
REPORT OF DEVELOPMENT CONTROL COMMITTEE

MEETING HELD ON 7 JUNE 2006

Chairman: * Councillor Mrs Camilla Bath

Councillors: * Robert Benson * David Gawn
 * Don Billson * Graham Henson (1)
 * Mrinal Choudhury * Manji Kara
 * G Chowdhury * Narinder Singh Mudhar
 * Keith Ferry * Joyce Nickolay

* Denotes Member present

(1) Denotes category of Reserve Member

[Note: Councillor Mrs Kinnear also attended this meeting in a participatory capacity].

PART I - RECOMMENDATIONS - NIL
PART II - MINUTES
1. Appointment of Chairman for the Municipal Year 2006/07:

RESOLVED: To note the appointment at the Extraordinary Meeting of the Council on 31 May 2006 of Councillor Mrs Bath as Chairman of the Development Control Committee for the Municipal Year 2006/07.

2. Attendance by Reserve Members:

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

Ordinary Member
Reserve Member

Councillor Thaya Idaikkadar

Councillor Graham Henson

3. Right of Members to Speak:

RESOLVED: That, in accordance with Committee Procedure Rule 4.1, Councillor Mrs Kinnear, who was not a Member of the Committee, be allowed to speak at the meeting.

[Note: Subsequently, Councillor Mrs Kinnear elected not to speak].

4. Declarations of Interest:

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

(i) Planning Application 1/01 – Sports East, Harrow School, Football Lane, Harrow
 Councillor Mrs Kinnear, who was not a member of the Committee, declared a personal interest in the above item arising from the fact that she was a member of the Friends of Harrow School.

(ii) Planning Application 1/07 – Marlborough House, 159 High Street, Wealdstone
 Councillor Benson declared a personal interest in the above item arising from the fact that his employer rented offices in the building. Accordingly, he would remain in the room and take part in the discussion and decision-making on this item.

(iii) Planning Application 2/09 – 336 Eastcote Lane, South Harrow
 Councillor Henson declared a personal interest in the above item arising from the fact that he was a customer of the chemist shop. Accordingly, he would remain in the room and take part in the discussion and decision-making on this item.

(iv) Planning Application 2/18 – 29 Wimborne Drive, Pinner
 Councillor Mrs Camilla Bath declared that all Conservative members of the Committee had a prejudicial interest in the above application arising from the fact that the applicant was a Conservative Councillor. Accordingly, they would

leave the room and take no part in the discussion or decision-making on this item.

- (v) Planning Application 2/21 – 1 Glebe Road, Stanmore
Prior to discussing the above item, Councillor Mrs Camilla Bath, who had not declared an interest in the item at the start of the meeting, declared a prejudicial interest arising from the fact that her husband was a Trustee of Bernays. Accordingly, she left the room and did not take any part in the discussion or decision-making on this item.
- (vi) Agenda item 17 – Former Cloisters Wood Fitness Club
Councillors Choudhury and Kara declared a personal interest in the above item arising from the fact that they sometimes visited the premises. Accordingly, they would remain in the room and take part in the discussion and decision-making on this item.

5. **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.

6. **Appointment of Vice-Chairman:**

Councillors Idaikkadar and Kara were both nominated and seconded. Upon being put to a vote it was

RESOLVED: That Councillor Kara be appointed Vice-Chairman of the Development Control Committee for the Municipal Year 2006/07.

[Note: Councillors Choudhury, Ferry, Gawn and Henson wished to be recorded as having voted for Councillor Idaikkadar to be appointed Vice-Chairman, and having abstained from the vote for Councillor Kara to be appointed Vice-Chairman].

7. **Minutes:**

RESOLVED: That the minutes of the meeting held on 11 April 2006, having been circulated, be taken as read and signed as a correct record.

8. **Matters Arising from the Minutes of the Last Meeting:**

Having been raised by the Chairman, it was

RESOLVED: That officers be requested to submit to the next meeting of the Committee the report on Statutory Notifications referred to in Minute 1149 of the minutes of the meeting held on 11 April 2006.

9. **Public Questions:**

RESOLVED: To note that no public questions were put at the meeting under the provisions of Committee Procedure Rule 19.

10. **Petitions:**

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

- (i) Petition objecting to the planning application for change of use for 2C Fairholme Road, off Station Road
Councillor Chowdhury presented the above petition, which had been signed by several residents of Fairholme Road.

- (ii) Petition requesting the Planning Committee to reject the application by West Hill Motors ref: P/1031/06/DFU
Councillor Mrs Kinnear presented the above petition, which had been signed by 47 people.

11. **Deputations:**

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

12. **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.

13. **Representations on Planning Applications:**

RESOLVED: That (1) in accordance with the provisions of Committee Procedure Rule 18 (Part 4B of the Constitution), representations be received in respect of items 2/04 and 2/21 on the list of planning applications.

(2) in accordance with Committee Procedure Rule 18.4, to allow, exceptionally, two objectors to speak in respect of item 2/04 on the list of planning applications.

14. **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.

15. **Planning Appeals Update:**

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

RESOLVED: To note the report.

16. **Enforcement Notices Awaiting Compliance:**

The Committee received a report of the Group Manager (Planning and Development) which listed those enforcement notices awaiting compliance.

RESOLVED: (1) To note the report;

(2) that officers be requested to provide an update on Broomhill, Mount Park Road and Harrow Hospital, 88 Roxeth Hill at the next meeting of the Committee.

17. **Variation of Section 106 Agreement, Clementine Churchill Hospital, 9 Sudbury Hill, Harrow:**

The Committee received a report of the Director of Legal Services which sought a six month extension of time in respect of the above.

The Committee was of the view that the variation should be completed sooner than the six months recommended in the report, and

RESOLVED: To agree an extension of time of six weeks for the completion of the Deed of Variation from 7 June 2006.

18. **Former Cloister Wood Fitness Club:**

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

The Committee supported the recommendations of the Group Manager (Planning and Development) and expressed concern that the applicants had not responded to officers' correspondence.

RESOLVED: That (1) the overflow parking that occurred on Sunday 21 May 2006 be recorded as the first of the six occasions per year that such parking was allowed under the terms of the Section 106 Agreement attached to planning permission P/1306/05/CFU;

(2) the approach adopted by officers in advising the applicants about the outstanding planning conditions in planning permission P/1306/05/CFU and the use of the site be agreed;

(3) officers be requested to meet with the applicant to discuss concerns regarding the outstanding planning conditions.

(See also Minute 4).

19. **7 Lansdowne Road, 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 canopy;
- (ii) the permanent removal from the land of the materials arising from compliance with the requirements in (i) above.

(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.

20. **32 Rusland Park Road, 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 demolition of the two/three storey side to rear extension;
- (ii) the demolition of the hip to gable roof extension;
- (iii) the demolition of the front to side single storey extension;
- (iv) the demolition of the rear dormer roof extension;
- (v) the permanent removal from the land of the materials arising from compliance with the requirements in (i), (ii), (iii) and (iv) above.

(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.

21. **341A Northolt Road, South 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 demolition of the first floor rear wooden extension;

- (ii) the permanent removal from the land of the materials arising from compliance with the requirements in (i) above.

(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.

22. **65 Langland Crescent, 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 demolition of the timber canopy structure;
- (ii) the permanent removal from the land of the materials arising from compliance with the requirements in (i) above.

(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.

23. **71 Bouverie Road, 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 demolition of the detached garden building;
- (ii) the permanent removal from the land of the materials arising from compliance with the requirement in (i) above.

(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.

24. **Member Site Visits:**

RESOLVED: That (1) Member visits to the following sites take place on Wednesday 14 June 2006 from 6.00 pm:

1/01 - Sports East, Harrow School, Football Lane, Harrow
2/04 - 44 High Street, Harrow on the Hill
2/05 - 48 Ellement Close, Pinner
2/11 - Ebberston, 39 South Hill Avenue, Harrow
2/18 - 29 Wimborne Drive, Pinner;

(2) the Committee Administrator write to Members of the Committee to confirm the order and timing of the visits.

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

In accordance with the provisions of Committee Procedure Rule 15.2 (Part 4B of the Constitution) it was

RESOLVED: (1) At 10.00 pm to continue until 10.20 pm;

(2) at 10.20 pm continue until 10.30 pm;

(3) at 10.30 pm continue until 10.40 pm.

(Note: The meeting, having commenced at 7.30 pm, closed at 10.35 pm).

(Signed) COUNCILLOR CAMILLA BATH
Chairman

SECTION 1 – MAJOR APPLICATIONS

LIST NO: 1/01 **APPLICATION NO:** P/123/06/CFU
LOCATION: Sports East, Harrow School, Football Lane, Harrow
APPLICANT: Harrow School General Fund for Harrow School
PROPOSAL: 12 x 15M masts and 24 x 10M columns to provide floodlighting to artificial turf pitches and tennis courts
DECISION: DEFERRED for a Member site visit and to enable officers to make further enquiries.
(See also Minutes 4 and 24).

LIST NO: 1/02 **APPLICATION NO:** P/669/06/CFU
LOCATION: R/O 33-35 Bridge Street, Pinner
APPLICANT: Charter Architects for Carlburne Holdings Ltd
PROPOSAL: Demolition and relocation of existing plant room and construction of three storey block of 12 flats
DECISION: REFUSED permission for the development described in the application and submitted plans, for the reasons and informative reported.
[Note: Members of the Committee expressed the view that the lack of a response from the Environment Agency was unhelpful and requested that officers write to the Environment Agency requesting that the Agency provide a written response to consultations, even if that response was “no comment”].

LIST NO: 1/03 **APPLICATION NO:** P/3146/05/CFU
LOCATION: 91, 93 and 95 West End Lane
APPLICANT: Howard, Fairbairn & Partners for Eaton Residential Developments
PROPOSAL: Redevelopment: Detached 2/3 storey building to provide 14 flats with basement parking
DECISION: REFUSED permission for the development described in the application and submitted plans, as amended on the Addendum, for the reasons and informative reported.

LIST NO: 1/04 **APPLICATION NO:** P/362/06/CFU
LOCATION: 1 Eastcote Road, 200, 201, 202, 203 Grove Avenue, Pinner
APPLICANT: CHBC Architects for Galley Homes Ltd
PROPOSAL: Redevelopment to provide three storey care home; parking and landscaping
DECISION: WITHDRAWN by applicant.

LIST NO: 1/05 **APPLICATION NO:** P/3090/05/CFU
LOCATION: Land at Copse Farm – End of, Brookshill Drive, Harrow
APPLICANT: Planning Potential for Zed Homes
PROPOSAL: Alterations and change of use of barn to work space (B1). Extensions to farm building for 2 houses. Construction of 12 dwellings.

DECISION: WITHDRAWN by applicant.

LIST NO: 1/06 **APPLICATION NO:** P/3101/05/CCA

LOCATION: Land at Copse Farm, Brookshill Drive, Harrow

APPLICANT: Planning Potential for Zed Homes

PROPOSAL: Conservation Area Consent: Demolition of farm buildings and outhouses

DECISION: WITHDRAWN by applicant.

LIST NO: 1/07 **APPLICATION NO:** P/3039/05/COU

LOCATION: Marlborough House, 159 High Street, Wealdstone

APPLICANT: Britania Academy Planning Ltd for Mr N H Karia

PROPOSAL: Outline: Redevelopment of car park for residential use (siting)

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

(See also Minute 4).

SECTION 2 – OTHER APPLICATIONS RECOMMENDED FOR GRANT

LIST NO: 2/01 **APPLICATION NO:** P/3027/05/CFU

LOCATION: Priestmead Middle School, Hartford Avenue, Harrow

APPLICANT: Ian Scroggs for Mr Brian A Robertson

PROPOSAL: 2 first floor extensions

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

LIST NO: 2/02 **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 and raise height, single storey side extension

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: 2/03 **APPLICATION NO:** P/2910/05/CFU

LOCATION: Rustington, 49 The Common, Stanmore

APPLICANT: Andrew Neil Associates for Silverbay Investments

PROPOSAL: Bay window to replace garage door

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

LIST NO: 2/04 **APPLICATION NO:** P/776/06/DFU
LOCATION: 44 High Street, Harrow on the Hill
APPLICANT: Katina Brum
PROPOSAL: Change of Use of ground and lower ground floors from offices (class B1) to café and retail (class A3 & A1)
DECISION: DEFERRED for a Member site visit.

[Notes: (1) Prior to discussing the above application, the Committee received representations from two objectors, 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 carried unanimously].

(See also Minutes 13 and 24)

LIST NO: 2/05 **APPLICATION NO:** P/273/06/DFU
LOCATION: 48 Ellement Close, Pinner
APPLICANT: C&S Associates/W H Saunders for S Carpenter Esq
PROPOSAL: Two storey side to rear extension to form two self-contained flats
DECISION: DEFERRED for a Member site visit.

(See also Minute 24)

LIST NO: 2/06 **APPLICATION NO:** P/136/06/CFU
LOCATION: Grimsdyke Golf Club, Oxhey Lane, Pinner
APPLICANT: Jack Cruickshank Architects for Grims Dyke Golf Club
PROPOSAL: Part demolition of clubhouse and erection of single storey side extension with rooms in roof
DECISION: GRANTED permission in accordance with the development described in the application and submitted plans, subject to the conditions and informatives reported.

LIST NO: 2/07 **APPLICATION NO:** P/527/06/CFU
LOCATION: 33-39 Pinner Road, Harrow
APPLICANT: Counter & King Architects for Derek Bishop
PROPOSAL: Demolition of building and erection of ancillary church building
DECISION: GRANTED permission in accordance with the development described in the application and submitted plans, subject to the conditions and informatives reported.

LIST NO: 2/08 **APPLICATION NO:** P/1119/06/CFU
LOCATION: Thrushwood, Pinner Hill, Pinner
APPLICANT: Orchard Associates for Mr & Mrs L Goodchild
PROPOSAL: Part single, part two storey rear extension and alterations to roof (renewal of planning permission WEST/238/02/FUL)

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: 2/09 **APPLICATION NO:** P/3184/05/DFU
LOCATION: 336 Eastcote Lane, South Harrow
APPLICANT: Mr Dilip Gudka
PROPOSAL: Single and two storey/first floor rear extension incorporating new external access to flat; front and rear dormers (revised)
DECISION: DEFERRED to enable officers to make further enquiries.
(See also Minute 4).

LIST NO: 2/10 **APPLICATION NO:** P/635/06/CFU
LOCATION: Brookslee, 7 Brookshill Drive, Harrow
APPLICANT: PHD Chartered Town Planners for Mr & Mrs Romain
PROPOSAL: Erection of detached garage
DECISION: GRANTED permission in accordance with the development described in the application and submitted plans, subject to the conditions and informatives reported, and the following additional informative:
"The applicant is advised that any further extensions to this property are unlikely to be favourably considered".

LIST NO: 2/11 **APPLICATION NO:** P/74/06/DFU
LOCATION: Ebberston, 39 South Hill Avenue, Harrow
APPLICANT: Kenneth W Reed & Associates for Mr & Mrs J Snowdon
PROPOSAL: First floor rear extension
DECISION: DEFERRED for a Member site visit.
(See also Minute 24).

LIST NO: 2/12 **APPLICATION NO:** P/17/06/CFU
LOCATION: Westlands, 93 South Hill Avenue, Harrow
APPLICANT: Cygnet Health Care – M Fuller
PROPOSAL: Change of Use: Residential care home (class C2) to a single dwellinghouse (class C3)
DECISION: GRANTED permission in accordance with the development described in the application and submitted plans, subject to the conditions and informatives reported.

LIST NO: 2/13 **APPLICATION NO:** P/225/06/DFU
LOCATION: 73A Gordon Avenue, Stanmore
APPLICANT: Mr N Patel
PROPOSAL: Single storey front and side extension, rear dormer, revised roof over existing garage

DECISION: DEFERRED for consideration by the Committee together with Planning Application P/1101/06/DFU (Single storey outbuilding at rear of garden), which has been submitted for the same location.

LIST NO: 2/14 **APPLICATION NO:** P/2691/05/CFU
LOCATION: Hunters Moon, Priory Drive, Stanmore
APPLICANT: Thomas Landscapes for Mrs Collins
PROPOSAL: Construction of entrance gates and piers
DECISION: GRANTED permission in accordance with the development described in the application and submitted plans, subject to the conditions and informatives reported.

LIST NO: 2/15 **APPLICATION NO:** P/3026/05/CFU
LOCATION: 1 & 2 Bankfield Cottages, Ass House Lane, Harrow
APPLICANT: Grims Dyke Golf Club Ltd
PROPOSAL: Renewal of permission of EAST/1229/00/FUL: Demolition and replacement of 2 two storey semi-detached houses with 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.

LIST NO: 2/16 **APPLICATION NO:** P/165/06/CFU
LOCATION: Roxeth Manor First & Middle School, 280 Eastcote Lane, South Harrow
APPLICANT: Rickard Partnership for Harrow Council
PROPOSAL: Part single part two storey side extension to west wing to provide additional facilities
DECISION: GRANTED permission in accordance with the development described in the application and submitted plans, subject to the conditions and informatives reported.

LIST NO: 2/17 **APPLICATION NO:** P/240/05/CCO
LOCATION: Madalane House, Hillside Road, Pinner
APPLICANT: Mr & Mrs A Cumber
PROPOSAL: Retention of detached summer house
DECISION: GRANTED permission in accordance with the development described in the application and submitted plans, subject to the conditions and informatives reported.

LIST NO: 2/18 **APPLICATION NO:** P/805/06/DCO
LOCATION: 29 Wimborne Drive, Pinner
APPLICANT: D N Talpade for P A Kulkarni
PROPOSAL: Retention of two storey side to rear, single storey front and rear extension (revised)
DECISION: DEFERRED for Member site visit.

[Notes: (1) The Chair, Councillor Mrs Bath, and the Vice-Chair, Councillor Kara, having both declared a prejudicial interest in this item and left the room, Councillor Choudhury, by the general assent of the Committee, took the Chair;

(2) at the conclusion of this item, Councillor Mrs Bath resumed the Chair].

(See also Minutes 4 and 24).

LIST NO:	2/19	APPLICATION NO:	P/96/06/CFU
LOCATION:	2 Spring Lake, Stanmore		
APPLICANT:	Alan Cox Associates for Mr J Feeney		
PROPOSAL:	First floor side and single storey rear extensions		
DECISION:	GRANTED permission in accordance with the development described in the application and submitted plans, subject to the conditions and informatives reported.		

LIST NO:	2/20	APPLICATION NO:	P/3155/05/CFU
LOCATION:	32 Fauna Close, Stanmore		
APPLICANT:	Trushar Dattani		
PROPOSAL:	Installation of window at first floor side elevation		
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/387/06/DFU
LOCATION:	1 Glebe Road, Stanmore		
APPLICANT:	N M Architects for Mr & Mrs P Hathalia		
PROPOSAL:	Single/two storey side extension to provide new dwellinghouse (resident permit restricted)		
DECISION:	REFUSED permission for the development described in the application and submitted plans, for the following reasons:		
	(i)	The proposal would represent overdevelopment of the site by reason of inadequate setting space about the building and inadequate private amenity space, which would detract from the established pattern and character of development in the locality and the amenity of future occupiers.	
	(ii)	The proposed development would not comply with policy D4 which states that a high standard of design in all new development, including extension to existing buildings should protect and complement that character and add to the richness of the existing townscape.	
	(iii)	The Harrow UDP states that "the Council will preserve the special interest of the Listed Building" which is opposite the proposed extension.	
	(iv)	This extension does not enhance the character and landscape of the locality which is a narrow road of semi detached houses, built at the turn of the 20th century and still retaining most of the features of that period.	
	(v)	The front door of the proposed extension is accessed from a narrow	

strip of highway that is the only means of access and egress for the properties in Claire Gardens. Large lorries access part of this land to service the shops which front the Broadway.

[Notes: (1) The Group Manager (Planning and Development) had recommended, on the Addendum, that the above application be deferred to clarify drainage issues;

(2) prior to discussion on the above item, it was moved and seconded that consideration of the application not be deferred; upon being put to a vote, this was carried;

(3) the Chair, Councillor Mrs Bath, having declared a prejudicial interest in this item and left the room, the Vice-Chair, Councillor Kara, took the Chair;

(4) prior to discussing the above application, the Committee received representations from an objector, which were noted;

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

(6) during the discussion on the above item, it was moved and seconded that consideration of the application be deferred to enable further information to be sought; upon being put to a vote this was not carried;

(7) subsequently, it was moved and seconded that the application be refused for the reasons given above; upon being put to a vote, this was carried;

(8) at the conclusion of this item, Councillor Mrs Bath resumed the Chair].

(See also Minutes 4 and 13).

SECTION 3 – OTHER APPLICATIONS RECOMMENDED FOR REFUSAL

LIST NO:	3/01	APPLICATION NO:	P/752/06/CFU
LOCATION:	464-472 Alexandra Avenue, South Harrow		
APPLICANT:	Stappard & Howes for T-Mobile UK Ltd		
PROPOSAL:	Six pole-mounted antenna, handrails and cable trays on roof		
DECISION:	REFUSED permission for the development described in the application and submitted plans, for the reason and informative reported.		

LIST NO:	3/02	APPLICATION NO:	P/718/06/DFU
LOCATION:	Pinner Bowling Club, Pinner		
APPLICANT:	Dennis Granston for Pinner Bowling Club		
PROPOSAL:	Single storey extension to pavilion		
DECISION:	WITHDRAWN by the applicant.		

LIST NO:	3/03	APPLICATION NO:	P/240/06/DVA
LOCATION:	The Black Pepper Restaurant, 461 Uxbridge Road, Hatch End		
APPLICANT:	David Wineman for Iveria Limited		
PROPOSAL:	Removal of Condition 11 on planning permission WEST/122/96/FUL restricting hours of use (10:30 – 23.00 hrs Mon-Sat and 10:30-22.30 hrs on Sundays)		

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

[Note: Further to the information supplied on the Addendum, the Committee noted that the correct hours were: 1030-2300 hrs Mon-Thu, 1000-0130 hrs Fri-Sat and 1030-2230 hrs Sun].

SECTION 5 – PRIOR APPROVAL APPLICATIONS

LIST NO: 5/01 **APPLICATION NO:** P/1118/06/CDT

LOCATION: Land at junction Roxborough Park & Lowlands Road, Harrow

APPLICANT: Waldon Telecom Ltd for O2

PROPOSAL: Prior Approval Determination: 12.5M column with 3 antennas & ground based equipment cabin

DECISION: (1) RESOLVED that prior approval of details of siting and appearance be required;

(2) REFUSED prior approval of details of siting and appearance for the development described in the application and submitted plans, for following reason:

(i) The proposal by reason of its prominent siting and unsatisfactory appearance would be visually obtrusive and unduly prominent to the detriment of the appearance and character of the locality.

LIST NO: 5/02 **APPLICATION NO:** P/1168/06/CDT

LOCATION: Outside 539 Pinner Road, Harrow, 539-545

APPLICANT: Mason D Telecoms for Orange Communications Ltd

PROPOSAL: Prior Approval Determination: 10M column with 3 antennas and ground based equipment cabin

DECISION: (1) RESOLVED that that prior approval of siting and appearance be required;

(2) REFUSED approval of details of siting/appearance for the development described in the application and submitted plans, as amended on the Addendum, for the reasons reported.
