO: 1/02 **APPLICATION NO:** P/1399/05/CFU
LOCATION: Broadfields House, Broadfields, Harrow
APPLICANT: Turley Associates for Merlian Estates Ltd
PROPOSAL: Redevelopment: Two Storey Block with Accommodation in Roof to Provide 12 Flats, Access and Parking
DECISION: GRANTED permission in accordance with the development described in the application and submitted plans, subject to the conditions and informatives reported.

SECTION 2 – OTHER APPLICATIONS RECOMMENDED FOR GRANT

LIST NO: 2/01 **APPLICATION NO:** P/1572/05/CVA
LOCATION: The Fat Controller, 362-366 Station Road, Harrow
APPLICANT: Brown Associates for Broken Foot Inns Ltd
PROPOSAL: Variation of Condition 2 of Permission E/161/95/FUL to Permit Opening until 2.00 A.M. on Thursday, Friday & Saturday Night/Following Morning
DECISION: GRANTED variation in accordance with the development described in the application and submitted plans, subject to the conditions and informative reported.

LIST NO: 2/02 **APPLICATION NO:** P/1700/05/CFU
LOCATION: 73/75 Whitchurch Lane, Edgware, (1-2 Pretoria Villas)
APPLICANT: Mahmut Hilmi – Architects for Mr D Bhandari & Mr H Eshghi
PROPOSAL: Construction of 3 Storey Block of 6 Flats, Car Parking and Outbuilding at Rear (Residents Permit Restricted)
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 982)

LIST NO: 2/03 **APPLICATION NO:** P/1299/04/CFU
LOCATION: 59 Moss Lane, Pinner
APPLICANT: Paul Samson for Mr & Mrs Spanswick Smith
PROPOSAL: Change of Use: Nursing Home to Residential (Class C2 to C3)
DECISION: GRANTED permission in accordance with the development described in the application and submitted plans, subject to the conditions and informatives reported.

[Note: (1) The Chair, Councillor Anne Whitehead, having declared an interest in this item and left the room, the Vice-Chair, Councillor Marilyn Ashton, took the Chair;
(2) At the conclusion of this item, Councillor Anne Whitehead resumed the Chair].

(See also Minute 974)

LIST NO: 2/04 **APPLICATION NO:** P/851/05/DLB

LOCATION: Plot 6, 25 King Henry Mews, Harrow on the Hill

APPLICANT: Macleod & Fairbriar

PROPOSAL: Listed Building Consent: Railings and Screen to Roof Terrace at Rear

DECISION: GRANTED listed building consent in accordance with the works 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 reason:

(i) At present Waldron Cottage suffers from considerable overlooking. This proposal would add further to this overlooking to the detriment of the amenity of the people in Waldron Cottage.

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

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

(3) Councillors Mrs Bath and Billson wished to be recorded as having voted against the decision to grant the application].

LIST NO: 2/05 **APPLICATION NO:** P/598/05/DFU

LOCATION: Plot 6, 25 King Henry Mews, Harrow on the Hill

APPLICANT: Macleod & Fairbriar

PROPOSAL: Alterations and Revised Boundary Treatment to Flat Roof Adjoining Flat 6 to Provide Terrace with Railings

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

LIST NO: 2/06 **APPLICATION NO:** P/717/05/DFU

LOCATION: 4 King Henry Mews, Byron Hill Road, Harrow on the Hill

APPLICANT: Mr G Arden

PROPOSAL: Single Storey Rear Extension

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 reason:

(i) The proposal would be detrimental to the character of the Conservation Area and the Grade II listed building.

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

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

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

LIST NO: 2/07 **APPLICATION NO:** P/1264/05/CFU

LOCATION: First Floor, Premier House, 38-40 High Street, Wealdstone

APPLICANT: Rolfe Judd Planning for Central & N W London NHS Trust

PROPOSAL: Change of Use of 1ST Floor to Offices (Class B1) and/or Medical/Educational Services (Class D1)

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

(See also Minute 974)

LIST NO: 2/08 **APPLICATION NO:** P/1701/05/CVA

LOCATION: Land at the R/O 1-3 Canada Park Parade, Columbia Avenue, Edgware

APPLICANT: Ashmount Properties Ltd

PROPOSAL: Removal of Condition 13 of Planning Permission EAST/1277/01/FUL, subject to Provision of Capital Sum for Affordable Housing

DECISION: DEFERRED at the request of the Committee to allow officers to seek further clarification as to why the units did not meet the Housing Associations' requirements.

LIST NO: 2/09 **APPLICATION NO:** P/1193/05/CVA

LOCATION: 269/271 Station Road, Harrow

APPLICANT: Graham Bolton Planning for Yates Group plc – Suzanne Wood

PROPOSAL: Variation of Condition 5 of Permission E/24/96/FUL to Allow Opening Until Midnight Sunday to Wednesday and 02:00 Hours Thursday to Saturday

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

LIST NO: 2/10 **APPLICATION NO:** P/2942/04/DFU

LOCATION: Harrow School Football Lane and Adjoining Accessways, Harrow on the Hill

APPLICANT: Kenneth W Reed & Assocs. for Harrow School

PROPOSAL: 4 Areas of Road Works Including Bollards, Barriers and Control Boxes; Hardsurfacing & Alterations to Garlands Lane (Revised)

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

LIST NO: 2/11 **APPLICATION NO:** P/1722/05/DFU

LOCATION: 6 Hazelcroft, Pinner

APPLICANT: Mayur Patel for Mr Kirit Patel

PROPOSAL: Two Storey Side to Rear; Single Storey Front, Rear and Side Extension (Revised)

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/1801/05/CFU

LOCATION: 17 Little Common, Stanmore

APPLICANT: John L Sims for Beazer Investments Ltd

PROPOSAL: Single Storey Side Extension
DECISION: DEFERRED at officer's request to consult CAAC.

LIST NO: 2/13 **APPLICATION NO:** P/1265/05/CFU
LOCATION: Green Island Lodge, Hillside Road, Pinner
APPLICANT: Mr M Alwis
PROPOSAL: Provision of Gates at Entrances and Resurfacing of Driveway
DECISION: GRANTED permission in accordance with the development described in the application and submitted plans, subject to the condition and informatives reported, and the additional condition set out in the Addendum.

LIST NO: 2/14 **APPLICATION NO:** P/1080/05/CFU
LOCATION: 18 Brookshill Avenue, Harrow
APPLICANT: B Taylor for Mr & Mrs Hooper
PROPOSAL: Two Storey Side and Single Storey Rear Extension
DECISION: DEFERRED at Committee's request for officers to seek the following amendments:
1) provide a subordinate roof with a 1 metre first floor front setback;
2) remove the two proposed rear gables.

LIST NO: 2/15 **APPLICATION NO:** P/1422/05/DFU
LOCATION: 46 Station Road, North Harrow
APPLICANT: Howard J Green for Mr E Beckett
PROPOSAL: Change of Use: At Ground Floor from Estate Agents (Class A2) to Restaurant & Café (Class A3); Conversion of First & Second Floor Offices to Two Self-Contained Flats; External Staircase and Alterations at Rear
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.

[Notes: (1) Prior to discussing the above application, the Committee received representations from an objector;
(2) there was no indication that a representative of the applicant representative was present and wished to respond.
(See also Minute 973 and 982)]

LIST NO: 2/16 **APPLICATION NO:** P/1591/05/DFU
LOCATION: Land R/O 47- 49 Gayton Road, Harrow
APPLICANT: Gillett Macleod Partnership for Mr S O'Brien
PROPOSAL: Two Semi-Detached Bungalows, Forecourt, Parking and Access from Northwick Park Road (Resident Permit Restricted)
DECISION: DEFERRED at the request of the Committee to enable a Member site visit to take place before the application is considered.

LIST NO: 2/17 **APPLICATION NO:** P/1283/05/DFU

LOCATION:	7 Aberdeen Road, Wealdstone
APPLICANT:	C&S Associates/W H Saunders for B Brendan-Langan
PROPOSAL:	Conversion of House into 2 Self-Contained Flats, Single Storey Rear Extension (Resident Permit Restricted)
DECISION:	<p>REFUSED permission for the development described in the application and submitted plans, for the following reasons:</p> <ul style="list-style-type: none"> (i) The proposal presents an over-intensification of the site to the detriment of the neighbouring terraced properties, by reason of the additional activity generated by the creation of an additional dwelling. (ii) There is no amenity space available for the upper level flat to the detriment of the residential amenities of the future occupiers. (iii) The overall size of the front yard area will be insufficient to cope with four wheelie bins and green boxes, which is the minimum number required for two separate dwellings, giving rise to an overcrowding of the limited space available to the front of the property. <p>[Notes: (1) During discussion on the above item, it was moved and seconded that the application be refused. Upon being put to a vote, this was carried;</p> <p>(2) Councillors Marilyn Ashton, Mrs Bath, Billson, Janet Cowan and Mrs Joyce Nickolay wished to be recorded as having voted for the decision to refuse the application;</p> <p>(3) Councillor Bluston wished to be recorded as having voted against the decision to refuse the application;</p> <p>(4) the Group Manager (Planning and Development) had recommended that the above application be granted].</p>

LIST NO:	2/18	APPLICATION NO:	P/1702/05/CVA
LOCATION:	Horseshoe Bar, 326 Eastcote Lane, South Harrow		
APPLICANT:	Leo Mullane		
PROPOSAL:	Variation of Condition to Allow Opening Monday – Thursday 10:00 to 01:00; Friday & Saturday 10:00 to 02:00; Sunday 11:00 to 01:00		
DECISION:	GRANTED variation in accordance with the development described in the application and submitted plans, subject to the condition and informative reported.		

LIST NO:	2/19	APPLICATION NO:	P/1036/05/CFU
LOCATION:	88-92 High Street, Wealdstone		
APPLICANT:	Roger L Hammond for Niza Enterprises Ltd		
PROPOSAL:	Change of Use: Ancillary Retail to Residential on 1 st and 2 nd Floors to Form 7 Flats, Alterations and Entrance at Ground Floor (Resident Permit Restricted)		
DECISION:	<p>REFUSED permission for the development described in the application and submitted plans, for the following reasons:</p> <ul style="list-style-type: none"> (i) The proposal will adversely affect the ground floor customer area because the relocation of the ancillary shop facilities from the upper floors will give rise to an overall loss of 40% of the current customer retail area. This will be detrimental to the viability of the A1 retail outlet. 		

- (ii) The loss of the ancillary space on the first floor will have the potential to damage the retention of the only reasonable standard food store and A1 outlet in an area where the footfall and viability of the High Street has already been severely eroded, resulting in a loss of amenity to the local residents and future occupiers of the considerable number of residential developments now under construction.

[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) Councillor Bluston 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].

(See also Minute 974)

LIST NO:	2/20	APPLICATION NO:	P/1784/05/CLA
LOCATION:	Marlborough School, 81 Marlborough Hill, Harrow		
APPLICANT:	Rickard Partnership for Harrow Council		
PROPOSAL:	Single Storey Extension to Hall, Provision of New Doors to Classroom Building		
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/1218/05/DFU
LOCATION:	Plots 1, 2 & 6, 88 High St and 19 & 25 King Henry Mews, Harrow on the Hill		
APPLICANT:	Archer Architects for Mr R Deacon		
PROPOSAL:	Alterations and Conversion of Three Flats to Form One Dwelling		
DECISION:	GRANTED permission in accordance with the development described in the application and submitted plans, subject to the condition and informative reported.		
LIST NO:	2/22	APPLICATION NO:	P/774/05/DFU
LOCATION:	49 Brancker Road, Kenton		
APPLICANT:	Mr Jamshed Jee		
PROPOSAL:	2 Storey Side to Rear, Single Storey Front & Rear Extensions, Rear Dormer, Conversion to 2 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:	2/23	APPLICATION NO:	P/1493/05/DFU
LOCATION:	Freshfields, 12 Reenglass Road, Stanmore		

APPLICANT: Mance Design & Architecture for Mr Nilesh Shah

PROPOSAL: 1st Floor Extension to Provide Two Storey House, Single and 2 Storey Rear Extension Front Porch, Alterations to Elevations (Revised)

DECISION: DEFERRED at the request of the Committee to enable a Member site visit to take place before the application was considered.

[Notes: Prior to discussing the above application, it was moved and seconded that the application be deferred to allow a Member site visit to take place before the application was considered. Upon being put to a vote, this was carried].

LIST NO: 2/24 **APPLICATION NO:** P/136/05/CFU

LOCATION: Land Adj. 269 Watford Road, Harrow

APPLICANT: Eley & Associates for Ali Musani

PROPOSAL: Demolition of Existing Commercial Building, and Development of Replacement Detached Building to Accommodate Pool and Gym for Use in conjunction with Adjacent Dwelling House

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: 2/25 **APPLICATION NO:** P/1503/05/DFU

LOCATION: Rear of 7/9 Village Way East, Harrow

APPLICANT: JRA Design Associates for Mr T J Harris

PROPOSAL: Single Storey Storage Building and Parking Spaces at Rear

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 974)

LIST NO: 2/26 **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 for consideration alongside the application for the change of use of the whole site.

[Notes: (1) Prior to discussing the above application, it was moved and seconded that the application be deferred to allow a Member site visit to take place before the application was considered. Upon being put to a vote, this was carried;

(2) Councillors Bluston, Ismail, Miles and Anne Whitehead wished to be recorded as having voted against the decision to defer the application].

LIST NO: 2/27 **APPLICATION NO:** P/944/05/DFU

LOCATION: 120 Old Church Lane, Stanmore

APPLICANT: P Witham, ADT Consultants Ltd for Mr Hasnaini

PROPOSAL: Replacement Two Storey House with Accommodation in Roof

DECISION: DEFERRED at the request of the Committee to enable a Member site visit to take place before the application was considered.

LIST NO: 2/28 **APPLICATION NO:** P/1055/05/DFU
LOCATION: 3 Welbeck Road, South Harrow
APPLICANT: Howard J Green FRICS for GP Direct
PROPOSAL: Change of Use from Residential to Healthcare Services (GP Direct) with Platform Lift at Side
DECISION: DEFERRED at officer's request for further consideration related to access.

LIST NO: 2/29 **APPLICATION NO:** P/1475/05/DFU
LOCATION: 99 Arundel Drive, Harrow
APPLICANT: Encinol Construction UK Ltd for Mr & Mrs Kumarendran
PROPOSAL: Conversion of Dwelling House to Two Self-Contained Flats and One House; Parking at Front and Rear
DECISION: REFUSED permission for the development described in the application and submitted plans, for the following reasons:

- (i) The proposal represents an over-intensification of the site by reason of the associated disturbance and general activity generated by two additional dwellings to the detriment of the residential amenities of the occupiers of the neighbouring properties.
- (ii) The division of the rear garden into three sections will give rise to excessive disturbance to the neighbouring properties and will be detrimental to the residential amenity of the neighbouring occupiers.

[Notes: (1) During discussion on the above item, it was moved and seconded that the application be refused. Upon being put to a vote, this was carried;

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

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

LIST NO: 2/30 **APPLICATION NO:** P/1126/05/DFU
LOCATION: 258 Torbay Road, Harrow
APPLICANT: Smiths for Paceland Estates Ltd
PROPOSAL: Two Storey Side, Single Storey Side and Rear Extension; Conversion of Extended Building to 3 Self-Contained Flats; Parking at Rear
DECISION: REFUSED permission for the development described in the application and submitted plans, for the following reasons:

- (i) The proposal represents an over-intensification of the site by reason of the additional activity and associated disturbance generated by two additional dwellings which will be detrimental to the residential amenities of the neighbouring properties.
- (ii) The amenity space will be divided into three sections which will give rise to an over-intensive use of the rear garden to the detriment of the residential amenities of the neighbouring 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) Councillor Bluston wished to be recorded as having voted against the decision to refuse the application;

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

LIST NO:	2/31	APPLICATION NO:	P/1528/05/CVA
LOCATION:	44 College Hill Road, Harrow Weald		
APPLICANT:	Suquena Panjwani		
PROPOSAL:	Variation of Condition 2 of Permission E/254/02/FUL to Allow Nursery Use for 12 Children		
DECISION:	REFUSED permission for the development described in the application and submitted plans, for the following reason:		
	(i) Car parking cannot be satisfactorily provided within the curtilage of the site to meet the Council's minimum requirements in respect of the development, and the likely increase in parking on the neighbouring highways would be detrimental to the free flow of safety of traffic on the neighbouring highways and the amenities of neighbouring residents.		
	[Notes: (1) The vote to refuse the application was unanimous;		
	(2) the Group Manager (Planning and Development) had recommended that the above application be granted].		

SECTION 3 – OTHER APPLICATIONS RECOMMENDED FOR REFUSAL

LIST NO:	3/01	APPLICATION NO:	P/1234/05/CVA
LOCATION:	246/248 Uxbridge Road, Hatch End		
APPLICANT:	D Edward King for Ask Restaurants		
PROPOSAL:	Removal of Condition 5 of Permission W/8/02/FUL to Permit Use of Outside Rear Area for Dining		
DECISION:	REFUSED permission for the variation described in the application and submitted plans for the reason and informative reported.		

LIST NO:	3/02	APPLICATION NO:	P/874/04/CFU
LOCATION:	53-55 Moss Lane, Pinner		
APPLICANT:	Paul Samson for Mr & Mrs Spanwick Smith		
PROPOSAL:	Change of Use of No 55 from Flats to Nursing Home (Class C3 to C2) Single/2 Storey Linked Extension to 53 & 55 for Addit Bedspaces (Revised)		
DECISION:	REFUSED permission for the development described in the application and submitted plans for the reasons and informatives reported.		
	[Note: (1) The Chair, Councillor Anne Whitehead, having declared an interest in this item and left the room, the Vice-Chair, Councillor Marilyn Ashton, took the Chair;		

(2) At the conclusion of this item, Councillor Anne Whitehead resumed the Chair].

(See also Minute 974)

LIST NO: 3/03 **APPLICATION NO:** P/1957/05/CFU

LOCATION: Highway Land at Sudbury Hill, Opposite South Hill Avenue, Harrow

APPLICANT: LCC Development Services Ltd for T-Mobile (UK) Ltd

PROPOSAL: 8M High Telecommunications Mast and Equipment Cabins

DECISION: REFUSED permission for the development described in the application and submitted plans, subject to the receipt of no further material planning objections by the end of the notification expiry period on 8 September 2005, for the reason and informative reported.

[Notes: (1) During discussion of the above application Members expressed concern that the plans might be inaccurate;

(2) The decision to refuse the application was unanimous].

(See also Minute 973)

LIST NO: 5/01 **APPLICATION NO:** P/1956/05/CDT

LOCATION: Land Outside 48 Courtenay Avenue, Harrow Weald

APPLICANT: LCC Development UK Ltd

PROPOSAL: Determination: 7.7M High Telecommunications Mast and Equipment Cabinets

DECISION: REFUSED approval of details of siting/appearance for the reason and informative reported.

LIST NO: 5/02 **APPLICATION NO:** P/2021/05/CDT

LOCATION: Junction of Shaftesbury Avenue/Welbeck Road, South Harrow

APPLICANT: LCC UK

PROPOSAL: Determination: 8M High Telecommunications Mast and 2 Equipment Cabinets

DECISION: REFUSED approval of details of siting/appearance for the reason and informative reported.

[Note: The decision to refuse the application was unanimous].

(See also Minute 973)

LIST DATE: 23.09.2005

APPEALS BEING DEALT WITH

WRITTEN REPRESENTATIONS	APPEAL REF:	OFFICER	QUESTIONNAIRE DUE/SENT	STATEMENT DUE	SITE VISIT DATE/TIME
47 Newnham Way, Kenton	3370	MRE	Sent 30.08.05	27.09.05	
2 Chestnut Drive	3380	RM2	Appeal Form Rec'd awaiting Start Date		
42 Beatty Road	3381	Del (e)	Appeal Form Rec'd awaiting Start Date		
134 College Hill Road	3382	SL2	Appeal Form Rec'd awaiting Start Date		
149 High Street	3383	RB3	Appeal Form Rec'd awaiting Start Date		
77 Minehead Road	3384	PDB	Appeal Form Rec'd awaiting Start Date		
25-28 Belmont Circle	3385	TEM	Appeal Form Rec'd awaiting Start Date		

HEARINGS	APPEAL REF:	OFFICER	STATEMENT DUE/SENT	HEARING DATE	LOCATION
25A Masons Avenue, Harrow	3250	PDB	Sent 08.10.04	04.10.05	Ping Conf. Room
15 Gordon Avenue	3288	TW	Sent 11.04.05	14.12.05	Ping Conf. Room
7/9 Stanmore Hill	3290	AMH	Sent 13.01.05	13.12.05	Ping Conf. Room
Eastcliff, Brookshill Drive, Harrow Weald	3292	TEM	Sent 21.01.05	07.12.05	Ping Conf. Room
Harrow Hospital	3303	TW	Sent 26.01.05		
81 Roxeth Hill (Enforcement)	3308	RJS	Sent 06.04.05	11.10.05	Ping Conf. Room
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		
	3359		Sent 30.08.05		
Portman Hall, Old Redding (enf)	3332	GDM	Sent 05.07.05	18.10.05	Ping Conf. Room
239 Kenton Lane, Harrow	3335	MRE	Sent 28.06.05		
R/o 32 High Street, Pinner	3338	PDB	Sent 20.07.05		
21 Church Road, Stanmore (LB & enf)	3343	AB	Sent 05.08.05		
	3320	KB	Sent 19.04.05		
85 & 87 London Rd	3351	DT	Sent 18.08.05		
56 Potter Street, Pinner	3356	OH	Sent 20.09.05		

Garages Adj to 24 and 25 Malcolm Court	3377	OH	Due 18.10.05
Garages adj. To 1 & 2 Malcolm Court	3378	OH	Due 18.10.05

PUBLIC INQUIRIES	APPEAL REF:	OFFICER	STATEMENT DUE/SENT	INQUIRY DATE	LOCATION
294 Uxbridge Road, Hatch End	3297	JH	Sent 25.01.05	01.11.05 (1 day)	C.Chamber
R/O Chester Court, Sheepcote Road	3314	RS	Sent 15.03.05	21.03.06 (1 day)	C.Chamber
19 & 21 R/O 11-29 Alexandra Avenue	3375	RJS	Due 05.10.05		
23 High Street, Wealdstone	3376	TEM	Due 07.10.05		

APPEALS AWAITING DECISION

WRITTEN REPRESENTATIONS	APPEAL REF:	OFFICER	STATEMENT SENT	FINAL COMMENTS DUE (LPA & APPELLANT ONLY)	SITE VISIT DATE/TIME
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
19&21 & R/O 11-29 Alexandra Avenue	3300	TW	15.02.05	Expired	09.05.04 @ 10:15
Churchill Court, 100A Roxeth Green Ave	3340	PDB	02.06.05 (q)	Expired	
	3341				
133 Christchurch Avenue, Kenton	3333	ML1	16.06.05	Expired	
Land opp 102 West End Lane.	3334	RJS	22.06.05	Expired	17.08.05 @ 12.30
48 South Parade, Mollison Way	3345	AMH	29.06.05 (q)	Expired	
Garages, Summit Close, Edgware	3349	RJS	04.07.05 (q)	Expired	
27 Corbins Lane	3339	OH	04.07.05	Expired	
311a Rayners Lane, Pinner	3337	KMS	05.07.05	Expired	02.08.05 @ 12:30
146 Pinner Hill Road, Pinner	3368	RM2	09.08.05(q)	Expired	
30 Cavendish Drive	3352	SL	08.08.05	Expired	19.09.05 @ 15:00
2-4 Uppingham Avenue, Stanmore	3360	PDB	05.08.05	Expired	
9 Thorndyke Court	3357	DEL(W)	09.08.05(q)	Expired	
16 Harrow View, Harrow	3350	KMS	10.08.05	Expired	29.09.05 @ 11:30
168-178 Kenton Road, Harrow	3362	TEM	15.08.05	Expired	
The Bothy, Old Redding	3355	CM	17.08.05	Expired	
3 Anselm Road, Hatch End	3353	TEM	18.08.05	Expired	

9 Bridge Street, Pinner	3363	KMS	23.08.05	Expired	
Green Verges, Priory Drive	3364	CM	23.08.05	Expired	29.09.05 @ 10:15
44-46 Radnor Road, Harrow	3365	RJS	24.08.05(q)	Expired	
25 Raynton Close, Harrow	3366	PDB	15.08.05(q)	Expired	
27 Raynton Close, Harrow	3367	PDB	15.08.05(q)	Expired	
R/o 613 Kenton Lane	3358	AMH	26.08.05	Expired	
220 Shaftesbury Avenue, Harrow	3354	KMS	06.09.05	27.09.05	
47 Buckingham Road	3342	MRE	06.09.05	27.09.05	
9 Carrington Square	3344	GW	06.09.05	29.09.05	
85 Capthorne Avenue	3369	OH	09.09.05	30.09.05	
NTL Broadcast trans stn, Gordon Ave	3371	SC	19.09.05	10.10.05	
Kenton Tel. Exchange, 9 Kenton Pk Parade	3372	CM	19.09.05	10.10.05	
S.Harrow Tel Exchange, Northolt Rd	3373	SC	19.09.05	10.10.05	
56 Lake View, Edgware	3379	MRE	19.09.05(q)	10.11.05	

HEARINGS	APPEAL REF:	OFFICER	STATEMENT DUE/SENT	HEARING DATE	LOCATION
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		

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)	

DECISIONS (since 01.07.05)

	APPEAL REF:	OFFICER	DECISION	DATE
31 Elms Road, Harrow Weald	3275	TEM	ALLOWED	04.07.05
33 Bolton Road	3325	NB	DISMISSED	05.07.05
1 South Close	3330	UE	DISMISSED	20.07.05
1-4 Chandos Parade	3240	TW	ALLOWED	22.07.05
Kings Head Hotel, Harrow on the Hill	3270	TW	DISMISSED	26.07.05
R/O 123-135 Whitchurch Lane	3327	TW	DISMISSED	27.07.05
32-38 Greenford Road	3329	TEM	ALLOWED	20.07.05
32 Ashridge Gardens	3374	OH	INVALID	05.08.05
274-278 Northolt Road, South Harrow	3237	TEM	ALLOWED	10.08.05

45-51 Southfield Park, North Harrow	3248	TW	WITHDRAWN	10.08.05
50 Roxborough Park	3326	CM	DISMISSED	11.08.05
32 Ashridge Gardens	3374	OH	INVALID	05.08.05
Lnd Outside 72 Uxbridge Road, H/Weald	3336	CM	ALLOWED	30.08.05
2 Whitefriars Avenue, Wealdstone	3361	TEM	INVALID	01.09.05
Broomhill, Mount Park Road (enforcement)	3323	KB	ALLOWED	06.09.05
Junction Elms Rd and Uxbridge Rd	3346	CM	ALLOWED	13.09.05
Land o/s North Harrow Methodist Church	3347	CM	DISMISSED	13.09.05
Land o/s 2 Woodhall Avenue	3348	CM	DISMISSED	16.09.05
27 Tregenna Avenue	3301	PDB	P.ALLOWED	20.09.05

27-JUL-05

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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

ENFORCEMENT NOTICES AWAITING COMPLIANCE 6 July 2005

ADDRESS	ENF/LEGAL/PL. APP REF. NOS.	OFFICER	C'TTEE DATE	MEMO LEGAL	DATE SERVED	EFFECTIVE DATE	APEAL DATES	COMPLIANCE PERIOD	COMPLIANCE DATE	NOTES
permission										do works required, starting in Sept 2004. Site inspected in Sept 04, no works carried out. Borough Solicitor sent letter before action. Enf Officer to prepare prosecution statement.
93 STANMORE HILL STANMORE New Shop front	ENF/530/02/EAST	csw	Dec-02 14-JAN-04	13-Dec-02	19-Apr-04				12-DEC-04	Notice in draft. App now received to remedy. App refused, enforcement officer pursuing investigation. Borough Solicitor preparing notice. Report to Development Control Committee on 14 Jan 2004. Borough Solicitor preparing notice. Notice served. Site visited and notice appears not to have been complied with. Enf Officer wrote to owner. Enf Officer to draft prosecution statement.
8 KENTON ROAD HARROW Use of property as 5 self contained flats	ENF/326/02/EAST	GDM	15-Jan-03	21-Jan-03						To be the subject of a report to Committee. Reported to Development Control Committee on 5 November 2003, and subject to committee decision. Planning application submitted for change of use to 5 flats, P/719/04/DFU.
81 Roxeth Hill Harrow on the hill Erection of roof		AB / RD				14-Jan-05	Appeal submitted	3 Months	13-APR-05	AB / RD checking when roof was erected. Borough Solicitor preparing notice. Notice prepared. Appeal part allowed.
46a Harrow View Harrow COU flat to bedsites	ENF/314/03/P	GDM	14-JAN-04	25-May-04	2-Jul-04			6 Months	2-Jan-05	Notice served. Property is vacant, physical works offered to be done by end of March 2005, enf officer to inspect after that date. Property vacant, internal door locks removed, no further action required.
154 Eastcote Lane South Harrow Single storey rear extension and raised patio	ENF/317/03/P	NP	17-Mar-04	23-Mar-04	27-may-04	30-Jun-04		3 Months	01-Oct-04	S330 notice served. Notice served. Appeal received, appeal not valid. Section 78 appeal submitted, awaiting outcome. S78 appeal dismissed, owners asked to provide details of timescale for compliance with notice. Agent looking into how to alter development to comply with notice.
REGENT HOUSE, 21 CHURCH ROAD, STANMORE.	ENF/442/02/EAST	CJF AND	10-Jul-03	16-Jul-03	13-Jan-05	23-Feb-05		3 Months	24-May-05	Report to be placed before July DC Committee. S16 served.

ENFORCEMENT NOTICES AWAITING COMPLIANCE 6 July 2005

ADDRESS	ENF/LEGAL/PL. APP REF. NOS.	OFFICER	C'TTEE DATE	MEMO LEGAL	DATE SERVED	EFFECTIVE DATE	APPEAL DATES	COMPLIANCE PERIOD	COMPLIANCE DATE	NOTES
Four Air Con Units on a Listed Building		AB								Borough Solicitor drafting notice. Notice served. An incomplete application for the screening of the units was submitted in Nov 2004. The applicant is looking to provide further information to make this application valid. Appeal submitted.
Broomhill Mount Park Road Hoth	ENF/625/03/P	GDM	8-DEC-04		7-FEB-05	11-MAR-05		28 Days	09-APR-05	Notice served. Appeal submitted.
Compliance with condition 8 Portman Hall Old Redding Harrow	ENF/96/03/P	GDM	21-Apr-04	28-Apr-04	7-APR-05	8-MAY-05		3 Months	9-Aug-05	S330 notices served. Draft notice prepared. Opinion on draft enforcement notice being sought from Counsel. Notice served. Appeal submitted.
Erection of fence on roof										
Prosecutions for Unlawful advertisements										

ENFORCEMENT NOTICES AUTHORISED, AWAITING SERVICE

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

ENFORCEMENT NOTICES AWAITING COMPLIANCE 6 July 2005

ADDRESS	EN/LEGAL/PL. APP REF. NOS.	OFFICER	C'TEE DATE	MEMO LEGAL	DATE SERVED	EFFECTIVE DATE	APPEAL DATES	COMPLIANCE PERIOD	COMPLIANCE DATE	NOTES
BCN, Access to front										Planning Officer.
Harrow Hospital 88 Roxeth Hill Harrow		GDM	9-NOV-04							
Erection of sales building 35 Orchard Grove Edgware	ENF/483/04/P	RJP	17-May-05	7-June-05						
33 Orchard Grove Edgware	ENF/484/04/P	RJP	17-May-05	7-June-05						
61 Oxley Road Harrow	ENF/425/04/P	RJP	17-May-05	7-June-05						
613 Kenton Lane, Kenton	ENF/373/05/P ENF/402/05/P	RJP	6-June-05	30-June-05						
343 High Road, Harrow Weald	ENF/968/04/P	RJP	27-July-05		S330 notice served on 22- September -05					
22 Walton Road, Harrow	ENF/530/03/P	RJP	27-July-05	10-August- 05	S330 notice served on 22- September -05					
46 Repton Road, Kenton	ENF/565/04/P	RJP	27-July-05	10-August- 05	S330 notice served on 25-August- 05					
2 Weald Lane, Harrow Wealdstone	ENF/44/04/P	RJP	27-July-05	10-August- 05						
47 Turner Road, Edgware	ENF/383/03/P	RJP	7- September -05	16- September- 05						
1 and 1A Buckingham Road, Harrow	ENF/147/04/P	RJP	7 September -05	16- September- 05						
56 Lake View, Edgware	ENF/989/04/P	RJP	11- October- 05							
Copse Farm, 2 Brookshill Cottages, Dairy Cottages,	ENF/224/04/P	RJP	11- October-							

ENFORCEMENT NOTICES AWAITING COMPLIANCE 6 July 2005

ADDRESS	ENF/LEGAL/PL. APP REF. NOS.	OFFICER	C'TTEE DATE	MEMO LEGAL	DATE SERVED	EFFECTIVE DATE	APPEAL DATES	COMPLIANCE PERIOD	COMPLIANCE DATE	NOTES
Brookshill Drive, Harrow			05							

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Meeting:	Development Control Committee
Date:	11 October 2005
Subject:	Copse Farm, 2 Brookshill Cottages, Dairy Cottages, Brookshill Drive, Harrow
Responsible Officer:	Group Manager Planning and Development
Contact Officer:	Glen More
Portfolio Holder:	Planning, Development and Housing
Enclosures:	Site Plan
Key Decision:	No
Status	Part 1

Section 1: Summary

This report is in relation to the unauthorised erection of metal mesh fencing panels and stabilising mounts.

The metal mesh fencing panels are sited on land at Copse Farm, 2 Brookshill Cottages, and Dairy Cottage. Some are adjacent to Brookshill Drive, and others lying within Copse Farm. The metal mesh fencing panels and stabilising mounts, by reason of their size, siting and appearance, are considered to be inappropriate, obtrusive and give rise to the loss of outlook, views and openness, to the detriment of the visual amenity, appearance and character of the surrounding Green Belt. The site is situated within the Brookshill Drive and Grimsdyke Estate Conservation Area, and the Harrow Weald Ridge Area of Special Character. It is therefore recommended that an Enforcement Notice be served to secure their removal.

Decision Required

Recommended (for decision by the Development Control Committee)

The Director of Legal Services be authorised to:

- (a) Issue an Enforcement Notice pursuant to Section 172 of the Town and Country Planning Act 1990 requiring:
- (b) (i) Dismantle metal mesh fencing panels and stabilising mounts

- (ii) Permanently remove their constituent elements from the land.
- (c) [(b)] (i) and (ii) should be complied with within a period of one (1) month from the date on which the Notice takes effect.
- (d) Issue Notices under Section 330 of the Town and Country Planning Act 1990 (as amended) as necessary in relation to the above alleged breach of planning control.
- (e) Institute legal proceedings in event of failure to:
 - (i) supply the information required by the Director of Legal Services through the issue of Notices under Section 330 of the Town and Country Planning Act 1990;
 - and/or
 - (ii) comply with the Enforcement Notice

Reason for report

To ensure that the alleged breach of planning control is ceased in the interests of amenity.

Benefits

To enhance the environment of the Borough.

Cost of Proposals

None at this stage.

Risks

Any enforcement notice may be appealed to the Planning Inspectorate.

Implications if recommendations rejected

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

Section 2: Report

Brief History, Policy Context (Including Previous Decisions)

2.1 Planning permission reference P/791/04/CFU for the provision of 2.1 metre high hoardings with gates, was refused on 19th May 2004 for the following reasons:

The retention of the existing fencing, by reason of size, siting and appearance, would be inappropriate, obtrusive and give rise to a loss of outlook, to the detriment of the visual amenities, appearance and character of the Green Belt, Brookshill Drive Conservation Area, the Harrow Weald Ridge Area of Special Character, the setting of listed and locally listed buildings and neighbouring residential amenities.

Relevance to Corporate Priorities

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

Background Information and Options Considered

- 2.3 The metal mesh fencing panels and stabilising mounts have been placed in various sites around Copse Farm, Farm Cottage, Dairy Cottage and No.2 Bridle Cottage. The fencing is approximately 2 metres high and each panel is approximately 3.45 metres wide, with approximately 130 metres of fencing erected within the Conservation Area. The fencing spans entrances to Copse Farm and the riding stables.
- 2.4 The fencing is located within the Green Belt, Brookshill Drive and Grimsdyke Estate Conservation Area, and the Harrow Weald Ridge Area of Special Character.
- 2.5 The Brookshill Drive and Grimsdyke Estate Conservation Area is one of only three semi-agricultural conservation areas within the Borough. As such it is important that the rural character of the area is preserved and enhanced for the future as a record of the historical agricultural nature of outer London.
- 2.6 In relation to Policy D4, The Harrow Council Unitary Development Plan 2004 Policy D4 states:-
- “The Council will expect a high standard of design and layout in all development proposals. The following factors will be taken into account when considering planning applications for development:-
- a) Site and setting;
 - b) Content, scale and character;
 - c) Public realm;
 - d) Energy efficiency, renewable energy, sustainable design and construction;
 - e) Layout, access and movement;
 - f) Safety
 - g) Landscape and open space; and
 - h) Adequate refuse storage.”
- 2.7 These policies are reinforced in the more general Policy, SD1 *Quality of Design* of the Unitary Development Plan 2004.

- 2.8 Policy D13, states where it can be clearly demonstrated to the Council's satisfaction that a change of use of a statutorily listed building is required to preserve that building, and where alterations required for the new use do not diminish the architectural or historic value of the building or its setting, such a proposal may be considered to override other plan policies and building control standards in appropriate cases.
- 2.9 The type and location of the fencing is out of character with the surrounding area and detracts from the historic and architectural character, the special character and also has a detrimental impact on the views from the conservation area.
- 3.0 The area has a number of listed and locally listed buildings and the steel fencing affects the appearance and setting of the Grade II Listed 2, Bridle Cottage, and the locally listed Copse Farm, Farm Cottages and Dairy Cottage.
- 3.1 Policy D16, states the preservation of the character or appearance of conservation areas may be considered to override other plan policies and building control standards in appropriate cases.
- 3.2 Policy D17, states that the Council will seek article 4 direction where development or uses, allowed by permitted development, would adversely affect the character and setting of conservation areas or listed buildings.
- 3.3 Policy EP31, within the areas of special character...The Council will:
- a) Resist the loss of, or damage to, features which contribute to the area of special character
 - b) Preserve architectural and historic features which contribute to the area of special interest
 - c) Protect skylines and views from intrusive development; and
 - d) Ensure that redevelopment schemes preserve or improve the character and appearance of the area
- 3.4 Policy EP32, land in the green belt...will be kept primarily open in character and free from building development. The construction of new buildings for the following uses is acceptable in principle: -
- a) Agricultural, forestry, nature conservation and cemeteries;
 - b) Open-air recreational facilities which maintain the character and open nature of the green belt, have no significant adverse environmental effects, and do not damage sites of nature conservation importance;
 - c) Limited extension, alteration or replacement of existing dwellings (subject to policy EP34); and
 - d) Limited infilling or redevelopment of identified major developed sites (subject to policy EP35).
- 3.5 Policy EP33, Planning applications for development in the green belt will be assessed in relation to whether: -
- a) The proposal is appropriate to its green belt location;

- b) The proposal is well designed in relation to the size and shape of the site and in particular, whether sufficient space exists within the site and its surroundings;
 - c) The proposal retains the openness and character of the green belt;
 - d) Existing trees and natural features are retained, and a high standard of landscaping could be achieved;
 - e) Any proposed structure would conflict with the purposes and the proper functioning of the green belt;
 - f) Any aspect of the proposal would have an adverse visual impact on the skyline and adjacent areas; and
 - g) In the case of replacement dwellings there would be any material increase in site coverage, bulk and height of buildings.
- 3.6 The metal mesh fencing panels and stabilising mounts are not in accordance with a number of the Council's policies, specifically SD1, D4, D13, D16, D17, EP31, EP32 and EP33. It is considered that significant harm is caused by this development; therefore, it is recommended that a planning enforcement notice be issued.

The alleged breach of planning control

- 3.7 Without planning permission, the erection of metal mesh fencing panels and stabilising mounts.

Reasons for issuing the notice

- 3.8 It appears to the Council that the above breach of planning control occurred within the last 4 years.
- 3.9 The metal mesh fencing panels and stabilising mounts by reason of their size, siting and appearance, are inappropriate, obtrusive and give rise to the loss of outlook, views and openness, to the detriment of the visual amenities, appearance and character of the Green Belt, Brookshill Drive and Grimsdyke Estate Conservation Area, the Harrow Weald Ridge Area of Special Character, the setting of listed, and locally listed buildings and neighbouring residential amenities, contrary to Policies D1, D4, D13, D16, D17, EP31, EP32 and EP33 of the Harrow Council Unitary Development Plan 2004.
- 4.0 The council do not consider that planning permission should be granted because planning conditions would not overcome these problems.

Consultation with Ward Councillors

- 4.1 Copied for information

Financial Implications

- 4.2 There are no financial implications at this stage

Legal Implications

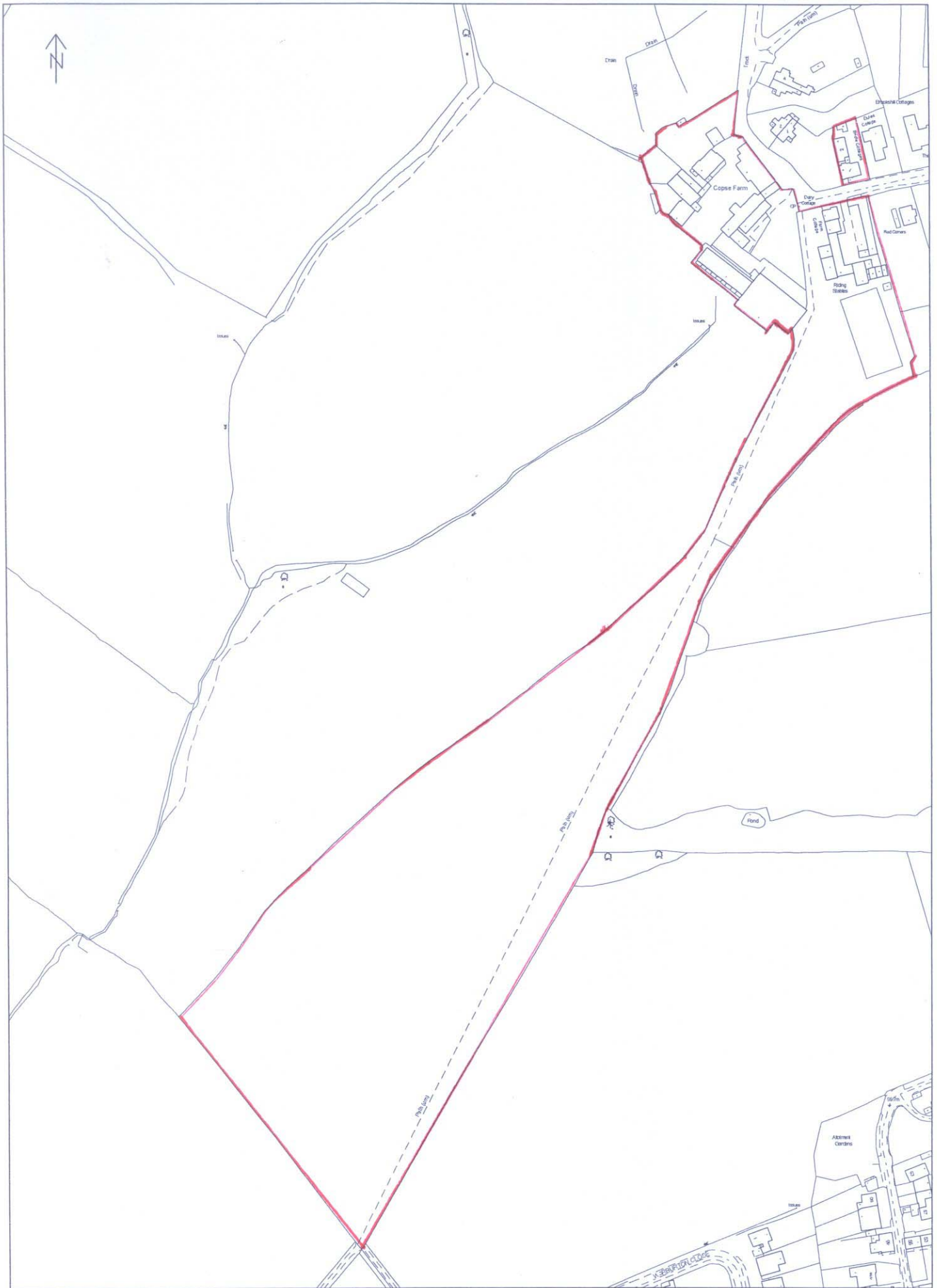
4.3 As contained in the report

Equalities Impact

4.4 None

Section 3: Supporting Information/ Background Documents

P/791/04/CFU Provision of 2.1 metre high hoardings with gates.



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Meeting:	Development Control Committee
Date:	11 October 2005
Subject:	56 Lake View, Edgware
Responsible Officer:	Group Manager Planning and Development
Contact Officer:	Glen More
Portfolio Holder:	Planning, Development and Housing
Enclosures:	Site Plan
Key Decision:	No
Status	Part 1

Section 1: Summary

This report relates to the unauthorised alteration of a two storey semi detached dwelling at 56 Lake View, Edgware, with the erection of a front porch and seeks authority to initiate enforcement action for its removal. The front extension as built, by reason of excessive bulk and prominent siting, and inappropriate design, is unduly obtrusive in the streetscene and detrimental to the visual and residential amenities of the occupiers of the adjacent properties and impacts on the character of the locality in this part of the Conservation Area. It is recommended that an enforcement notice be served.

Decision Required

Recommended (for decision by the Development Control Committee)

The Director of Legal Services be authorised to:

- (a) (i) Issue an Enforcement Notice pursuant to Section 172 of the Town and Country Planning Act 1990 requiring:
 - (b) (i) Demolish the front porch extension and canopy.
 - (ii) Permanently remove their constituent elements from the land.
- (c) [(b)] (i) and (ii) should be complied with within a period of three (3) months from the date on which the Notice takes effect.

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

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

a. supply the information required by the Director of Legal Services through the issue of Notices under Section 330 of the Town and Country Planning Act 1990;

and/or

b. comply with the Enforcement Notice

Reason for report

To ensure that the alleged breach of planning control is ceased in the interests of amenity.

Benefits

To enhance the environment of the Borough.

Cost of Proposals

None at this stage.

Risks

Any enforcement notice may be appealed to the Planning Inspectorate.

Implications if recommendations rejected

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

Section 2: Report

Brief History, Policy Context (Including Previous Decisions)

2.1 Planning permission P/355/05/DCO was refused on the 7 April 2005 for the retention of front porch with canopy for the following reasons:

The front porch extension, by reason of its size, siting and awkward design, are unduly bulky, overbearing and obtrusive, resulting in loss of space about the building to the detriment of the amenities of neighbouring occupiers and the character of the locality, contrary to policies SD1, D4, D5 and D15 of the Harrow Council Unitary Development Plan 2004 and Supplementary Planning Guidance "Extensions, A Householders Guide.

Relevance to Corporate Priorities

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

Background Information and Options Considered

- 2.3 The property is on the northern side of Lake View, Edgware. The property is located within the Canons Park Estate Conservation Area. The house is a large two storey semi-detached family dwellinghouse.

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

New Residential Development Should: -

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

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

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

- 2.6 Policy D5 of the Unitary Development Plan 2004 states:-

A) Provide amenity space which is sufficient:-

1. To protect the privacy and amenity of occupiers of surrounding buildings;
2. As a usable amenity area for the occupiers of the development; and
3. As a visual amenity

B) Maintain adequate separation between buildings and distance to site boundaries in order to protect the privacy and amenity of occupiers of existing and proposed new adjoining dwellings. Proposals should provide space around buildings to reflect the setting of neighbouring buildings; and

C) Ensure that the amenity and privacy of occupiers of existing and proposed dwellings is safeguarded.

- 2.7 Policy D15 Proposals for new development and for the alteration and extension of existing building in conservation areas should comply with the following criteria:-
- a) The position of the building on its site should properly relate to surrounding buildings and/pr spaces;
 - b) Materials and detailing should be appropriate to the area and in keeping with surrounding buildings;
 - c) The development should be in scale and harmony with surrounding buildings and the area;
 - d) The design should ensure that the proportions of the parts are in scale with each other and properly relate to adjoining buildings;
 - e) The development should not adversely affect the streetscape, roofscape, skyline and setting of the conservation area, or significant views in or out of the area; and
 - f) The development should not adversely affect open spaces or gaps in the townscape which contribute to the character or appearance of the conservation area.

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

A1 Front extensions have the greatest potential impact on the character and visual amenity of the street scene. They should reflect the pattern of development in the street scene.

- 2.9 The front porch has a width of 6.3 metres and a mid-point pitch height of 3.6 metres. The porch has a overall area of over 3 metres squared and therefore requires planning permission.
- 3.0 The front porch, due to its size, is visually prominent as it extends across the full width of the front of the dwelling and it is detrimental to visual amenity and detracts from the street scene.

The alleged breach of planning control

- 3.1 Without planning permission, the erection of a front porch.

Reasons for issuing the notice

- 3.2 It appears to the Council that the above breach of planning control occurred within the last 4 years.
- 3.3 The front porch extension, by reason of its size, siting and awkward design, is unduly bulky, overbearing and obtrusive, resulting in loss of space about the building to the detriment of the amenities of neighbouring occupiers and the character of the locality, contrary to policies SD1, D4, D5 and D15 of the Harrow Council Unitary Development Plan 2004 and Supplementary Planning Guidance "Extensions, A Householders Guide".
- 3.4 The Council do not consider that planning permission should be granted because planning conditions could not overcome these problems

Consultation with Ward Councillors

3.5 Copied for information

Financial Implications

3.6 There are no financial implications at this stage

Legal Implications

3.7 As contained in the report

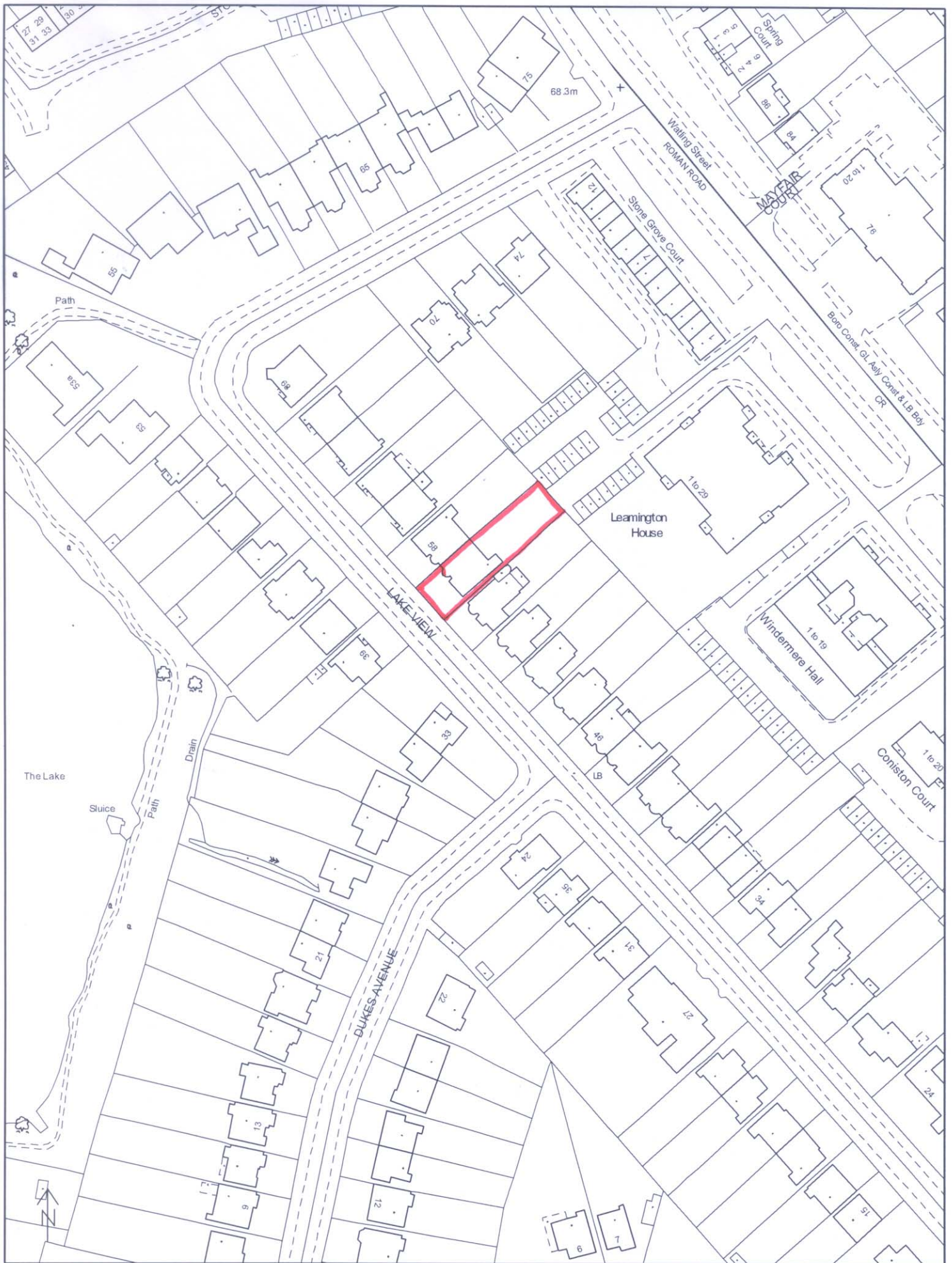
Equalities Impact

3.8 None

Section 3: Supporting Information/ Background Documents

P/355/05/DFU Retention of front porch with canopy

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