



**DEVELOPMENT CONTROL
COMMITTEE
TUESDAY 11 APRIL 2006
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 APRIL 2006

AGENDA - PART I

Enc.

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) the meeting notes at the start of the meeting at the item 'Reserves' that the Reserve Member is or will be attending as a reserve;
- (iv) if a Reserve Member whose intention to attend has been noted arrives after the commencement of the meeting, then that Reserve Member can only act as a Member from the start of the next item of business on the agenda after his/her arrival.

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:

- (a) all Members of the Committee, Sub Committee, Panel or Forum;
- (b) all other Members present in any part of the room or chamber.

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 - 24)

That it be agreed that, having been circulated, the Chair be given authority to sign the minutes of the meeting held on 15 March 2006 as a correct record once they have been printed in the Council Bound Minute Volume.

6. **Public Questions:**
To receive questions (if any) from local residents/organisations under the provisions of Committee Procedure Rule 18 (Part 4B of the Constitution).
7. **Petitions:**
To receive petitions (if any) submitted by members of the public/Councillors.
8. **Deputations:**
To receive deputations (if any) under the provisions of Committee Procedure Rule 16 (Part 4B) of the Constitution.
9. **References from Council and other Committees/Panels:**
To receive references from Council and any other Committees or Panels (if any).
10. **Representations on Planning Applications:**
To confirm whether representations are to be received, under Committee Procedure Rule 17 (Part 4B of the Constitution), from objectors and applicants regarding planning applications on the agenda.
11. **Planning Applications Received:**
Report of the Group Manager (Planning and Development) - circulated separately.

- Enc. 12. **Planning Appeals Update:** (Pages 25 - 30)
Report of the Group Manager (Planning and Development).

FOR INFORMATION

- Enc. 13. **Enforcement Notices Awaiting Compliance:** (Pages 31 - 38)

FOR INFORMATION

- Enc. 14. **1 Wynlie Gardens, Pinner:** (Pages 39 - 62)
Report of the Group Manager (Planning and Development).
- Enc. 15. **7 Sancroft Road, Harrow:** (Pages 63 - 80)
Report of the Group Manager (Planning and Development).

16. **Any Other Urgent Business:**
Which cannot otherwise be dealt with.

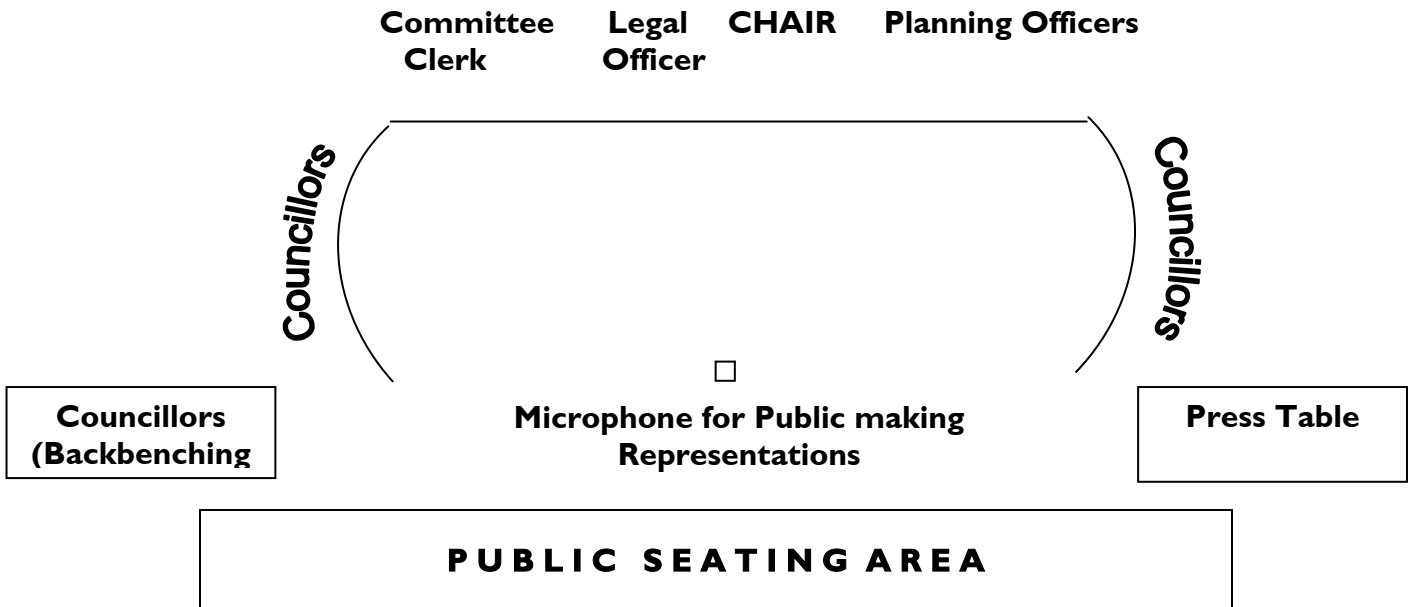
AGENDA - PART II (PRESS AND PUBLIC EXCLUDED)

- Enc. 17. **East End Farm Barns:** (Pages 81 - 88)
Report of the Group Manager (Planning and Development).

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

Committee Room Layout



Order of Committee Business

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

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

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

Rights of Objectors/Applicants to Speak at Development Control Committees

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

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

Planning Services advises neighbouring residents and applicants of this procedure.

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

Addendum Sheet

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

Decisions taken by the Development Control Committee

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

Refuse permission:

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

Grant permission as recommended:

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

Minded to grant permission contrary to officer's recommendation:

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

Defer for a site visit:

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

Defer for further information/to seek amendments:

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

Grant permission subject to a legal agreement:

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

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

REPORT OF DEVELOPMENT CONTROL COMMITTEE

MEETING HELD ON 15 MARCH 2006

Chair: * Councillor Anne Whitehead

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

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

[Note: Councillors Dharmarajah, Mrs Kinnear and Silver also attended this meeting to speak on the items indicated at Minute 1112 below].

PART I - RECOMMENDATIONS - NIL

PART II - MINUTES

1111. **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 Thornton	Councillor Branch

1112. **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 Dharmarajah	Planning Application 2/17
Councillor Mrs Kinnear	Planning Application 2/19 and 3/04
Councillor Silver	Main Agenda Item 15

[Note: Subsequently, planning application 1/03 was deferred for consideration by the Committee at its next meeting].

(See also Minute 1113)

1113. **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 1/03 – Edgware Football Club, Burnt Oak Broadway, Edgware
Councillor Bluston declared a personal interest in the above application arising from the fact that he had watched and played football at the Club. Accordingly, he would remain in the room and take part in the discussion and decision-making on this item.
- (ii) Planning Application 1/03 – Edgware Football Club, Burnt Oak Broadway, Edgware
Councillor Miles declared a personal interest in the above application arising from the fact that he had watched football at the Club. Accordingly, he would remain in the room and take part in the discussion and decision-making on this item.

- (iii) Planning Application 1/05 – Trinity Church Harrow, 89 Hindes Road, Harrow
Councillor Bluston declared a personal interest in the above application arising from the fact that he was associated with the YMCA who managed the Welldon Centre. Accordingly, he would remain in the room and take part in the discussion and decision-making on this item.
- (iv) Planning Application 1/05 – Trinity Church Harrow, 89 Hindes Road, Harrow
Councillor Choudhury declared a personal interest in the above application arising from the fact that he belonged to an organisation which used the Welldon Centre. Accordingly, he would remain in the room and take part in the discussion and decision-making on this item.
- (v) Planning Application 1/06 – The Flying Eagle Public House, Edgware
Councillor Mrs Bath declared a prejudicial interest in the above application arising from the fact that she had been a member of the Licensing Panel that had determined the licensing application for the premises. Accordingly, she would leave the room and take no part in the discussion or decision-making on this item.
- (vi) Planning Application 1/06 – The Flying Eagle Public House, Edgware
Councillor Branch declared a prejudicial interest in the above application arising from the fact that he had been a member of the Licensing Panel that had determined the licensing application for the premises. Accordingly, he would leave the room and take no part in the discussion or decision-making on this item.
- (vii) Planning Application 1/07 – 91, 93 and 95 West End Lane, Pinner
Councillor Marilyn Ashton declared that all Conservative Members of the Committee had a personal interest in the above application arising from the fact that a Member of the Conservative Group lived nearby. Accordingly, all Conservative Members of the Committee would remain in the room and take part in the discussion and decision-making on this item.
- (viii) Planning Application 2/05 – 21-40 Canons Park Close, Donnefield Avenue, Edgware
During discussion on the above item, Councillor Marilyn Ashton, who had not declared an interest in the item at the start of the meeting, declared a personal interest arising from the fact that she was a non-executive member of the Canons Park Residents' Association. Accordingly, she would remain in the room and take part in the discussion and decision-making on this item.
- (ix) Planning Application 2/05 – 21-40 Canons Park Close, Donnefield Avenue, Edgware
During discussion on the above item, Councillor Mrs Bath, who had not declared an interest in the item at the start of the meeting, declared a personal interest arising from the fact that she was a non-executive member of the Canons Park Residents' Association. Accordingly, she would remain in the room and take part in the discussion and decision-making on this item.
- (x) Planning Application 2/05 – 21-40 Canons Park Close, Donnefield Avenue, Edgware
During discussion on the above item, Councillor Janet Cowan, who had not declared an interest in the item at the start of the meeting, declared a personal interest arising from the fact that she was a non-executive member of the Canons Park Residents' Association. Accordingly, she would remain in the room and take part in the discussion and decision-making on this item.
- (xi) Planning Application 2/06 – Village Inn, 402-408 Rayners Lane, Pinner
Councillor Branch declared a prejudicial interest in the above application arising from the fact that he had been a member of the Licensing Panel that had determined the licensing application for the premises. Accordingly, he would leave the room and take no part in the discussion or decision-making on this item.
- (xii) Planning Application 2/06 – Village Inn, 402-408 Rayners Lane, Pinner
Councillor Choudhury declared a prejudicial interest in the above application arising from the fact that he had been a member of the Licensing Panel that had determined the licensing application for the premises. Accordingly, he would leave the room and take no part in the discussion or decision-making on this item.

- (xiii) Planning Application 2/08 – Grims Dyke Hotel – Stable Block, 59 Old Redding, Harrow Weald
Councillor Marilyn Ashton declared a personal interest in the above application arising from the fact that she was a Local Authority appointee to the Harrow Weald Common Board of Conservators and her son would be getting married at the venue. Accordingly, she would remain in the room and take part in the discussion and decision-making on this item.
- (xiv) Planning Application 2/08 – Grims Dyke Hotel – Stable Block, 59 Old Redding, Harrow Weald
During discussion on the above item, Councillor Anne Whitehead, who had not declared an interest in the item at the start of the meeting, declared a personal interest. Accordingly, she would remain in the room and take part in the discussion and decision-making on this item.
- (xv) Planning Application 2/15 – 102 High Street, Harrow on the Hill
Councillor Marilyn Ashton declared that all Conservative Members of the Committee had a prejudicial interest in the above application. Accordingly, all Conservative Members of the Committee would leave the room and take no part in the discussion or decision-making on this item.
- (xvi) Planning Application 2/15 – 102 High Street, Harrow on the Hill
Noting that Conservative Members of the Committee had declared a prejudicial interest in the above application, Councillor Mrs Kinneer, who was not a Member of the Committee, but was a Member of the Conservative Group, wished it to be noted that she did not consider that she had a personal or prejudicial interest in the above application.
- (xvii) Planning Application 2/21 and 2/22 – East End Farm, Moss Lane, Pinner
Councillor Bluston declared a prejudicial interest in the above related applications. Accordingly, he would leave the room and take no part in the discussion or decision-making on these items.
- (xviii) Planning Application 3/02 – Golden Sip, 496-500 Northolt Road, South Harrow
Councillor Branch declared a prejudicial interest in the above application arising from the fact that he had been a Member of the Licensing Panel that had determined the licensing application for the premises. Accordingly, he would leave the room and take no part in the discussion or decision-making on this item.
- (xix) Planning Application 3/02 – Golden Sip, 496-500 Northolt Road, South Harrow
Councillor Choudhury declared a prejudicial interest in the above application arising from the fact that he had been a member of the Licensing Panel that had determined the licensing application for the premises. Accordingly, he would leave the room and take no part in the discussion or decision-making on this item.
- (xx) Planning Application 3/02 – Golden Sip, 496-500 Northolt Road, South Harrow
Councillor Janet Cowan declared a prejudicial interest in the above application arising from the fact that she had been a member of the Licensing Panel that had determined the licensing application for the premises. Accordingly, she would leave the room and take no part in the discussion or decision-making on this item.
- (xxi) Planning Application 3/03 – 203 Marsh Road, Pinner
Councillor Choudhury declared a prejudicial interest in the above application arising from the fact that he had been a member of the Licensing Panel that had determined the licensing application for the premises. Accordingly, he would leave the room and take no part in the discussion or decision-making on this item.
- (xxii) Planning Application 3/03 – 203 Marsh Road, Pinner
Councillor Janet Cowan declared a prejudicial interest in the above application arising from the fact that she had been a member of the Licensing Panel that had determined the licensing application for the premises. Accordingly, she would leave the room and take no part in the discussion or decision-making on this item.
- (xxiii) Planning Application 3/03 – 203 Marsh Road, Pinner
Councillor Idaikkadar declared a prejudicial interest in the above application arising from the fact that he had been a member of the Licensing Panel that

had determined the licensing application for the premises. Accordingly, he would leave the room and take no part in the discussion or decision-making on this item.

- (xxiv) Planning Application 3/04 - Broomhill, Mount Park Road, Harrow on the Hill
Councillor Bluston declared that all Labour Members of the Committee had a prejudicial interest in the above application. Accordingly, all Labour Members of the Committee would leave the room and take no part in the discussion or decision-making on this item.

(See also Minute 1112)

1114. **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>
Addendum	This contained information relating to various items on the agenda and was based on information received after the agenda's dispatch. It was admitted to the agenda in order to enable Members to consider all information relevant to the items before them for decision.

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

1115. **Minutes:**

RESOLVED: That the Chair be given authority to sign the minutes of the meeting held on 8 February 2006, those minutes having been circulated, as a correct record, once printed in the Council Bound Volume, subject to the following amendments:

- i) Minute 1091 – Declarations of Interest
(xi) Planning Applications 3/03 – 140 Wemborough Road, Harrow
After "development" add: ", whom he knew,".

1116. **Public Questions:**

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

1117. **Petitions:**

RESOLVED: To note that no petitions were received at the meeting under the provisions of Committee Procedure Rule 17.

1118. **Deputations:**

Having been informed that two requests had been received for deputations in relation to a subject that the Panel had received a deputation on at its meeting on 8 February 2006, the Panel

RESOLVED: In accordance with Committee Procedure Rule 26.1, to suspend Committee Procedure Rule 16 (Part 4B of the Constitution) in order to receive deputations from Mr Mellard, representing residents of Northumberland Road, and Mr Kazaz, the owner of 31 Northumberland Road, in relation to agenda item 15 – 31 Northumberland Road, North Harrow.

1119. **References from Council and other Committees/Panels:**

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

1120. **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 1/03, 2/03, 2/05, 2/14, 2/19, 2/21 and 2/22 on the list of planning applications.

1121. **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.

1122. **Planning Appeals Update:**

RESOLVED: To note the report.

1123. **Enforcement Notices Awaiting Compliance:**

RESOLVED: To note the report.

1124. **Cloisters Wood, Wood Lane, Stanmore:**

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

RESOLVED: That the Travel Plan be approved.

1125. **31 Northumberland Road, North Harrow:**

The Committee received a report of the Group Manager (Planning and Development) in this regard and heard deputations from residents of Northumberland Road and the owner of the property.

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) the demolition of the single and two storey rear extensions;
- (ii) the demolition of the single storey front extension;
- (iii) the permanent removal from the land of the materials arising from compliance with the first (i) and second (ii) requirements above.

(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 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.

[Notes: (1) During discussion on the above item, it was proposed and seconded that the recommendation of the Group Manager (Planning and Development) be amended to authorise the issue of an Enforcement Notice requiring, in addition, the yellow brickwork to be changed to a more suitable shade or rendered, and the eaves to be recessed;

(2) upon being put to a vote, the amendment was not carried;

(3) the motion to support the recommendation of the Group Manager (Planning and Development) was carried unanimously].

(See also Minute 1112 and 1118)

1126. **190 Whittington Way, Pinner:**

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

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) the demolition of the unauthorised single storey rear extension;
- (ii) the permanent removal of the materials arising from compliance with the first requirement (i) above 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 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.

1127. **127A and 127B Ruskin Gardens, Kenton, Harrow:**

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

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) the cessation of the use of the land as a builders yard and for the business of the storage of commercial vehicles;
- (ii) the permanent removal of all bricks, scaffolding, ladders, steel mesh, tarpaulins, wood/timber, piping, steel, metal, framing, metal and plastic drums/containers, metal storage container, and plastic materials drums/containers, metal storage container, chipboard, plaster, steel, metal, plastic materials and all material and equipment related to the use of the land as a builders yard from the land;
- (iii) permanent removal of the commercial vehicles from the land;
- (iv) reduction of the height of the fence at the front of the land, adjacent the highway, to a height not exceeding one metre above ground level;
- (v) the permanent removal of the materials arising from compliance with the fourth (iv) requirement above from the land.

(i), (ii), (iii), (iv) and (v) 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 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.

1128. **462 Honeypot Lane, Stanmore:**

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

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) the demolition of the single storey rear extension;
- (ii) the permanent removal of the materials arising from compliance with the first requirement (i) above 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 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.

1129. **Service road to the rear of 62-72 Orchard Grove, Kenton:**

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

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) the cessation of the use of the service land at the rear of 62-72 Orchard Grove, Kenton as a builders yard;
- (ii) the permanent removal from the land of all materials related to the use of the land as a builders yard including all wood, barrels, petrols cans, piping, wheelbarrows, cones, concrete, buckets, fencing, scaffolding, steel and sand;
- (iii) the permanent demolition of the CCTV camera and pole;
- (iv) the permanent removal of the materials arising from compliance with the third requirement (iii) above 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 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.

1130. **Land at rear of 540 Uxbridge Road, Hatch End:**

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

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) the removal of the portacabin;
- (ii) the removal of the hard surfacing and lay land to turf;
- (iii) the demolition of the fence;
- (iv) the permanent removal of the materials arising from compliance with the requirements (i), (ii) and (iii) above from the land.

(i) and (ii) should be complied with within a period of one (1) month 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 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.

1131. **Any Other Urgent Business:**

Member Site Visits

RESOLVED: That the following site visits be held on Saturday 1 April 2006:

9.45 am - 6 Georgian Way, Harrow (Planning Application 2/19)

10.30 am - Edgware Football Club, Burnt Oak Broadway, Edgware
(Planning Application 1/03)

Vote of Thanks

Noting that this would be her last meeting, the Chair expressed her thanks to all Members and officers who had been involved with the Committee during the past eight years. The Vice-Chair thanked the Chair for all her hard work.

1132. **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 12.00 midnight;

(3) at 12.00 midnight to continue until 12.30 am;

(4) at 12.30 am to continue until 1.00 am;

(5) at 1.00 am to continue until 1.30 am;

(6) at 1.30 am to continue until 1.45 am;

(7) at 1.45 am to continue until 1.50 am.

(Note: The meeting, having commenced at 7.30 pm, closed at 1.48 am).

(Signed) COUNCILLOR ANNE WHITEHEAD
Chair

SECTION 1 – MAJOR APPLICATIONS

LIST NO:	1/01	APPLICATION NO:	P3118/05/CFU
LOCATION:	375–379 Uxbridge Road, Hatch End		
APPLICANT:	Troy Homes Ltd		
PROPOSAL:	4 Storey Building Retail on Ground Floor, 12 Flats above/7 Houses in 3 Storey Terrace/4 Flats in 2-Storey Building, Access/Parking.		
DECISION:	GRANTED permission in accordance with the development described in the application and submitted plans, subject to the conditions and informatives reported, as amended on the Addendum.		

[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 location of block C has been constructed a significant distance nearer to the boundary of the neighbouring properties in Cornwall Road abutting the site, to the detriment of the residential amenity and visual amenity of the residents thereof and giving rise to increased disturbance to the neighbouring rear gardens and properties.

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

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

(4) 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].

LIST NO:	1/02	APPLICATION NO:	P41/06/CFU/DT2
LOCATION:	Raebarn House, 86-100 Northolt Road, South Harrow		
APPLICANT:	Bennett Urban Planning for St James Group Ltd		
PROPOSAL:	Redevelopment to Provide Part Four – to Part Eight-Storey Building to Comprise 150 Flats, 1740 Sq M of Commercial Floor Space, Access and Parking.		
DECISION:	REFUSED permission for the development described in the application and submitted plans, for the following reasons:		
	(i) The proposal represents an overdevelopment of the site by reason of excessive density to the detriment of the amenities of the future occupiers of the properties and the infrastructure and amenities of the roads and properties in the surrounding area.		
	(ii) The parking provision is inadequate, affording less than half a space per dwelling, to the detriment of the residential amenities of the properties in the surrounding area, resulting in overspill parking in the roads within walking distance of the site.		
	(iii) The proposal offers no amenity space, to the detriment of the residential amenities of the future occupiers of the residential properties.		
	(iv) The poor design and appearance of the proposal will be visually obtrusive in the street scene by reason of the mass, bulk and scale of the development when viewed from Northolt Road and surrounding roads.		
	(v) The proposal does not sufficiently take into account the character and landscape of the locality and does not achieve a satisfactory relationship with the adjoining buildings and spaces, giving rise to a loss of residential amenity to the occupiers in Osmond Close.		

[Notes: (1) Councillors Marilyn Ashton, Mrs Bath, Billson, Branch, Janet Cowan and Mrs Joyce Nickolay wished to be recorded as having voted for the decision to refuse the application;

(2) Councillors Choudhury, Idaikkadar and Anne Whitehead wished to be recorded as having voted against the decision to refuse the application;

(3) Councillors Bluston and Miles wished to be recorded as having abstained from voting;

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

LIST NO:	1/03	APPLICATION NO:	P2911/05/CDP/DT2
LOCATION:	Edgware Football Club, Burnt Oak Broadway, Edgware		
APPLICANT:	Cornerstone Architects Ltd for Edgware Developments Ltd		
PROPOSAL:	Outline: Redevelopment to Provide 164 Flats and 11 Houses in 9 Blocks, Access Roads, Parking and Open Space		
DECISION:	DEFERRED for Member site visit. (See also Minute 1113, 1120 and 1131)		

LIST NO:	1/04	APPLICATION NO:	P2714/05/CDP
LOCATION:	Corner of Scott Crescent and Drinkwater Road, Rayners Lane Estate		
APPLICANT:	Mepk Architects for Warden Housing		
PROPOSAL:	Details of Siting, Design, Appearance, Access and Landscaping for 4 Storey Block of 16 Flats.		
DECISION:	APPROVED the particular details in accordance with the development described in the application and submitted plans, as amended on the Addendum, subject to the conditions and informatives reported.		

LIST NO:	1/05	APPLICATION NO:	P/2543/05/CFU
LOCATION:	Trinity Church Harrow, 89 Hindes Road, Harrow		
APPLICANT:	JBKS Architects for Trinity Church Harrow		
PROPOSAL:	Redevelopment of Church Hall to Provide New Church Hall and Ancillary Facilities		
DECISION:	GRANTED permission in accordance with the development described in the application and submitted plans, as amended on the Addendum, subject to the conditions and informatives reported. (See also Minute 1113)		

LIST NO:	1/06	APPLICATION NO:	P/3196/05/COU
LOCATION:	The Flying Eagle Public House, Edgware		
APPLICANT:	DWA Architects Ltd for Lukka Care Homes Ltd		
PROPOSAL:	Redevelopment: Part 2/Part 3 Storey Residential Care Home with 75 Bedspaces, Parking and Service Area.		
DECISION:	REFUSED permission for the development described in the application and submitted plans, for the reasons and informative reported. (See also Minute 1113)		

LIST NO: 1/07 **APPLICATION NO:** P/3146/05/CFU
LOCATION: 91, 93 & 95 West End Lane, Pinner
APPLICANT: Howard, Fairbairn & Partners for Eaton Residential Developments
PROPOSAL: Redevelopment: Detached 2/3 Storey Building to Provide 14 Flats with Basement Parking.
DECISION: DEFERRED at officer's request for further consideration of impact on setting of nearby Listed Buildings.
(See also Minute 1113)

LIST NO: 1/08 **APPLICATION NO:** P/2672/05/COU
LOCATION: Cavendish House (Argonaut House), 369-389 Burnt Oak Broadway, Edgware
APPLICANT: Dalton Warner David for Homeguard Properties Ltd
PROPOSAL: Outline: Erection of Two Storey Office Block (Outline Application, Siting and Access to be Determined)
DECISION: GRANTED permission in accordance with the development described in the application and submitted plans, as amended on the Addendum, subject to the conditions and informatives reported.

LIST NO: 1/09 **APPLICATION NO:** P/2972/05/CFU/RP1
LOCATION: 168-172 Honeypot Lane, Stanmore
APPLICANT: Indigo Planning for UK & European Investments Ltd
PROPOSAL: Redevelopment to Provide Detached Building for Use as a Builders Merchants, Access, Parking and Service Areas
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/2677/05/CFU
LOCATION: The Lodge, Canons Park, 101 Donnefield Avenue, Edgware
APPLICANT: Bennett Urban Planning for Metropolitan Police Harrow
PROPOSAL: Change of Use from Residential (C3) to Police Office (B1) and Alterations Including Replacement Windows and Air Conditioning Units
DECISION: GRANTED permission in accordance with the development described in the application and submitted plans, subject to the conditions and informatives reported.

LIST NO: 2/02 **APPLICATION NO:** P/2477/05/CFU
LOCATION: Cornerways, 13 South View Road, Pinner
APPLICANT: Orchard Associates for Mr & Mrs Watkinson
PROPOSAL: Detached Garage
DECISION: GRANTED permission in accordance with the development described in the application and submitted plans, subject to the conditions and informatives reported.

LIST NO: 2/03 **APPLICATION NO:** P/2337/05/CFU

LOCATION: Site Adjoining 3 West Drive Gardens, Harrow

APPLICANT: Fidler Associates for Mr N Nagle

PROPOSAL: Two Storey Detached House (Revised)

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

(i) The design and appearance of the proposal will be detrimental to the visual and residential amenities of the neighbouring properties by reason of the scale and siting of the proposed house.

[Notes: (1) Prior to discussing the above application, the Committee received representations from an objector, which were noted;

(2) there was no indication that a representative of the applicant was present and wished to respond;

(3) the decision to refuse the application was unanimous;

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

(See also Minute 1120)

LIST NO: 2/04 **APPLICATION NO:** P/2149/05/CFU

LOCATION: South Wind, 1 South View Road, Pinner

APPLICANT: Mr M S Kalsi for Dr S Patel

PROPOSAL: Part Single/Part 2 Storey Side and Rear Extension, Creation of Part Basement

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

LIST NO: 2/05 **APPLICATION NO:** P/2545/05/CFU

LOCATION: 21-40 Canons Park Close, Donnefield Avenue, Edgware

APPLICANT: David Kann Associates for Ember Homes Ltd

PROPOSAL: Additional Floor on Building to Provide 8 Flats, One Detached House, Frontage Parking and Removal of Garage and Alterations

DECISION: (1) REFUSED permission for the development described in the application and submitted plans, as amended on the Addendum, for the following reason:

(i) Car parking cannot be satisfactorily provided within the curtilage of the site to meet the Council's requirement for the development, and the likely increase in parking on the neighbouring highway(s) would be detrimental to the free flow and safety of traffic on the neighbouring highways(s) and the amenity of neighbouring residents.

(2) RESOLVED that a reference be made to the Traffic and Road Safety Advisory Panel requesting an investigation into traffic problems in this area.

[Notes: (1) Prior to discussing the above application, the Committee received representations from an objector, and the applicant's representative, which were noted;

(2) during the discussion on the above item, it was moved and seconded that the application be refused for the following reasons:

- (i) Car parking cannot be satisfactorily provided within the curtilage of the site to meet the Council's requirement for the development, and the likely increase in parking on the neighbouring highway(s) would be detrimental to the free flow and safety of traffic on the neighbouring highways(s) and the amenity of neighbouring residents.
- (ii) The proposal would be an overdevelopment of the site by reason of a disproportionate relationship between buildings and spaces that would have an unacceptable effect on the symmetry of the two buildings forming Canons Park Close and would be detrimental to the appearance and character of the area.
- (iii) The proposed development by reason of unsatisfactory design and excessive scale would detract from the character and appearance of the adjacent Canons Park Estate Conservation Area.

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

(3) subsequently, it was moved and seconded that the application be refused for the one reason stated in (i) above; upon being put to a vote this was carried;

(4) Councillors Marilyn Ashton, Mrs Bath, Billson, Bluston, Branch Choudhury, Janet Cowan, Idaikkadar, Miles, Mrs Joyce Nickolay and Anne Whitehead wished to be recorded as having voted to refuse the application;

(5) the Committee wished it to be recorded that the decision to refuse the application was unanimous;

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

(See also Minute 1113 and 1120)

LIST NO: 2/06 **APPLICATION NO:** P/2580/05/CVA
LOCATION: Village Inn, 402-408 Rayners Lane, Pinner
APPLICANT: Hepher Dixon Ltd for J D Wetherspoon PLC
PROPOSAL: Variation of Condition 6 of Permission LBH/45486 to Allow Opening Sun-Thurs 09.00 – 00.30, Fri & Sat 09.00-01.00, and Extended Opening on Special Days.
DECISION: GRANTED variation in accordance with the development described in the application and submitted plans, subject to the condition and informative reported.

(See also Minute 1113)

LIST NO: 2/07 **APPLICATION NO:** P2626/05/DFU
LOCATION: 33 Rutland Road, Harrow
APPLICANT: ARH Associates – S Finley for Lenad Investments Ltd
PROPOSAL: Alterations and Conversion to Two Self-Contained Flats
DECISION: REFUSED permission for the development described in the application and submitted plans, for the following reason:

- (i) The proposal offers no off street parking provision which will give rise to overspill parking to the detriment of the residential amenities of the neighbouring properties.

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

- (i) The proposal offers no off street parking provision which will give rise to overspill parking to the detriment of the residential amenities of the neighbouring properties.
- (ii) The proposal represents an over intensive use of the property to the detriment of the amenities of the neighbouring residents by reason of the activity and disturbance associated with a conversion of a single family dwelling into two separate units.
- (iii) There are no detailed drawings or plans demonstrating how the four wheelie bins and green boxes are to be stored, creating uncertainty as to how refuse storage will be accommodated on a small forecourt area in conjunction with the appropriate landscaping that would be required.
- (iv) There are no detailed drawings setting out how disabled access to the property would be provided, contrary to policy H18 of the HUDP and the final draft Accessible Homes SPD.

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

(3) subsequently, it was moved and seconded that the application be refused for the one reason stated in (i) above; upon being put to a vote this was carried;

(4) Councillors Marilyn Ashton, Mrs Bath, Billson, Bluston, Branch Choudhury, Janet Cowan, Idaikkadar, Miles, Mrs Joyce Nickolay and Anne Whitehead wished to be recorded as having voted to refuse the application;

(5) the Committee wished it to be recorded that the decision to refuse the application was unanimous;

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

LIST NO:	2/08	APPLICATION NO:	P/2407/05/CLB
LOCATION:	Grims Dyke Hotel – Stable Bock, 59 Old Redding, Harrow Weald		
APPLICANT:	Farrell & Co for Grims Dyke Hotel		
PROPOSAL:	Listed Building Consent: Retention of Two Rooflights on South West Elevation		
DECISION:	GRANTED Listed Building consent in accordance with the works described in the application and submitted plans, as amended on the Addendum, subject to the informative reported.		
	(See also Minute 1113)		

LIST NO:	2/09	APPLICATION NO:	P/3072/05/CFU
LOCATION:	Pinnerwood Lodge, 5 Woodhall Road, Pinner		
APPLICANT:	Mr Manmohan N Nandhra for Mr & Mrs M Arpino		
PROPOSAL:	Single Storey Side Extension		
DECISION:	GRANTED permission in accordance with the development described in the application and submitted plans, subject to the conditions and informative reported.		

LIST NO: 2/10 **APPLICATION NO:** P/2540/05/DFU
LOCATION: 23 Nolton Place, Edgware
APPLICANT: Mr V Sarkari
PROPOSAL: 2 Storey Side to Rear, Single Storey Front and 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: 2/11 **APPLICATION NO:** P/2709/05/DFU
LOCATION: 22 Greenhill Road, Harrow
APPLICANT: David R Yeaman & Associates for Mr S Watson
PROPOSAL: Rear Dormer, Alterations and Conversion of Dwellinghouse to Three Self-Contained Flats (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.

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

- (i) The proposal represents an over intensification of the property to the detriment of the amenities of the neighbouring residents by reason of the activity and disturbance associated with a conversion of a single family dwelling into three separate units.
- (ii) There is no amenity space provided for the first and second floor flats to the detriment of the future occupiers of the properties.
- (iii) There are no detailed drawings or plans setting out how disabled access to the property would be provided, contrary to policy H18 of the HUDP and the final draft Accessible Homes SPD.

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

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

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

LIST NO: 2/12 **APPLICATION NO:** P/2689/05/DFU
LOCATION: Park View, 14 Mount Park Road, Harrow
APPLICANT: Paul Archer Design for Bobby Anand
PROPOSAL: Front and Rear Dormers: Alterations to Side and Rear Elevations
DECISION: DEFERRED for further consideration of impact on Conservation Area.

LIST NO: 2/13 **APPLICATION NO:** P/2942/05/DFU
LOCATION: 30 Whitehall Road, Harrow
APPLICANT: Serg Saddal for Kathie Parkinson
PROPOSAL: Single Storey Rear Extension; Rear Dormer
DECISION: GRANTED permission in accordance with the development described in the application and submitted plans, subject to the conditions and informatives reported, as amended on the Addendum.

LIST NO: 2/14 **APPLICATION NO:** P/2712/05/DFU
LOCATION: 4 Aylwards Rise, Stanmore
APPLICANT: Mario L Maestranzi for Mr & Mrs Shah
PROPOSAL: Replacement Two Storey Detached House with Detached Garage
DECISION: GRANTED permission in accordance with the development described in the application and submitted plans, subject to the conditions and informatives reported.

[Notes: (1) Prior to discussing the above application, the Committee received representations from an objector, and the applicant's representative, which were noted;

(2) during the discussion on the above item, it was moved and seconded that the application be deferred for a Member site visit; upon being put to a vote, this was not carried;

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

(4) Councillors Marilyn Ashton, Mrs Bath, Billson, Janet Cowan and Mrs Joyce Nickolay wished to be recorded as having abstained from the vote on the substantive motion].

(See also Minute 1112 and 1120)

LIST NO: 2/15 **APPLICATION NO:** P/2765/05/DFU
LOCATION: 102 High Street, Harrow on the Hill
APPLICANT: DPG Development Consultants for Mr T Harriss
PROPOSAL: 1 Metre High Metal Railings and Gate at Front
DECISION: GRANTED permission in accordance with the development described in the application and submitted plans, subject to the conditions and informatives reported.

(See Minute 1113)

LIST NO: 2/16 **APPLICATION NO:** P/3015/05/CFU
LOCATION: Red Corners, 9 Brookshill Drive, Harrow
APPLICANT: Kenneth W Reed & Assocs. For Jon Kempner
PROPOSAL: Redevelopment to Provide Replacement Detached 2/3 Storey House with Integral Garage
DECISION: DEFERRED for further consideration of impact on Conservation Area.

[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 Area of Special Character by reason of the bulk and height of the roofline which would not preserve or enhance the Conservation Area located within the Green Belt.

(3) subsequently, it was moved and seconded that the application be deferred for further consideration of impact on the Conservation Area; upon being put to a vote this was carried;

(4) the proposal to refuse the application was withdrawn].

LIST NO: 2/17 **APPLICATION NO:** P/2035/05/CFU

LOCATION: Land R/O 2 Maple Avenue and 56-58 Eastcote Lane, South Harrow

APPLICANT: A Lambert for Ian J Tait Ltd

PROPOSAL: Construction of 2 Storey Terrace of 4 Houses, 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.

[Note: Councillors Bluston and Choudhury wished to be recorded as having abstained from voting].

(See also Minute 1112)

LIST NO: 2/18 **APPLICATION NO:** P/29/06/CFU

LOCATION: 85 & 87 London Road, Stanmore

APPLICANT: Mr R Henley for Preston Bennett Developments

PROPOSAL: Redevelopment to Provide a Detached 2/3 Storey Block of 9 Flats, Access and Parking

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

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

- (i) The proposed development, by reason of bulk and massing would be visually obtrusive and out of keeping with the character of the neighbouring properties which comprise mainly two storey detached properties, to the detriment of those properties, character of the area and the amenities of the neighbouring residents.
- (ii) The contemporary design of the front elevation would be at odds with its surroundings and visually obtrusive and incongruous in the street scene to the detriment of the amenities of the neighbouring residents and character of the area.
- (iii) The proposed flatted development would be out of character in a part of the London Road that is characterised by single detached family dwellings and would therefore be at odds with the character of this section of the road.

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

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

(4) 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].

LIST NO: 2/19 **APPLICATION NO:** P/2896/05/DFU

LOCATION: 6 Georgian Way, Harrow

APPLICANT: Robin G Benyon for Larksworth Investments Ltd

PROPOSAL: Alterations and First Floor Rear Extension; Enlarge Roof, Rear Dormer and Raise Height, Single Storey Side Extension

DECISION: DEFERRED for a Member site visit.

[Notes: (1) Prior to discussing the above application, the Committee received representations from an objector, and the applicant's representative, which were noted;

(2) during the discussion on the above item, it was moved and seconded that the application be refused for the following reason:

(i) The proposed roof enlargement, by reason of its prominent siting, additional height and pitch, would appear unduly bulky and discordant when viewed from this part of Georgian Way, to the detriment of the visual amenity and character of the locality.

(3) subsequently, it was moved and seconded that the application be deferred for a Member site visit; upon being put to a vote this was carried;

(4) the proposal to refuse the application was withdrawn].

(See also Minute 1112, 1113, 1120 and 1131)

LIST NO:	2/20	APPLICATION NO:	P/2625/05/CFU
LOCATION:	34 Brookshill Avenue, Harrow		
APPLICANT:	Anglian Home Improvements for Mr D Brand		
PROPOSAL:	Rear Conservatory		
DECISION:	GRANTED permission in accordance with the development described in the application and submitted plans, subject to the conditions and informatives reported.		

LIST NO:	2/21	APPLICATION NO:	P/2953/05/CFU
LOCATION:	East End Farm, Moss Lane, Pinner		
APPLICANT:	Foundation Architecture for Mr & Mrs B Leaver		
PROPOSAL:	Conversion of Barns A and B to Family Dwellinghouse with Integral Garage and External Alterations		
DECISION:	(1) DEFERRED for consideration by the Committee at its next meeting;		
	(2) RESOLVED that officers be requested to submit a confidential report on Barn C for consideration by the Committee at its next meeting.		
	[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 1113 and 1120)		

LIST NO:	2/22	APPLICATION NO:	P/2954/05/CLB
LOCATION:	East End Farm, Moss Lane, Pinner		
APPLICANT:	Foundation Architecture for Mr & Mrs B Leaver		
PROPOSAL:	Listed Building Consent: Conversion of Barns A and B to Single Family Dwellinghouse with Integral Garage and External and Internal Alterations and Repairs to Barn C.		
DECISION:	(1) DEFERRED for consideration by the Committee at its next meeting;		
	(2) RESOLVED that officers be requested to submit a report on Barn C for consideration by the Committee at its next meeting.		

[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 1113 and 1120)

LIST NO:	2/23	APPLICATION NO:	P/2985/05/CFU
LOCATION:	61 Hindes Road, Harrow		
APPLICANT:	Journeaux Studio Ltd for Mr & Mrs Journeaux		
PROPOSAL:	Change of Use from Nursing Home/Hostel to 4 Self-Contained Flats; Conservatory to Rear & Other Minor External Alterations (Resident Permit Restricted)		
DECISION:	GRANTED permission in accordance with the development described in the application and submitted plans, as amended on the Addendum, subject to the conditions and informatives reported, and the following additional condition: <u>Condition 8</u> Landscape to be Implemented.		

LIST NO:	2/24	APPLICATION NO:	P/2984/05/CFU
LOCATION:	63-65 Hindes Road, Harrow		
APPLICANT:	Journeaux Studio Ltd for Mr & Mrs N Journeaux		
PROPOSAL:	Change of Use from Nursing Home/Hostel to 8 Self-Contained Flats and Other Minor External Alterations (Resident Permit Restricted).		
DECISION:	GRANTED permission in accordance with the development described in the application and submitted plans, as amended on the Addendum, subject to the conditions and informatives reported, and the following additional condition: <u>Condition 7</u> Landscape to be Implemented.		

SECTION 3 – OTHER APPLICATIONS RECOMMENDED FOR REFUSAL

LIST NO:	3/01	APPLICATION NO:	P/2869/05/DFU
LOCATION:	6 & 8 Langland Crescent, Stanmore		
APPLICANT:	K H Hirani for N H Hirani & K K Hirani		
PROPOSAL:	Single Storey Rear Extension to Both Houses		
DECISION:	REFUSED permission for the development described in the application and submitted plans for the reason and informatives reported.		

LIST NO:	3/02	APPLICATION NO:	P/2979/05/DVA
LOCATION:	Golden Sip, 496-500 Northolt Road, South Harrow		
APPLICANT:	G M Simister for S S Mukhal		
PROPOSAL:	Variation of Condition 5 of Planning Permission on Appeal T/APP/M5450/A/95/261745/P7 (Relating to 496 Northolt Road) to Permit Opening 08.00 Hours to 01.30 Hrs Sunday to Thursday and 08.00 Hours to 02.30 Hours Friday to Saturday		

DECISION: REFUSED permission for the variation described in the application and submitted plans for the reason and informatives reported.

(See also Minute 1113)

LIST NO: 3/03 **APPLICATION NO:** P/3031/05/DVA

LOCATION: 203 Marsh Road, Pinner

APPLICANT: Turgay Ogretici

PROPOSAL: Variation of Condition 1 of Planning Permission on Appeal T/APP/M5450/A/95/287434/P7 to Permit Opening 12.00 to 00.00 Hours Monday to Thursday; 12:00 to 01:00 Hours Fridays and Saturdays and 13.00 to 00:00 Hours on Sundays.

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

(See also Minute 1113)

LIST NO: 3/04 **APPLICATION NO:** P/2989/05/DCO

LOCATION: Broomhill, Mount Park Road, Harrow on the Hill

APPLICANT: The Bell Cornwell Partnership for Elizabeth Smith

PROPOSAL: Retention of Gates (with Alterations) to North Side Boundary Fronting Mount Park Road

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

[Notes: (1) The Committee noted that page 7 of the Addendum contained an error in that 3/04 should read 3/05;

(2) 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;

(3) at the conclusion of this item, Councillor Anne Whitehead resumed the Chair].

(See also Minute 1112 and 1113)

LIST NO: 3/05 **APPLICATION NO:** P/18/06/CFU

LOCATION: 7 The Avenue, Hatch End

APPLICANT: Apcar Smith Planning for Westholt Management Ltd

PROPOSAL: 3 Storey Building to Provide 7 Flats and 2 Storey Building at Rear to Provide 2 Flats

DECISION: REFUSED permission for the development described in the application and submitted plans for the reason and informatives reported, as amended on the Addendum.

[Note: The Committee noted that page 7 of the Addendum contained an error in that 3/04 should read 3/05].

SECTION 5 – PRIOR APPROVAL APPLICATIONS

LIST NO: 5/01 **APPLICATION NO:** P/209/06/CDT

LOCATION: Land Opposite 88 Eastcote Road, Pinner

APPLICANT: Mason D Telecom for Orange PCS Ltd

PROPOSAL: Erection of 12M Telecom Mast in Form of Telegraph Pole with Cabinet at Ground Level

DECISION: (1) RESOLVED that prior approval of siting and appearance was required.

(2) REFUSED approval of details of siting/appearance for the following reason:

(i) The proposal, by reason of excessive size and unsatisfactory siting, would be visually obtrusive and unduly prominent to the detriment of the amenity of local residents and the visual amenity of the surrounding locality.

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

(2) the Group Manager (Planning and Development) had recommended that prior approval of siting and appearance was not required].

LIST NO: 5/02 **APPLICATION NO:** P/350/06/CDT

LOCATION: Land at Junction of St Thomas Drive and Uxbridge Road, Hatch End

APPLICANT: Mason D Telecom

PROPOSAL: Erection of 12M Telecom Mats in Form of Telegraph Pole with Equipment Cabinet at Ground Level

DECISION: (1) RESOLVED that prior approval of siting and appearance was required.

(2) REFUSED approval of details of siting/appearance for the reason reported.

LIST NO: 5/03 **APPLICATION NO:** P/294/06/CDT

LOCATION: Land at Marsh Road, Pinner

APPLICANT: Mason D Telecom for Orange PCS Ltd

PROPOSAL: Erection of 12M Telecom Mast in Form of Telegraph Pole and 1 Equipment Cabinet at Ground Level

DECISION: (1) RESOLVED that prior approval of siting and appearance was required.

(2) REFUSED approval of details of siting/appearance for the reason reported.

LIST NO: 5/04 **APPLICATION NO:** P/208/06/CDT

LOCATION: Land Opposite Greenhill Service Station, Pinner

APPLICANT: Waldon Telecom Ltd for 02

PROPOSAL: Erection of 12.5M High Telecom 'Slimline' Column and Equipment Cabinet at Ground Level

DECISION: (1) RESOLVED that prior approval of siting and appearance was required.

(2) REFUSED approval of details of siting/appearance for the reason reported.

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LIST DATE: 20.03.06

APPEALS BEING DEALT WITH

WRITTEN REPRESENTATIONS	APPEAL REF:	OFFICER	QUESTIONNAIRE DUE/SENT	STATEMENT DUE	SITE VISIT DATE/TIME
033 Orchard Grove (Enforcement)	3419	GDM	Sent 20.03.06	14.04.06	
83 Drury Road, Harrow	3435	RM2	Sent 03.03.06	31.03.06	
103 Dale Avenue, Edgware	3438	AB4	Sent 10.03.06	18.04.06	
103 Dale Avenue, Edgware	3439				
63 Bonnersfield Avenue, Harrow	3442	SW2	Sent 07.03.06	03.04.06	
18 Alfriston Avenue, Harrow	3443	SW2	Sent 07.03.06	03.04.06	
Oakhurst Heights, 14A Mount Park Road	3444	KMS	Sent 10.03.06	06.04.06	
Corner of Kenton Lane/Mountside,	3445	SC2	Sent 10.03.06	07.05.06	
Bradenham Works, 100 Bradenham Rd	3447	AB4	Sent 09.03.06	10.04.06	
22 Moss Close, Pinner	3449	RM2	Due 28.03.06	25.05.06	
17 Jellicoe Gardens, Stanmore	3450	ML1	Due 06.04.06	04.05.06	
45-51 Southfield Park, North Harrow	3451	DT2	Due 05.04.06	03.05.06	
11 Parkfield Gardens	3453	SW2	Due 11.04.06	09.05.06	
Land R/O Carrington Square	3455	SC2	Appeal Form Rec'd	– Awaiting Start Date	
48 Evelyn Drive, Stanmore	3456	OH	Appeal Form Rec'd	– Awaiting Start Date	
27 Cuckoo Hill Drive	3457	SW2	Appeal Form Rec'd	– Awaiting Start Date	
Lnd at Roundabout, Streatfield Road	3458	SC2	Appeal Form Rec'd	– Awaiting Start Date	
51A Roxborough Park	3461	SW2	Appeal Form Rec'd	– Awaiting Start Date	
61 Love Lane, Pinner	3462	SB5	Appeal Form Rec'd	– Awaiting Start Date	

HEARINGS	APPEAL REF:	OFFICER	STATEMENT DUE/SENT	HEARING DATE	LOCATION
Sunningdale, London Road, Harrow on the Hill	3318	RS	Sent 07.04.05	26.04.06 off.	
31 Northumberland Road, North Harrow	3328	PDB	Sent 24.05.05		
	3359		Sent 30.08.05		
239 Kenton Lane, Harrow	3335	MRE	Sent 28.06.05		
R/o 32 High Street, Pinner	3338	PDB	Sent 20.07.05		

56 Potter Street, Pinner	3356	OH	Sent 20.09.05	
Garages Adj to 24 and 25 Malcolm Court	3377	OH	Sent 20.10.05	
Garages adj. To 1 & 2 Malcolm Court	3378	OH	Sent 20.10.05	
25 Elms Road, Harrow	3412	DT	Sent 30.01.06	
035 Orchard Grove (Enforcement)	3420	GDM	25.04.06	06.06.06 (off)
34 Cornwall Rd	3422	GW	Sent 22.02.06	25.04.06 Planning Conf Rm
130 Stanmore Hill	3428	SC	Sent 02.03.06	
	3429			
	3430			
7 West Drive Gardens	3427	TEM	Due 06.04.06	
19 & 21 R/O 11-29 Alexandra Avenue	3375	RS	Sent 05.10.05	23.05.06 Cumberland Hotel
Former Pinner Telephone Exchange	3446	RP1	Due 10.04.06	
38 Headstone Gardens (Enforcement)	3454	GDM	Appeal Form Rec'd – Awaiting Start Date	

PUBLIC INQUIRIES	APPEAL REF:	OFFICER	STATEMENT DUE/SENT	INQUIRY DATE	LOCATION
23 High Street, Wealdstone	3376	RS	Sent 16.10.05	01.08.06 (1 day) off	C.Chamber
50-54 Northolt Rd	3424	RS	Sent 24.02.06	09.05.06 (1 day)	Cumberland Hotel
	3425				
Reabarn House, Northolt Road	3458	DT		Appeals forms rec'd – Awaiting start date	
	3459				

APPEALS AWAITING DECISION

WRITTEN REPRESENTATIONS	APPEAL REF:	OFFICER	STATEMENT SENT	FINAL COMMENTS DUE (LPA & APPELLANT ONLY)	SITE VISIT DATE/TIME
220 Shaftesbury Avenue, Harrow	3354	KMS	06.09.05	Expired	19.10.05 @ 13:00
2 Ashcroft, Pinner	3401	CM2	02.12.05(q)	Expired	15.02.06 @ 10:00
218 Shaftesbury Avenue	3404	DT2	02.12.05(q)	Expired	
Highway Lnd - Sudbury Hill, Opp South Hill Ave	3395	SC2	02.12.05	Expired	
Katies Kitchen, 4 Forward Drive	3394	TEM	12.12.05	Expired	15.02.06 @12:15

15 & 15A Parkfield Road	3399	KMS	23.12.05	Expired	15.02.06 @ 13:30
Orchard End, Nugents Park	3402	RM2	03.01.06	Expired	
258 Torbay Road, Harrow	3405	KMS	05.01.06	Expired	
74 Uxbridge Road, Harrow Weald	3408	DT2	20.01.06	Expired	
1 Butler Avenue	3409	PDB	10.01.06(q)	Expired	
79 Pinner Hill Road	3410	SW2	25.01.06	Expired	
Land R/O 71-83 Canterbury Rd	3413	DT	01.02.06	Expired	
123 Sylvia Ave	3414	KMS	31.01.06	Expired	16.03.06 @ 13.30
408-410 Uxbridge Road, Hatch End	3426	PDB	08.02.06(q)	21.03.06	
Land r/o 32-38 Greenford Road, Harrow	3418	RPI	15.02.06	Expired	
44A Howberry Road, Edgware	3415	RB3	15.02.06	Expired	
64 Lucas Avenue, Harrow	3417	SW2	16.02.06	Expired	04.04.06 @ 11:15
44 Harley Crescent Harrow	3432	MRE	23.02.06	Expired	
Land Adjoining 2 Fairholme Rd	3423	KMS	27.02.06	20.03.06	
36 Elms Road, Harrow	3431	MRE	27.02.06	21.03.06	
11 Evelyn Drive, Pinner	3440	OH	09.03.06	24.04.06	
31 Elms Road, Harrow	3441	TEM	14.03.06	14.04.06	
8 Langland Crescent	3434	JW	14.03.06	16.04.06	
239 Portland Crescent, Stanmore	3433	MRE	15.03.06	15.04.06	
46 Repton Road (Enforcement)	3437	DMC	20.03.06	11.04.06	
86 Eastcote Lane, Harrow	3436	SW2	20.03.06	10.04.06	
254 Cannon Lane, Pinner	3448	PDB	28.03.06	08.05.06	

HEARINGS	APPEAL REF:	OFFICER	STATEMENT DUE/SENT	HEARING DATE	LOCATION
The Gardens, r/o Pinner Road	3309	TW	Sent 02.03.05	01.02.06	Ping Conf Room

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)	
R/O Chester Court, Sheepcote Road	3314	RS	Sent 15.03.05	21.03.06 (1 day)	C.Chamber

DECISIONS (since 01.01.06)

	APPEAL REF:	OFFICER	DECISION	DATE
134 College Hill Road	3382	SL2	ALLOWED	05.01.06
15 Gordon Avenue	3288	TW	ALLOWED	05.01.06
S.Harrow Tel Exchange, Northolt Rd	3373	SC	ALLOWED	06.01.06
Kenton Tel. Exchange, 9 Kenton Pk Parade	3372	CM	ALLOWED	06.01.06
NTL Broadcast trans stn, Gordon Ave	3371	SC	ALLOWED	11.01.06
2 Chestnut Drive	3380	RM2	DISMISSED	12.01.06
R/o 111 High Street, Wealdstone	3387	MRE	ALLOWED	13.01.06
147 Harrow View, Harrow	3388	JP	ALLOWED	13.01.06
56 Lake View, Edgware	3379	MRE	DISMISSED	16.01.06
Eastcliff, Brookshill Drive, Harrow Weald	3292	TEM	DISMISSED	16.01.06
47 Buckingham Road	3342	MRE	ALLOWED	17.01.06
R/o 613 Kenton Lane	3358	AMH	ALLOWED	17.01.06
408 Uxbridge Road, Hatch End	3411	OH	WITHDRAWN	26.01.06
42 Beatty Road	3381	Del (e)	DISMISSED	02.02.06
77 Minehead Road	3384	PDB	DISMISSED	02.02.06
25-28 Belmont Circle	3385	TEM	ALLOWED	02.02.06
Wards P.H, 38/40 Lowlands Road	3398	TEM	DISMISSED	02.02.06
Land outside 48 Courtenay Avenue	3391	SC	ALLOWED	02.02.06
45 Whitchurch Gardens	3397	JP	DISMISSED	02.02.06
Harrow Hospital	3303	TW	WITHDRAWN	03.02.06
8 Wakehams Hill	3389	PDB	DISMISSED	02.02.06
108 Whitchurch Lane	3421	TEM	INVALID	03.02.06
Junction Shaftesbury Avenue & Welbeck Rd	3390	SC	ALLOWED	03.02.06
209-213 Station Road, Harrow	3386	CM	ALLOWED	07.02.06
88-92 High Street, Wealdstone	3396	SC	ALLOWED	21.01.06
4 Eastcote Lane	3393	RM2	PART ALLOWED	23.02.06
7 Stroud Gate, Harrow	3400	RM2	ALLOWED	27.02.06
159 Village Way	3392	RM2	DISMISSED	07.03.06
9 Broadfields, Harrow	3403	SW2	DISMISSED	08.03.06
21-23 Woodhall Drive, Pinner	3316	JH	DISMISSED	14.03.06
85 & 87 London Rd	3351	DT	WITHDRAWN	23.03.06

83B Hindes Road, Harrow	3416	PDB	ALLOWED	23.03.06
302-306 Uxbridge Road	3406	RJS	DISMISSED	24.03.06
44 College Hill Road, Harrow Weald	3406	RJS	ALLOWED	24.03.06
22 Walton Road, Harrow (enforcement)	3452	GDM	INVALID	27.03.06
9 Carrington Square	3344	GW	ALLOWED	27.03.06

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ENFORCEMENT NOTICES AWAITING COMPLIANCE 11 April 2006

ADDRESS	ENF/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	GW	12-September-01	17-Oct-01 (Legal Contact Officer-JF)	15-Feb-02	26-Mar-02	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. Land owner could not be traced, enf officer to prepare report to DC Committee recommending future action.
482 KENTON ROAD KENTON	ENF/205/EAST LP/KW/PEN-13005/bw	RJP	11-September-02	16-Sep-02 16-Jul-03 (Legal Contact Officer-DG)	23-Jan-04			1 month		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. Draft report to DC Committee prepared.
Erection of two sheds and use of and garage for non domestic storage, BCN.										
9 WEST DRIVE GARDENS HARROW	EAST/631/02/FUL ENF/480/02/EAST	GDM	20-September	20-Sep-02	11-Feb-03	21-Mar-03	Hearing 03-Jun-03	10 months	21-Jan-04 21-Mar-04	Notice to be served as soon as possible. Notice of appeal served.

ENFORCEMENT NOTICES AWAITING COMPLIANCE 11 April 2006

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Roof alterations without planning permission	LP/MW/PEN13018		-02						26-APR-04	Appeal Dismissed Insp letter dated 20-Jun-03. Owners have offered to do works required, starting in Sept 2004. Site inspected in Sept 04, no works carried out. Planning app P/3293/04/DFU submitted. App refused. Borough Solicitor sent letter before action. Erf Officer to prepare prosecution statement. Erf officer visiting site and preparing further action.
8 KENTON ROAD HARROW	ENF/326/02/EAST	GDM	15-January-03	21-Jan-03 (Legal Contact Officer-CML)	8-Dec-04	14-Jan-05	Hearing 18-Oct-05	9 Months	Compliance date 19/7/06	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.
Use of property as 5 self contained flats	ENF/24/05/P Appeal 3308	DMC		(Legal Contact Officer-AK)						AB / RD checking when roof was erected. Borough Solicitor preparing notice. Notice prepared. Appeal part allowed.
Erection of roof										The property owner is required to removed roof extension and reinstate the roof to its former condition or build in accordance with planning permission P/93/05/DFU the compliance period has been varied from 3 months to 9 months.
154 Eastcote Lane South Harrow	ENF/317/03/P	GW	17-March-04	23-Mar-04 (Legal Contact Officer-CML)	27-may-04	30-Jun-04		3 Months	01-Oct-04	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. Draft prosecution statement prepared.
Single storey rear extension and raised patio										
REGENT HOUSE, 21 CHURCH ROAD, STANMORE.	ENF/442/02/EAST	CJF AND AB	10-July-03	16-Jul-03 (Legal Contact Officer-DG)	13-Jan-05	23-Feb-05	Appeal dismissed.	3 Months	24-May-05 01-Mar-06	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

ENFORCEMENT NOTICES AWAITING COMPLIANCE 11 April 2006

ADDRESS	EN/LEGAL/PL. APP REF. NOS.	OFFICER	C'TTEE DATE	MEMO LEGAL	DATE SERVED	EFFECTIVE DATE	APPEAL DATES	COMPLIANCE PERIOD	COMPLIANCE DATE	NOTES
Erection of Four Air Con Units on a Listed Building Broomhill Mount Park Road Hoth	ENF/625/03/P	GDM	8-December-04	(Legal Contact Officer-DG)	7-FEB-05	11-MAR-05	Written Representations	3 Months	09-APR-05 09-DEC-05	dismissed. Appeal submitted. Appeal determined and upheld. Enforcement officer to monitor conditions.
Compliance with condition 8 Portman Hall Old Redding Harrow	ENF/96/03/P	GDM	21-April-04	(Legal Contact Officer-AK)	7-APR-05	8-MAY-05	Hearing 18- October-05	3 Months Varied to 6 months at appeal.	9-Aug-05 1-May-06	Draft notice prepared. Opinion on draft enforcement notice being sought from Counsel. Notice served. Appeal submitted. Appeal dismissed, notice varied to allow 6 months for compliance.
Erection of fence on roof 35 Orchard Grove Edgware	ENF/483/04/P	RJP (report)	17-May-05	(Legal Contact Officer-DG)	24-Nov-05	04-Jan-06	Appeal submitted.	6 months	5-Jul-06	Section 330 notice served on 6-July-05. Notices were returned unopened. Enf. notices issued. Appeal Submitted.
Extensions over 70 cubic metres. 33 Orchard Grove Edgware	ENF/484/04/P	RJP (report)	17-May-05	(Legal Contact Officer-DG)	24-Nov-05	04-Jan-06	Appeal submitted.	6 Months	5-Jul-06	Section 330 notice served on 6-July-05. Notices were returned unopened. Enf. notice issued. Appeal Submitted.
Extensions over 70 cubic metres. 61 Oxley Road Harrow	ENF/425/04/P	DMC	17-May-05	(Legal Contact Officer-CML)	20-Jun-05	14- Nov-05		6 months	15-May-06	Section 330 notice served on 20-June-05. Enf notice issued.
Erection of rear extension and wall 46 Repton Road, Kenton	ENF/565/04/P	DMC	27-July-05	(Legal Contact Officer-CML)	27- Oct-05	02- Dec-05	Appeal received	3 months	03-Mar-06	S330 notice served on 25-August-05.
Unauthorised change of use to a										

ENFORCEMENT NOTICES AWAITING COMPLIANCE 11 April 2006

ADDRESS	ENF/LEGAL/PL. APP REF. NOS.	OFFICER	C'TTEE DATE	MEMO LEGAL	DATE SERVED	EFFECTIVE DATE	APEAL DATES	COMPLIANCE PERIOD	COMPLIANCE DATE	NOTES
builders yard. 22 Walton Road, Harrow	ENF/530/03/P	RJP (report)	27-July-05	10-Aug-05 (Legal Contact Officer-CML)	17-Oct05	28-Nov-05	Appeal submitted.	3 months	01-Mar-06 28-Jun-06	Appeal fee not paid to the Planning Inspectorate, thus appeal not validated. Planning Inspectorate confirmed in letter dated 27 March 2006. Compliance period runs from that date.
Unauthorised construction of a single storey rear extension and front porch. 4 Elm Park Stanmore	ENF/297/03/P	RJP	17-March-04 7-January-06	23-Mar-04 27-Jul-04 11-Jan-06 (Legal Contact Officer-CML)	10-Feb-06	17-Mar-06		6 Months	18-Sept-06	Reported to DCC again with retrospective planning application. Application refused. New report to be prepared by Enf Officer. New report drafted, to be placed before DC Committee on 7 Dec 2005. Notice served.
Unauthorised conversion of a detached garden building at the rear of the property to dwellinghouse 79 Pinner Hill Road, Pinner	ENF/183/05/P	DMC	9-November-05	28-Nov-05 (Legal Contact Officer-DG)	6-December-05	27-January-06	S78 appeal submitted.	3 months	27-April-06	Notice served.
Unauthorised construction of a garage forward for the dwellinghouse. 875 Field End Road, Harrow	ENF/43/04/P	RJP (report)	9-November-05	28-Nov-05 (Legal Contact Officer-CM)	22-Feb-06	03-Apr-06		3 Months	4 July 2006	Notice served.
Unauthorised construction of a single storey rear canopy. 83B Hindes Road, Harrow	ENF/45/05/P	RJP (Report) DMC (Case Officer)	7-December-05	9-December-05 (Legal Contact Officer-DG)	22-Feb-06	30-Mar-06	S78 appeal submitted.	1 Month	01-May-06	Notice served.
Unauthorised construction of gates and railings over 1 metre in height adjacent to the highway 343 High Road, Harrow Weald	ENF/968/04/P	RJP (report)	27-July-05	02-Sept-05 (Legal Contact Officer-CML)	17-Nov-05	21-Dec-05		3 Months	22-Mar-06	S330 notice served on 22-September-05. Notice issued.
Storage of static caravan. 47 Turner Road, Edgware	ENF/383/03/P	RJP (report)	7-September	16-Sept-05 (Legal)	17-Mar-06	24-Mar-06		3 Months	24-Jul-06	S330 notice served on the 16-November-05. Enforcement

ENFORCEMENT NOTICES AWAITING COMPLIANCE 11 April 2006

ADDRESS	EN/LEGAL/PL. APP REF. NOS.	OFFICER	C'TTEE DATE	MEMO LEGAL	DATE SERVED	EFFECTIVE DATE	APPEAL DATES	COMPLIANCE PERIOD	COMPLIANCE DATE	NOTES
Unauthorised construction of a rear conservatory and side extension.			-05	Contact Officer-CAM)						Notice served.

Prosecutions for unlawful advertisements

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ENFORCEMENT NOTICES AUTHORISED, AWAITING SERVICE

Harrow Hospital 88 Roxeth Hill Harrow		GDM	9-November-04	(Legal Contact Officer-DG)						New report required.
Erection of sales building 613 Kenton Lane, Kenton	ENF/373/05/P ENF/402/05/P	RJP (report)	6-June-05	(Legal Contact Officer-CML)	30-June-05					S330 notices served on 7 Sept 05 and 11 Oct 05. Draft notice prepared. Appeal submitted. Appeal reference 3358 allowed subject to conditions 17 January 2006. Enforcement Officer to monitor file to ensure compliance.
Erection of storage building and use of property. 1 and 1A Buckingham Road, Harrow	ENF/147/04/P	RJP (report)	7-September-05	(Legal Contact Officer-CAM)	16-Sep-05					S330 notice served 23-Nov-05.
Unauthorised construction of a rear building in the garden. 56 Lake View, Edgware	ENF/989/04/P	RJP (report) RJP (officer)	11-October-05	(Legal Contact Officer-DG)	13-Oct-05					S330 notice served on 17-October-05. Refusal of planning permission appealed against. S78 appeal dismissed on 16-Jan-06.
Unauthorised construction of a front porch. Cope Farm, 2 Brookshill Cottages, Dairy Cottages, Brookshill Drive, Harrow	ENF/224/04/P	RJP (report) GDM (officer)	11-October-05	(Legal Contact Officer-CAM)	13-Oct-05					Section 330 notice served on 4-November-05.
Erection of fencing 147 Roxeth Green Avenue, Harrow	ENF/731/04/P	GM (report) RJP	11-October-05	(Legal Contact Officer-CAM)	14-Oct-05					Section 330 served on 17-October-05. Incorrectly reported to DC Committee, new report

ENFORCEMENT NOTICES AWAITING COMPLIANCE 11 April 2006

ADDRESS	EN/LEGAL/PL. APP REF. NOS.	OFFICER	C'TTEE DATE	MEMO LEGAL	DATE SERVED	EFFECTIVE DATE	APPEAL DATES	COMPLIANCE PERIOD	COMPLIANCE DATE	NOTES
Covered area at the rear of the dwelling		(officer)	8-February-05	Officer-DG)						required.
16A Whitchurch Lane, Kenton	ENF/502/04/P	DMC	7-December-05	23-Feb-06 9-December-05 (Legal Contact Officer-DG)						Section 330 served on 22 December-05
Unauthorised installation of gantry										
Hill House, 7 Mount Park Road, Harrow on the Hill	ENF/775/04/P	DMC	9-November-05	28-Nov-05 (Legal Contact Officer-CM)						Section 330 Notice served on 10-January-2006
Conversion of single family dwelling house and garage into 5 flats										
131 Malvern Avenue, Harrow	ENF/775/04/P	RJP (report)	7-December-05	9-December-05						Section 330 Notice served on 10-January-2006
Unauthorised construction of a front porch										
67 Argyle Road, Harrow	ENF/78/04/P	RJP (report)	7-December-05	9-December-05						S330 Notice served 10-January-2006
Unauthorised construction of a raised rear deck and railings										
108 Waxwell Lane, Pinner	ENF/647/04/P	RJP	7-December-05	9-December-05						S330 Notice served 10-January-2006
Unauthorised construction of a raised rear deck and trellis										
38 Headstone Gardens, Harrow	ENF/1006/04/P	RJP (Report) GW (Case Officer)	7-December-05	9-December-05 (Legal Contact Officer-CL)						S330 Notice served on 19-December-2005
Unauthorised construction of a single storey rear extension										
1 Wildcroft Gardens, Edgware	ENF/700/04/P	RJP (Report)	11-January-06	23-January-06 (Case Officer-CM)						S330 Notice served on 17 February 2006.
Unauthorised construction of gates, walls, railings and pillars										
High Barn, Pinner Hill Farm, 160 Pinner Hill Road, Pinner	ENF/379/04/P	RJP (Report) DMC	11-January-06	23-January-06						

ENFORCEMENT NOTICES AWAITING COMPLIANCE 11 April 2006

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Unauthorised change of use from Class B1 to Class A1		(Case officer)		(Case Officer-CM)						
63 College Road, Harrow Weald	ENF/159/05/P	RJP (Report) GW (Case Officer)	8-February-06	23-Feb-06 06-MAR-06						S330 notice served 29-Mar-06
147 Roxeth Green Avenue, Harrow	ENF/731/04/P	RJP (Report) RJP (Case Officer)	8-February-06	23-Feb-06 06-Mar-06						
Unauthorised construction of a rear extension at the rear of the dwellinghouse										
19 Victoria Terrace, Harrow on the Hill	ENF/809/04/P	RJP (Report)	8-February-06	23-Feb-06 06-Mar-06						
Unauthorised installation of two rear windows in north elevation of dwellinghouse		DMC (Case Officer)								
Ravensholt, 12 Mount Park Road, Harrow on the Hill	ENF/353/03/P	RJP (Report) RJP (Case Officer)	8-February-06	23-Feb-06						Deferred by DC Committee for amendment, 8 Feb 2006.
Unauthorised erection of a wire fence with concrete posts and reed panelling		(Case Officer)								
Land to the rear of 48 The Avenue, Harrow Weald.		DMc	08-Feb-06	23-Feb-06 06-Mar-06						
S215 Notice										
462 Honeyput Lane, Stanmore	ENF/619/04/P	RJP (Report)	15-Mar-06	17-Mar-06						
Unauthorised construction of a single storey rear extension		DMC (Case Officer)								
Land at rear of 540 Uxbridge Road, Hatch End	ENF/352/05/P	AB2 (Case officer)	15-Mar-06	20-Mar-06						
Unauthorised stationing of a portacabin		RJP (Report)								
127a and 127b Ruskin Gardens, Harrow	ENF/432/03/P	DMC (Case Officer) RJP	15-Mar-06	17-Mar-06						
Unauthorised change of use from										

ENFORCEMENT NOTICES AWAITING COMPLIANCE 11 April 2006

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four flats to a mixed use, comprising of builders yard, four flats, business in the storage of commercial vehicles and the construction of a fence. Rear of 62-72 Orchard Grove, Harrow	ENF/117/04/P	(Report) DMC (Case Officer) RJP (Report)	15-Mar-06	17-Mar-06						
Unauthorised change of use from a service road to a builders yard and the erection of a pole with a CCTV camera 190 Whittington Way, Pinner	ENF/94/04/P	RJP (Report)	15-Mar-06	17-Mar-06						
Unauthorised construction of a single storey rear extension 31 Northumberland Road, North Harrow.	ENF/425/05/P	FS (Report) AB (Case Officer)	15-Mar-06	17-Mar-06						
Front and rear extensions										



Meeting:	Development Control Committee
Date:	Tuesday 11 April 2006
Subject:	1 Wynlie Gardens, Pinner
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 making of a material change of use from a single family dwellinghouse and outbuilding to two single family dwellinghouses and seeks authority to initiate enforcement action to cease the use of the outbuilding as a dwellinghouse.

The separate residential use of this incidental building results in an over-intensive form of occupation and an inappropriate form of development, out of character in this area which comprises two storey detached properties.

The use of the converted outbuilding allows overlooking that results in a loss of privacy that is detrimental to the amenities of the occupiers of the existing and neighbouring properties.

There is inadequate parking within the curtilage of the property and given the present highway and traffic conditions, the use of the converted outbuilding has an adverse effect on highway safety and traffic flow, contrary to policy T13 of the Harrow Council Unitary Development Plan 2004

The conversion of the detached outbuilding into a dwellinghouse does not constitute permitted development. The unauthorised development fails to protect and safeguard the character and amenity of the surrounding residential area. The conversion is contrary to policies D4, D5 and SH1 of the Harrow Council Unitary Development Plan 2004. It is therefore recommended that an enforcement notice be served.

Decision Required

Recommended (for decision by the Development Control Committee)

The Director of Legal Services be authorised to:

(a) (i) Issue an Enforcement Notice pursuant to Section 172 of the Town and Country Planning Act 1990 requiring:

(b) (i) Cessation of the use of the detached garden building as a single-family dwellinghouse

(ii) the demolition of the internal ground floor walls of the detached outbuilding

(iii) the permanent removal from the land of all materials arising from compliance with (b) (ii) above

(iv) the permanent removal of all internal fixtures and fittings including all bathroom and kitchen fittings from the detached garden building

(c) [(b)] (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.

(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 WEST/655/93/FUL – Single storey side and rear extensions was granted on the 21 December 1993

2.2 Certificate of Lawful existing use P/2265/05/DCE was refused on the 14 December 2005 for outbuilding used as an annex to dwellinghouse, for the following reasons:

1. The property is a detached single-family dwellinghouse and is not located in a Conservation Area. An outbuilding is located at the end of the garden. A certificate is sought for the use of the outbuilding as an annex to the dwelling house under the Town and Country Planning (General Permitted Development) Order 1995.

2. The outbuilding is L shaped, of substantial construction with brick and render elevations under a tiled ridged roof. The ridge is 3.7m high. The building is sited more than 5 metres from the dwellinghouse. The dimensions and location of the outbuilding fall within those limited by Class E, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995.

3. The outbuilding provides four rooms served from a hall area. These provide

- (i) A bedroom which is in use
- (ii) A sitting room, currently used for storage, with patio door opening onto a deck area.
- (iii) A room identified as a tea making area with kitchen facilities including a sink, refrigerator, washing machine, electric hob and storage provision.
- (iv) A bathroom with WC, sink and shower.

4. The statement accompanying the application suggest that the “tea making area” should not be considered as a kitchen, lacking an oven, freezer, microwave or food preparation or storage area. It is also stated that the occupant is a member of the household and the building merely

used as additional rooms to the house and not as a separate self-contained dwelling.

5. There is no evidence that the outbuilding has been used other than in its current use, which is a primary residential use and not a use incidental to the enjoyment for the dwelling house as such. On this basis, the provision of the outbuilding does not fall within Class E of Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995, and would require planning permission.

6. Notwithstanding the above, the facilities existing on site would allow the separate occupation of the outbuilding and there is insufficient evidence to prove on a balance of probabilities that the use is not a separate self-contained residential unit, which would require planning permission

Background Information and Options Considered

2.3 The property is located on the western side of Wynlie Gardens, Pinner. The house is a large two storey family dwellinghouse with a detached outbuilding, which is located at the rear of the garden. The detached outbuilding has been converted without planning permission into a separate dwellinghouse. The unauthorised dwellinghouse has been divided up into 4 rooms each serviced by a hallway. One of the rooms (the sitting room) which is currently used for storage has access out onto a patio area. The unauthorised dwellinghouse can be accessed via the side of the main dwellinghouse. A path has been constructed in the rear garden leading onto the patio area and to the dwellinghouse. The dwellinghouses are situated 16 metres apart, domestic privacy is compromised by the presence of facing windows.

2.4 The following policies are applicable:

-Policy D4 *The standard of Design and Layout*

-Policy D5 *New Residential Development – Amenity Space and Privacy*

-Policy T13 *Parking Standards* of the Harrow Council Unitary Development Plan 2004.

-SH1 *Housing provision and housing need* of the Harrow Council Unitary Development Plan 2004.

2.5 Had the outbuilding not been erected as a single family dwellinghouse it would fall within permitted development rights as set out in class E, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995.

2.6 The outbuilding has 4 rooms all served from a hall area. The rooms include a bedroom which is in use, a sitting room, which is currently used for storage with a patio door opening onto a deck area. A 3rd room contains a bathroom with WC, sink and shower and finally the 4th room

contains kitchen facilities including a sink, refrigerator, electric hobs, washing machine and storage provision.

- 2.7 As a result of the unauthorised development, additional parking is being transferred onto the adjoining highway, which given its physical characteristics (narrow width), results in actual and potential injudicious parking, and the likely increase in parking on the neighbouring highway would be detrimental to the free flow and safety of traffic on the neighbouring highway, contrary to the requirements of policy T13 of the Harrow Council Unitary Development Plan 2004.
- 2.8 Privacy is severely compromised by the presence of facing windows and doors resulting in an intrusive and un-neighbourly degree of potential or actual mutual overlooking, contrary to Policies D4 and D5. The Council's Supplementary Planning Guidance indicates that development should be designed to ensure adequate privacy for new and existing housing. People usually have a higher expectation from the rear of the dwellinghouse and this should be taken into consideration when designing new development to minimise the potential for direct overlooking and loss of privacy to private garden areas. As a result of the development in question overlooking of the private garden area for the dwellinghouse and neighbouring properties has considerably increased to the detriment of the occupiers of neighbouring properties.
- 2.9 The converted outbuilding is objectionable in principle and results in an over-intensive and inappropriate form of development, contravening policies D4, D5 and T13 of the Harrow Council Unitary Development Plan 2004. The unauthorised development clearly fails to protect and safeguard the character and amenity of the surrounding residential area contrary to Policy SH1 of the Harrow Council Unitary Development Plan 2004.

The alleged breach of planning control

- 3.0 Without planning permission, the change of use of the land from use as a single family dwelling house and detached outbuilding to use as two single family dwelling houses.

Reasons for issuing the notice

- 3.1 It appears to the Council that the above breach of planning control occurred within the last 4 years.
- 3.2 The separate residential use of this incidental building result in an over-intensive form of occupation and an inappropriate form of development, out of character in this area which comprises two storey detached properties, contrary to policies D4, D5 and SH1 of the Harrow Council Unitary Development Plan 2004.

- 3.3 The use of the converted outbuilding allows overlooking that results in a loss of privacy that is detrimental to the amenities of the occupiers of the existing and neighbouring properties, contrary to policies D4, D5 and SH1 of the Harrow Council Unitary Development Plan 2004.
- 3.4 There is inadequate parking within the curtilage of the property and given the present highway and traffic conditions, the use of the converted outbuilding has an adverse effect on highway safety and traffic flow, contrary to policy T13 of the Harrow Council Unitary Development Plan 2004.
- 3.5 The Council do not consider that planning permission should be granted because planning conditions could not overcome these problems

Consultation with Ward Councillors

- 3.6 Copied for information

Financial Implications

- 3.7 There are no financial implications at this stage

Legal Implications

- 3.8 As contained in the report

Equalities Impact

- 3.9 None

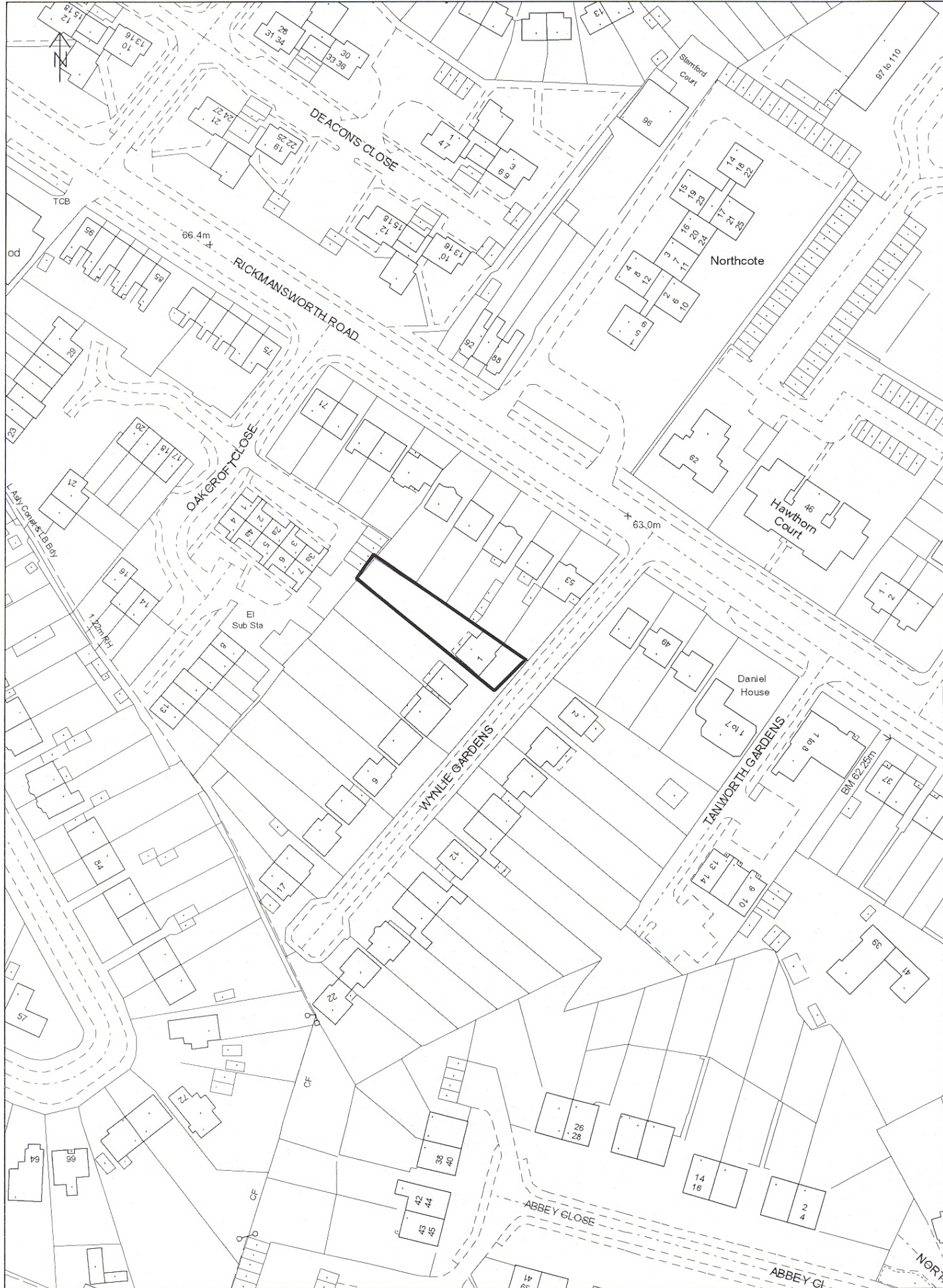
Section 17 Crime and Disorder Act 1998 Considerations

- 4.0 None

Section 3: Supporting Information/ Background Documents

WESt/655/93/FUL – Single storey side and rear extensions.

P/2265/05/DCE – Certificate of lawful existing use: Outbuilding use as an annex to dwellinghouse.



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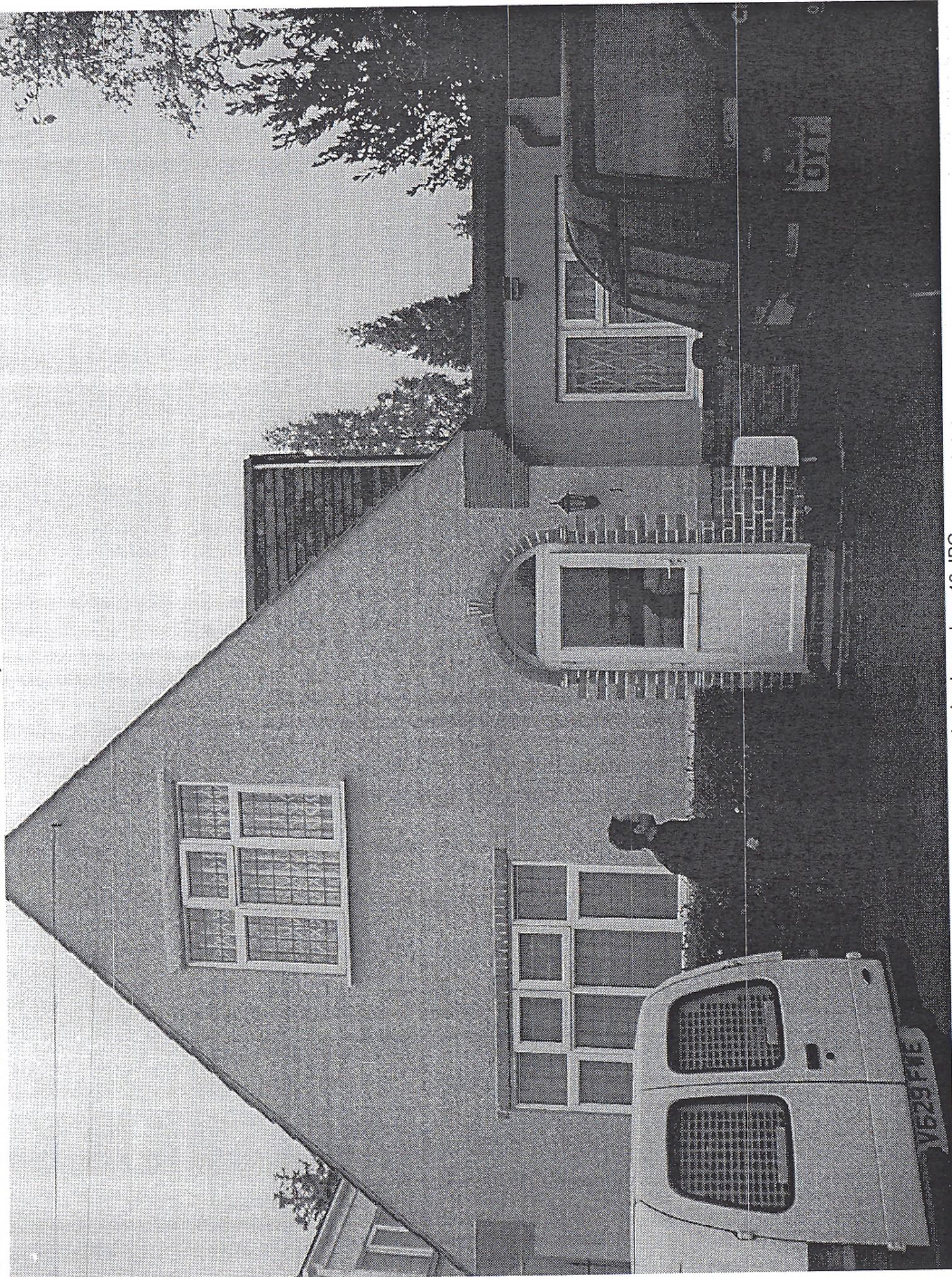
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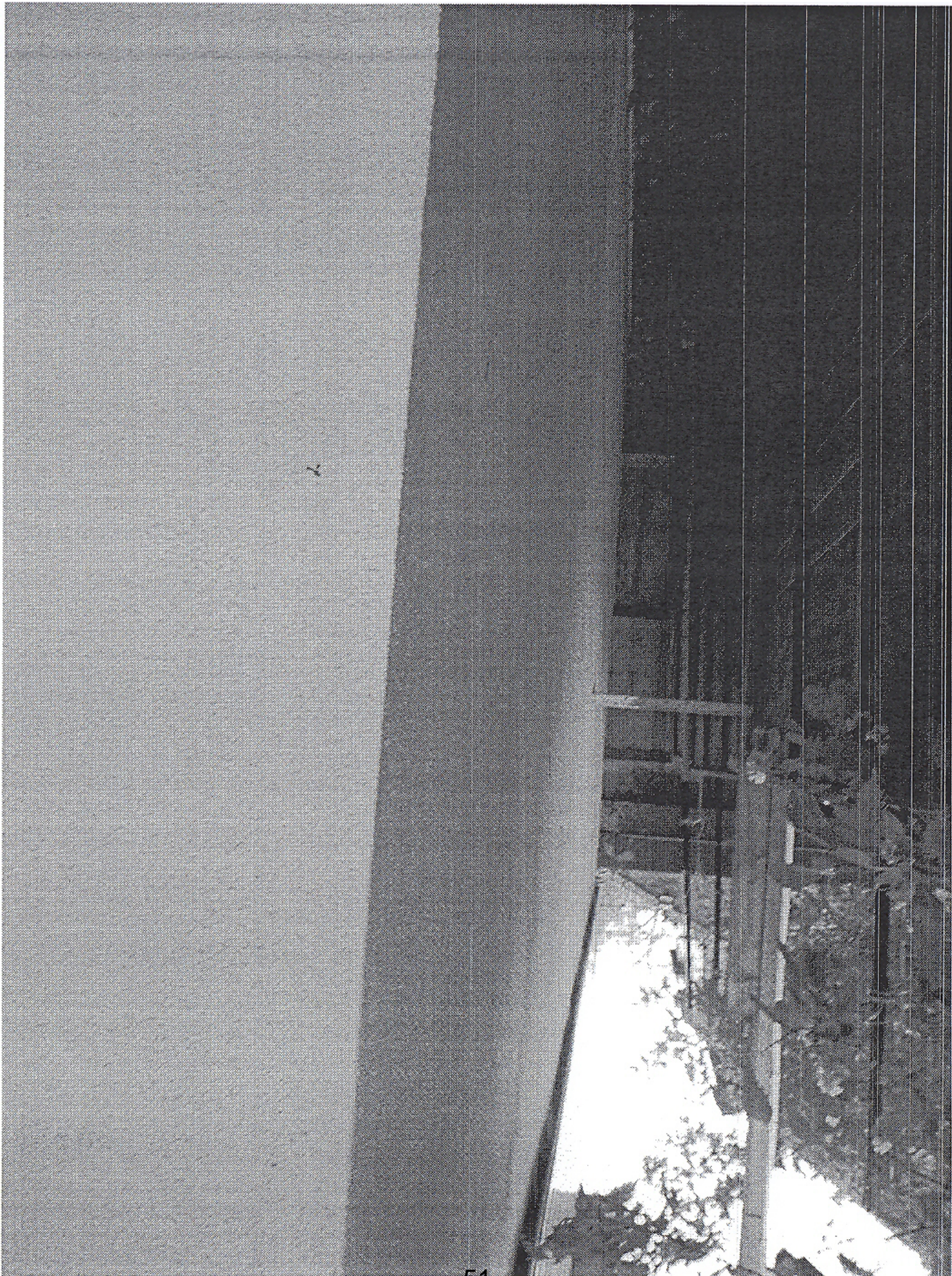
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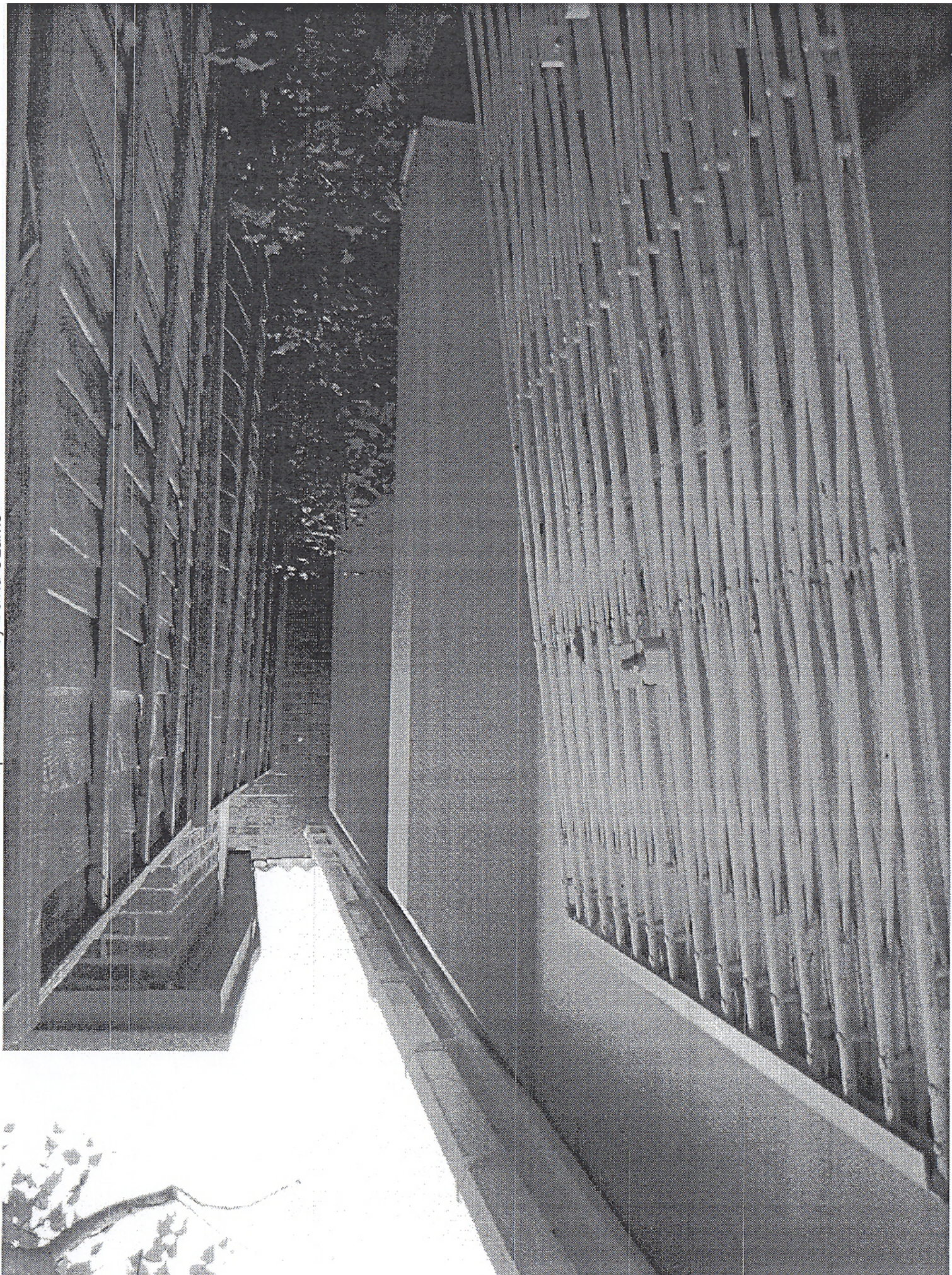
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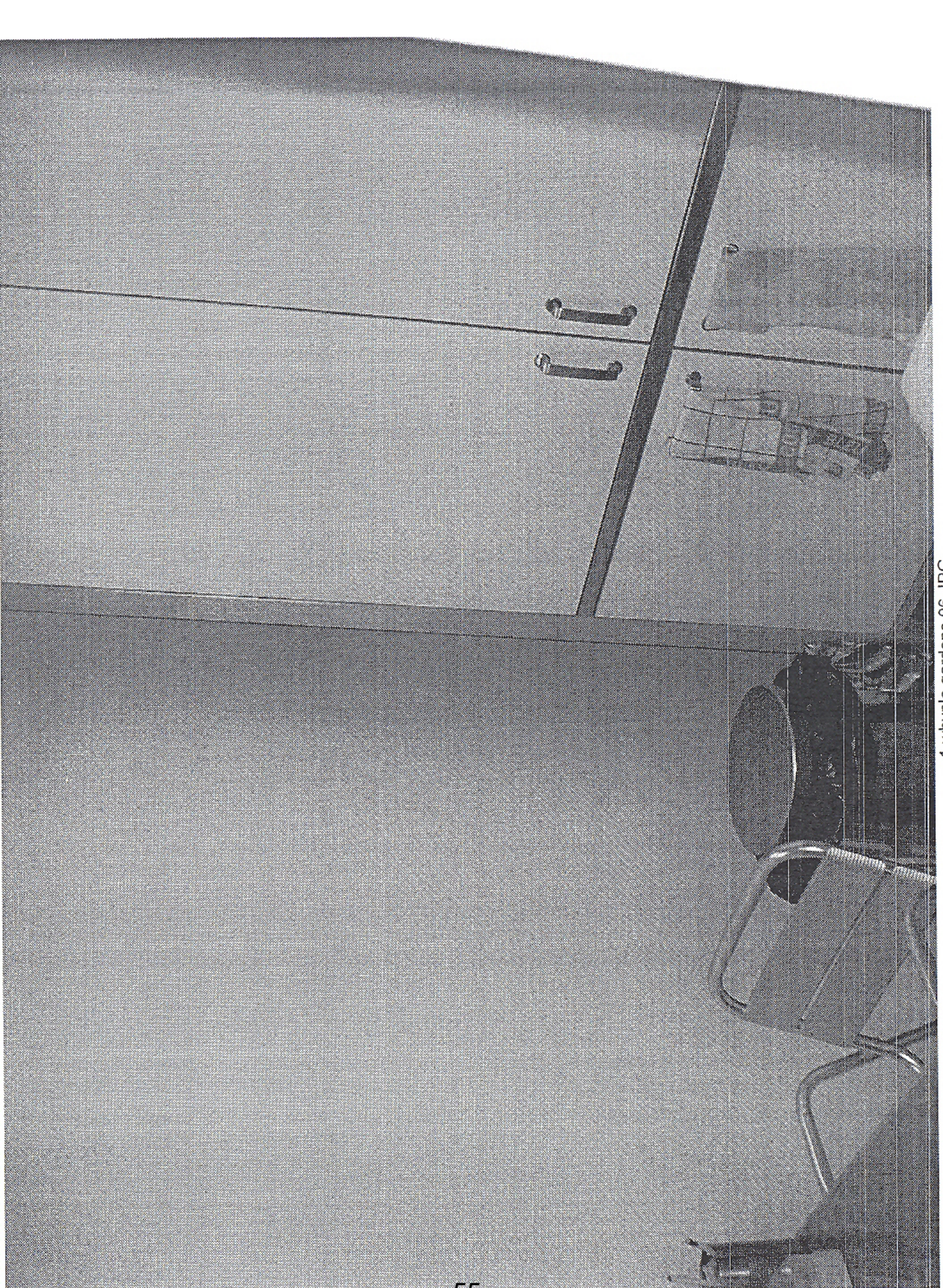
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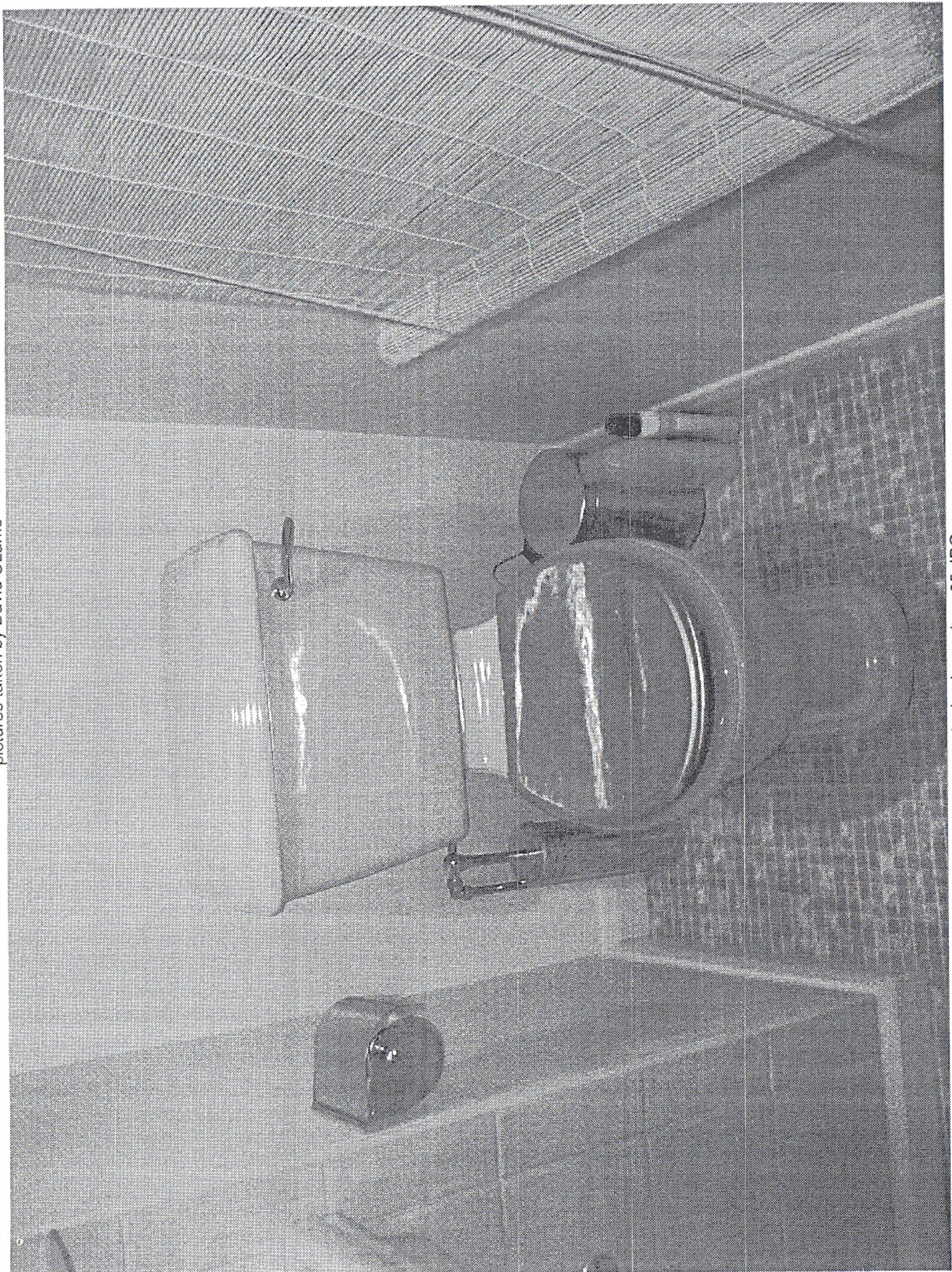
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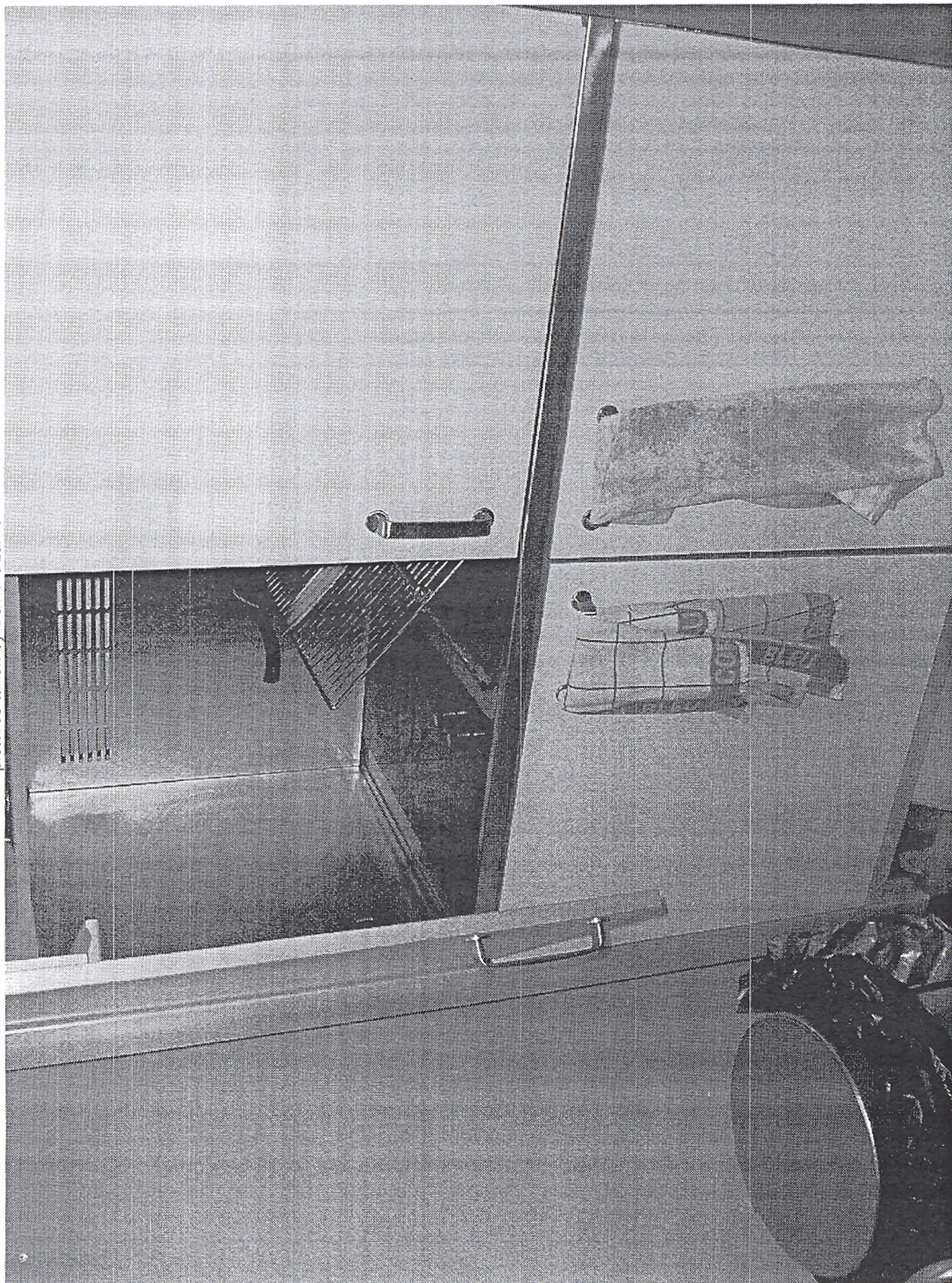
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Meeting:	Development Control Committee
Date:	Tuesday 11 April 2006
Subject:	7 Sancroft Road, Harrow
Responsible Officer:	Group Manager Planning and Development
Contact Officer:	Glen More
Portfolio Holder:	Planning, Development and Housing
Enclosures:	Site Plan
Key Decision:	No
Status	Part 1

Section 1: Summary

This report relates to the unauthorised construction of a single storey side to rear and front extension and decking at 7 Sancroft Road, Harrow, and seeks authority to initiate enforcement action for the removal of the single storey rear extension and decking.

The rear extension, by reason of its excessive bulk and rearward projection, is unduly obtrusive, and give rise to loss of light and overshadowing to the detriment of the visual and residential amenities of the occupiers of adjacent property.

The rear decking allows overlooking of the rear gardens of the adjoining properties and result in an unreasonable loss of privacy to the occupiers.

The development is contrary to Policies SD1, D4 and D5 of the Harrow Council Unitary Development Plan 2004 and Section C *Rear Extensions* C1, C3, C4, C5 and C7 Supplementary Planning Guidance "Extensions, A Householders Guide". 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) Issue an Enforcement Notice pursuant to Section 172 of the Town and Country Planning Act 1990 requiring:
 - (b) (i) the demolition of all that part of the single storey extension that projects backwards beyond the rear building line of the original dwellinghouse.
 - (ii) the demolition of the rear decking, railings and steps.
 - (iii) the permanent removal from the land of the materials arising from compliance with the requirements in (b) (i) and (ii) above from the land.
- (c) [(b)] (i), (ii) and (iii) 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:
 - (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 protect and enhance the environment of the Borough.

Cost of Proposals

None at this stage.

Risks

Any enforcement notice may be appealed to the Planning Inspectorate.

Implications if recommendations rejected

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

Section 2: Report

Brief History, Policy Context (Including Previous Decisions)

2.0 P/1192/03/DCP – Certificate of lawful proposed development: single storey rear extension, granted 11-06-2003

P/2087/03/DFU – Single storey side to rear and front extension, granted 24-10-2003

P/1536/04/DFU – Single storey side to rear and front extension (revised), refused 30-07-2004, Appeal reference 3271, dismissed 27-04-2005

Background Information and Options Considered

2.2 The property is located on the eastern side of Sancroft Road and comprises of an end of terrace dwellinghouse. The property previously had an attached garage to the side and a timber shed at the rear, which were removed prior to construction of the single storey side to rear and front extension.

In June 2003 a certificate of lawful proposed development was granted for the construction of a single storey rear extension with a volume of 47.85m³ and a depth of 3 metres, spanning the width of the dwellinghouse. Planning permission was granted in October 2003 for the construction of a single storey side to rear and front extension. The extension was to have projected rearward to a depth of 3m adjacent to the boundary with no.9 Sancroft Road, to link into the permitted single storey rear extension. The permitted single storey rear extension was required to be completed prior to the additional development as approved under planning permission reference P/2087/03/DFU.

A single storey side to rear extension has recently been constructed. It has a depth of 3.56m adjacent to no.5 and a parapet raising the flank wall to a height of 3.1m. An elevated timber terrace has been constructed to the rear of the extension. The attached mid-terrace dwellinghouse to the north, no.5, is unextended. No.9, to the south, is also an end of terrace sited away from the common boundary and has a single storey side to rear extension.

2.3 The following policies of the Harrow Council Unitary Development Plan 2004 are applicable:

-Policy D4 *The Standard of Design and Layout*.

-Policy D5 *New Residential Development – Amenity Space and Privacy*.

-These policies are reinforced in the more general Policy, SD1 *Quality of Design*.

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

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

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

-Site considerations

-the scale of the development

-impact on the amenity of neighbouring residents, and

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

C4 In special circumstances a greater depth may be allowed where, for example:

- The extension would be sited away from an adjacent side boundary
- The rear building line is staggered
- An adjacent dwelling is sited away from such a boundary, or
- Where the neighbouring dwelling has an extension.

C5 Where a greater depth is acceptable the additional element should be set away from the boundary with an attached dwelling by twice the amount of additional depth – the “two for one” rule. Chamfering of extensions is not normally acceptable. An exception would be where a purpose-built conservatory is proposed.

C7 The height of single storey rear extensions should be minimised to restrict the impact on the amenities of neighbouring residents. Subject to site considerations, the finished height of an extension abutting a residential boundary should be a maximum of 3 metres on the boundary for a flat roof, and for a pitched roof 3 metres at the mid-point of the pitch at the site boundary.

- 2.5 In June 2003 the Council issued a certificate of lawful proposed development for a single storey rear extension. The extension was to have a volume of 47.85m³ and a depth of 3m adjacent to the boundary with no.5, spanning the width of the original dwellinghouse. On a terraced house the maximum depth of extension that would be acceptable with planning permission would normally be 2.4m.
- 2.6 In October 2003 the Council granted planning permission for a single storey side to rear and front extension. That extension was to have projected rearward to a depth of 3m adjacent to the boundary with number 9, to link into the permitted single storey rear extension. This should have been completed prior to the additional development to comply with the terms upon which the certificate was granted.
- 2.7 The planning application, which was subject to appeal reference P/1536/04/DFU, sought permission for a revised single storey side to rear and front extension. The forms refer to a 'proposed' extension and it was not initially clear, however, that the development had already taken place.
- 2.8 The planning inspectorate notes on the appeal decision that whilst the Council described the proposal as a single storey side to rear and front extension (revised), he was aware that planning permission had been granted for the single storey side to rear and front extension portion. He therefore dealt with the appeal as described on the planning application form as a single storey rear extension. Following the inspectorate's decision authority is sought to initiate enforcement action for the removal of the single storey rear extension only.
- 2.9 The Council's supplementary planning guidance for single storey rear extensions to terraced property set a guideline figure of 2.4m for their depth below that for semi-detached and detached dwellings in recognition of the potentially greater impact upon the amenity of neighbouring occupiers in such cases. In particular terraced houses are usually narrower than semi-detached dwellings and those in the mid-run of a terraced row do not benefit from the more spatial setting to the sides. The lower tolerances for terraced property in the Town and Country Planning (General Permitted Development) Order 1995 is further evidence of the sensitivity of such dwellings to additional development.
- 2.10 The orientation of no.7 Sancroft Road, north of no.5 is such that the single storey rear extension inevitably creates additional overshadowing at the rear of no.5. However, it is considered that the extension unreasonably curtails light reaching the rear of no.5, results in excessive overshadowing of the same, and appears unduly bulky when viewed from within no.5 and its adjacent rear garden, to the detriment of the residential amenity of the occupiers of no.5.
- 2.11 The rear decking allows overlooking of the rear gardens of the adjoining properties and results in an unreasonable loss of privacy to the occupiers. The provision of screen fencing at the side simply increases the visual impact to the neighbours.

- 2.12 The development as constructed, exceeds the properties permitted development rights and therefore allows full control of the depth of the development adjacent to no.5. The depth of the appeal scheme (3.5m or 3.56m as built) exceeds even that which would otherwise have been permitted development or would be acceptable adjacent to the boundary of an unextended semi-detached dwelling.

The alleged breach of planning control

- 2.13 Without planning permission, the construction of a single storey side to rear and front extension and decking.

Reasons for issuing the notice

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

The rear element of the single storey extension, by reason of its excessive bulk and rearward projection, is unduly obtrusive, and give rise to loss of light and overshadowing to the detriment of the visual and residential amenities of the occupiers of adjacent property, contrary to Policies SD1, D4 and D5 of the Harrow Council Unitary Development Plan 2004, and Section C *Rear Extensions* C1, C3, C4, C5 and C7 Supplementary Planning Guidance "Extensions, A Householders Guide".

The rear decking allows overlooking of the rear gardens of the adjoining properties and results in an unreasonable loss of privacy to the occupiers, contrary to Policies SD1, D4 and D5 of the Harrow Council Unitary Development Plan 2004.

- 2.15 The Council does not consider that planning permission should be granted because planning conditions cannot overcome these problems.

Consultation

- 3.0 -Ward Councillors copied for information
-Director of Legal Services
-Director of Financial Services

Financial Implications

- 3.1 None.

Legal Implications

- 3.2 As contained in the report.

Equalities Impact

- 3.3 None.

Section 17 Crime and Disorder Act 1998 Considerations

3.4 None

Section 3: Supporting Information/ Background Documents

Appeal reference 3271, dismissed 27-04-2005

P/1536/04/DFU – Single storey side to rear and front extension (revised), refused 30-07-2004

P/2087/03/DFU – Single storey side to rear and front extension, granted 24-10-2003

P/1192/03/DCP – Certificate of lawful proposed development: single storey rear extension granted, 11-06-2003

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Street: 7 Sancroft Road

Taken by: David Clarke

Date: 31 October 2005



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