



**DEVELOPMENT CONTROL  
COMMITTEE  
WEDNESDAY 28 JUNE 2006  
7.30 PM**

**COMMITTEE AGENDA**

**COMMITTEE ROOMS 1 & 2,  
HARROW CIVIC CENTRE**

**MEMBERSHIP (Quorum 3)**

**Chairman: Councillor Mrs Camilla Bath**

**Councillors:**

**Robert Benson  
Don Billson  
G Chowdhury  
Manji Kara (VC)  
Narinder Singh Mudhar  
Joyce Nickolay**

**Mrinal Choudhury  
Keith Ferry  
David Gawn  
Thaya Idaikkadar**

**Reserve Members:**

1. Dinesh Solanki
2. Anthony Seymour
3. John Anderson
4. Yogesh Teli
5. Macleod-Cullinane
6. Mrs Kinnear
7. Mark Versallion

1. David Perry
2. Mrs Rekha Shah
3. Graham Henson
4. Phillip O'Dell

**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](mailto:kate.boulter@harrow.gov.uk)**

***NOTE FOR THOSE ATTENDING THE MEETING:  
IF YOU WISH TO DISPOSE OF THIS AGENDA, PLEASE LEAVE IT BEHIND AFTER THE MEETING.  
IT WILL BE COLLECTED FOR RECYCLING.***

**HARROW COUNCIL**

**DEVELOPMENT CONTROL COMMITTEE**

**WEDNESDAY 28 JUNE 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 - 16)

That it be agreed that, having been circulated, the Chair be given authority to sign the minutes of the meeting held on 7 June 2006 as a correct record once they have been printed in the Council Bound Minute Volume.

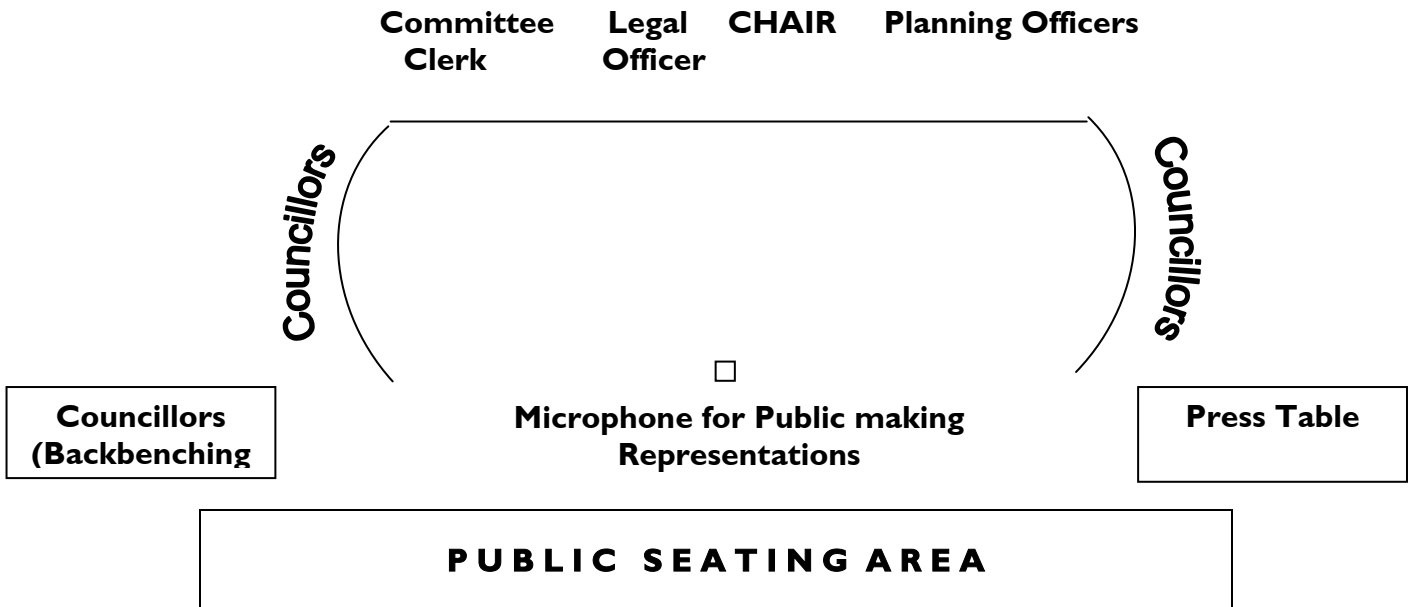
6. **Matters Arising from the Minutes of the Last Meeting:**  
To consider any matters arising from the minutes of the last meeting.
7. **Public Questions:**  
To receive questions (if any) from local residents/organisations under the provisions of Committee Procedure Rule 19 (Part 4B of the Constitution).
8. **Petitions:**  
To receive petitions (if any) submitted by members of the public/Councillors.
9. **Deputations:**  
To receive deputations (if any) under the provisions of Committee Procedure Rule 17 (Part 4B) of the Constitution.
10. **References from Council and other Committees/Panels:**  
To receive references from Council and any other Committees or Panels (if any).
11. **Representations on Planning Applications:**  
To confirm whether representations are to be received, under Committee Procedure Rule 18 (Part 4B of the Constitution), from objectors and applicants regarding planning applications on the agenda.
12. **Planning Applications Received:**  
Report of the Group Manager (Planning and Development) - circulated separately.
- Enc. 13. **Planning Appeals Update:** (Pages 17 - 20)  
Report of the Group Manager (Planning and Development) – for information.
- Enc. 14. **Enforcement Notices Awaiting Compliance:** (Pages 21 - 30)  
Report of the Group Manager (Planning and Development) – for information.
- Enc. 15. **Amendments to the Conservation Area Advisory Committee Constitution:** (Pages 31 - 42)  
Report of the Group Manager (Planning and Development).
- Enc. 16. **14 Roxeth Green Avenue, Harrow:** (Pages 43 - 54)  
Report of the Group Manager (Planning and Development).
- Enc. 17. **16 Carmelite Road, Harrow Weald:** (Pages 55 - 68)  
Report of the Group Manager (Planning and Development).
- Enc. 18. **9 Green Lane Cottages, Stanmore:** (Pages 69 - 76)  
Report of the Group Manager (Planning and Development).
- Enc. 19. **Ravensholt, 12 Mount Park Road, Harrow on the Hill:** (Pages 77 - 90)  
Report of the Group Manager (Planning and Development).
20. **Member Site Visits:**  
To arrange dates for Member site visits that have been agreed during the course of the meeting (if any).

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

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

**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 if they requested to do so before 5pm on the working day before the meeting. In summary, where a planning application is recommended for grant by the Group Manager (Planning and Development), 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 Planning 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 approximately 7.00 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).***

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## REPORT OF DEVELOPMENT CONTROL COMMITTEE

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### MEETING HELD ON 7 JUNE 2006

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Chairman: \* Councillor Mrs Camilla Bath

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

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

[Note: Councillor Mrs Kinnear also attended this meeting to speak on the item indicated at Minute 3 below].

#### **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:

<u>Ordinary Member</u>	<u>Reserve Member</u>
Councillor Idaikkadar	Councillor 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 interest 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 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 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) 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.

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 6.00pm:

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 10.20pm continue until 10.30 pm;

(2) at 10.30pm 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.

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**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.

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**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).

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**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.

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**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.

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**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)

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**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)

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**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.

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**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.

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**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.

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**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).

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**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”.

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**LIST NO:** 2/11                      **APPLICATION NO:** P/74/06/DFU  
**LOCATION:** Eberston, 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).

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**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.

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**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.

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**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.

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**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.

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**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.

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**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.

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**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.

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[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).

<b>LIST NO:</b>	2/19	<b>APPLICATION NO:</b>	P/96/06/CFU
<b>LOCATION:</b>	2 Spring Lake, Stanmore		
<b>APPLICANT:</b>	Alan Cox Associates for Mr J Feeney		
<b>PROPOSAL:</b>	First floor side and single storey rear extensions		
<b>DECISION:</b>	GRANTED permission in accordance with the development described in the application and submitted plans, subject to the conditions and informatives reported.		
<b>LIST NO:</b>	2/20	<b>APPLICATION NO:</b>	P/3155/05/CFU
<b>LOCATION:</b>	32 Fauna Close, Stanmore		
<b>APPLICANT:</b>	Trushar Dattani		
<b>PROPOSAL:</b>	Installation of window at first floor side elevation		
<b>DECISION:</b>	GRANTED permission in accordance with the development described in the application and submitted plans, subject to the conditions and informatives reported.		
<b>LIST NO:</b>	2/21	<b>APPLICATION NO:</b>	P/387/06/DFU
<b>LOCATION:</b>	1 Glebe Road, Stanmore		
<b>APPLICANT:</b>	N M Architects for Mr & Mrs P Hathalia		
<b>PROPOSAL:</b>	Single/two storey side extension to provide new dwellinghouse (resident permit restricted)		
<b>DECISION:</b>	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) the Group Manager (Planning and Development) had recommended that the above application be granted;

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

(See also Minutes 4 and 13).

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### **SECTION 3 – OTHER APPLICATIONS RECOMMENDED FOR REFUSAL**

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

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

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<b>LIST NO:</b>	3/03	<b>APPLICATION NO:</b>	P/240/06/DVA
<b>LOCATION:</b>	The Black Pepper Restaurant, 461 Uxbridge Road, Hatch End		
<b>APPLICANT:</b>	David Wineman for Iveria Limited		
<b>PROPOSAL:</b>	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 was 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.

LIST DATE: 15-Jun-06

**APPEALS BEING DEALT WITH**

WRITTEN REPRESENTATIONS	LOCAL REF:	OFFICER	QUESTIONNAIRE DUE/SENT	STATEMENT DUE	SITE VISIT DATE/TIME
61 Love Lane, Pinner	3462	SB5	Sent 19.05.06	16.06.06	
4 Elm Park (Enforcement)	3469	DMC	Sent 24.05.06	21.06.06	
38 Headstone Gardens (Enforcement)	3454	GW	Sent 24.05.06	21.06.06	
Land outside Greenhill Services Station	3467	SC2	Sent 30.05.06	27.06.06	
3 West Drive Gardens, Harrow	3468	TEM	Sent 30.05.06	27.06.06	
19 Victoria Terrace	3470	SW2	Sent 08.06.06	22.06.06	
37 Carlyon Avenue	3473	OH	Sent 29.05.06	26.06.06	
37 Carlton Avenue	3474	MRE	Sent 01.06.06	29.06.06	
24 Uxbridge Road, Harrow	3475	TEM	Sent 14.06.06	12.07.06	
875 Field End Road	3476	GW	Due 14.06.06	12.07.06	
5 Canons Drive, Edgware	3477	East	Due 23.06.06	21.07.06	

HEARINGS	LOCAL REF:	OFFICER	STATEMENT DUE/SENT	HEARING DATE	HEARING/INQUIRY VENUE
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	21.06.06	Planning Conf. Rm
R/o 32 High Street, Pinner	3338	PDB	Sent 20.07.05	05.07.06	
56 Potter Street, Pinner	3356	OH	Sent 20.09.05	19.07.06 off	
Garages Adj to 24 and 25 Malcolm Court	3377	OH	Sent 20.10.05		
	3378		Sent 20.10.05		
25 Elms Road, Harrow	3412	DT	Sent 30.01.06		
130 Stanmore Hill	3428	SC			
	3429				
	3430		Sent 02.03.06		

7 Hillview Close	3464	DM	Sent 18.05.06		
Heathfield School (var. of Leg. Agreement).	3466	ADK	Sent 24.05.06	26.07.06	Cumberland Hotel
31 Northumberland Road, Harrow	3478	RS	Due 22.06.06		

PUBLIC INQUIRIES		LOCAL REF:	OFFICER	STATEMENT DUE/SENT	INQUIRY DATE	LOCATION
23 High Street, Wealdstone	3376	DC		Sent 16.10.05	01.08.06 (1 day)	C.Chamber
Reabarn House, Northolt Road	3459	DT		Due 21.06.06		
	3460					

## APPEALS AWAITING DECISION

WRITTEN REPRESENTATIONS	LOCAL REF:	OFFICER	STATEMENT SENT	FINAL COMMENTS DUE (LPA & APPELLANT ONLY)	SITE VISIT DATE/TIME
21-23 Woodhall Drive, Pinner	3316	JH	23.03.05	Expired	15.02.06 @ 09:00
220 Shaftesbury Avenue, Harrow	3354	KMS	06.09.05	Expired	19.10.05 @ 13:00
9 Carrington Square	3344	GW	06.09.05	Expired	
302-306 Uxbridge Road	3406	RJS	22.12.05(q)	Expired	
79 Pinner Hill Road	3410	SW2	25.01.06	Expired	
Land Adjoining 2 Fairholme Rd	3423	KMS	27.02.06	Expired	
36 Elms Road, Harrow	3431	MRE	27.02.06	Expired	
46 Repton Road (Enforcement)	3437	DMC	20.03.06	Expired	
86 Eastcote Lane, Harrow	3436	SW2	20.03.06	Expired	
83 Drury Road, Harrow	3435	RM2	31.03.06	Expired	23.05.06 @ 16:30
103 Dale Avenue, Edgware	3438	AB3	11.04.06	Expired	
103 Dale Avenue, Edgware	3439				
Oakhurst Heights, 14A Mount Park Road	3444	KMS	04.04.06	Expired	24.05.06 @ 09:45
Corner of Kenton Lane/Mountside,	3445	SC2	06.04.06	Expired	
Bradenham Works, 100 Bradenham Rd	3447	TEM?	04.04.06	Expired	
254 Cannon Lane, Pinner	3448	PDB	28.03.06	Expired	11.07.06 @ 11.45
22 Moss Close, Pinner	3449	RM2	25.04.06	Expired	16.06.06 @ 12.45

Lnd at Roundabout, Streatfield Road	3458	SC2	02.05.06 (Q)	<b>20.06.06</b>
45-51 Southfield Park, North Harrow	3451	DT2	03.05.06	Expired
17 Jellicoe Gardens, Stanmore	3450	ML1	04.05.06	Expired
11 Parkfield Gardens	3453	SW2	09.05.06	Expired
Land R/O Carrington Square	3455	SC2	10.05.06	Expired
48 Evelyn Drive, Stanmore	3456	OH	16.05.06	Expired
27 Cuckoo Hill Drive	3457	SW2	22.05.06	<b>12.06.06</b>
114 Eastcote Lane, South Harrow	3472	PDB	19.05.06 (Q)	05.07.06
17 Branker Road, Kenton	3471	TEM	02.06.06 (Q)	12.07.06
Lnd at Roundabout, Streatfield Road	3458	SC2	02.05.06	<b>30.05.06</b>
146 Pinner Hill Road, Pinner	3463	CM2	12.06.06	04.07.06

<b>HEARINGS</b>	<b>LOCAL REF:</b>	<b>OFFICER</b>	<b>STATEMENT DUE/SENT</b>	<b>HEARING DATE</b>	<b>LOCATION</b>
Sunningdale, London Road, Harrow on the Hill	3318	RS	Sent 07.04.05	<b>16.05.06</b>	Planning Conf. Rm
19 & 21 R/O 11-29 Alexandra Avenue	3375	RS	Sent 05.10.05	<b>23.05.06</b>	Cumberland Hotel
Former Pinner Telephone Exchange	3446	RP1	Sent 10.04.06	<b>13.06.06</b>	Planning Conf. Rm

<b>PUBLIC INQUIRIES</b>	<b>LOCAL REF:</b>	<b>OFFICER</b>	<b>STATEMENT DUE/SENT</b>	<b>INQUIRY DATE</b>	<b>LOCATION</b>
50-54 Northolt Rd	3424	RS	Sent 24.02.06	09.05.06 (1 day)	Cumberland Hotel
	3425				

## DECISIONS (since 01.04.06)

	<b>LOCAL REF:</b>	<b>OFFICER</b>	<b>DECISION</b>	<b>DATE</b>
1 Butler Avenue	3409	PDB	ALLOWED	04.04.06
Highway Lnd - Sudbury Hill,	3395	SC2	DISMISSED	10.04.05
218 Shaftesbury Avenue	3404	DT2	ALLOWED	10.04.06
258 Torbay Road, Harrow	3405	KMS	DISMISSED	10.04.06
033 Orchard Grove (Enforcement)	3419	GDM	WITHDRAWN	13.04.06
7 West Drive Gardens	3427	TEM	WITHDRAWN	13.04.06

Orchard End, Nugents Park	3402	RM2	DISMISSED	13.04.06
Land r/o 32-38 Greenford Road, Harrow	3418	RP1	DISMISSED	13.04.06
64 Lucas Avenue, Harrow	3417	SW2	DISMISSED	13.04.06
44A Howberry Road, Edgware	3415	RB3	DISMISSED	13.04.06
Katies Kitchen, 4 Forward Drive	3394	TEM	ALLOWED	19.04.06
15 & 15A Parkfield Road	3399	KMS	ALLOWED	19.04.06
2 Ashcroft, Pinner	3401	CM2	ALLOWED	24.04.06
74 Uxbridge Road, Harrow Weald	3408	KMS	ALLOWED	24.04.06
R/O Chester Court, Sheepcote Road	3315	RS	DISMISSED	24.04.06
123 Sylvia Avenue	3314	KMS	ALLOWED	26.04.06
408-410 Uxbridge Road, Hatch End	3426	PDB	DISMISSED	02.05.06
102 High Street (Discontinuance )	3239	FS	DISMISSED	12.05.06
34 Cornwall Road	3422	GW	DISMISSED	02.05.06
8 Langland Crescent	3434	JW	DISMISSED	23.05.06
11 Evelyn Drive, Pinner	3440	OH	DISMISSED	23.05.06
239 Portland Crescent, Stanmore	3433	MRE	ALLOWED	24.05.06
31 Elms Road, Harrow	3441	TEM	DISMISSED	31.05.06
35 Orchard Grove (Enforcement)	3420	GW	WITHDRAWN	02.06.06
18 Alfriston Avenue, Harrow	3443	SW2	DISMISSED	12.06.06
63 Bonnersfield Avenue, Harrow	3442	SW2	DISMISSED	12.06.06



**ENFORCEMENT NOTICES AWAITING COMPLIANCE 28 June 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. New committee report to be drafted.
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 28 June 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
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)						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										
81 Roxeth Hill Harrow on the hill	ENF/24/05/P Appeal 3308	DMC		(Legal Contact Officer-AK)	8-Dec-04	14-Jan-05	Hearing 18-Oct-05	9 Months	Compliance date 19/7/06	AB / RD checking when roof was erected. Borough Solicitor preparing notice. Notice prepared. Appeal part allowed.  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.
Erection of roof										
154 Eastcote Lane South Harrow	ENF/317/03/P	GW (Case Officer)	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. Case Officer to undertake site visit, to proceed with prosecution subject to site visit.
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)	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

**ENFORCEMENT NOTICES AWAITING COMPLIANCE 28 June 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
Erection of Four Air Con Units on a Listed Building Broomhill Mount Park Road Harrow on the Hill Compliance with condition 8	ENF/625/03/P	RJP (Case Officer)  GDM RJP (Case Officer)	8- December -04	Contact Officer- AK)  (Legal Contact Officer- DG)	7-FEB-05	11-MAR-05	Written Representations	3 Months	09-APR-05 09-DEC-05	applicant is looking to provide further information to make this application valid. Appeal dismissed. Case Officer to follow up and take necessary action.  Appeal submitted. Appeal determined and upheld. Enforcement officer to monitor conditions. Conditions have not been met, case officer drafted Breach of Condition Notice.
Portman Hall Old Redding Harrow  Erection of fence on roof	ENF/96/03/P	GDM (Report)  GW (Case Officer)	21-April-04	28-Apr-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. Compliance date has expired, A new planning application has been submitted for the installation of fencing to roof terraces and installation of railings to roof edging reference P/1149/06/CFU, awaiting decision, case officer to monitor situation, awaiting outcome of planning application. Section 330 notice served on 6-July-05. Section 330 Notices were returned unopened. Enforcement Notices issued. Appeal Submitted, awaiting outcome. Appeal withdrawn. Appellant intends to comply with The Town and Country Planning (General Permitted Development) Order 1995. Enforcement Officer to monitor and ensure compliance.
35 Orchard Grove Edgware  Extensions over 70 cubic metres.	ENF/483/04/P	RJP (report)  GW (Case Officer)	17-May-05	7-June-05  (Legal Contact Officer- AK)	24-Nov-05	04-Jan-06	Appeal submitted. Appeal withdrawn	6 months	5-Jul-06	Section 330 notice served on 6-July-05. Section 330 Notices were returned unopened. Enforcement Notices issued. Appeal Submitted, awaiting outcome. Appeal withdrawn. Appellant intends to comply with The Town and Country Planning (General Permitted Development) Order 1995. Enforcement Officer to monitor and ensure compliance.
33 Orchard Grove Edgware	ENF/484/04/P	RJP (report)  GW (Case Officer)	17-May-05	7-June-05  (Legal Contact Officer- AK)	24-Nov-05	04-Jan-06	Appeal submitted. Appeal withdrawn.	6 Months	4-Jul-06	Section 330 notice served on 6-July-05. Notices were returned unopened. Enforcement Notice issued. Appeal Submitted. Certificate of lawful development granted subject to demolition of

## ENFORCEMENT NOTICES AWAITING COMPLIANCE 28 June 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
Extensions over 70 cubic metres.										
61 Oxleay Road Harrow	ENF/425/04/P	RJP (Report)  DMc (Case Officer)	17-May-05	7-October-05  (Legal Contact Officer- CML)	20-Jun-05	14- Nov-05		6 months	15-May-06	single storey rear extension and part single storey side extension. Appeal withdrawn. Memo to Legal to withdraw Enforcement Notice. Revocation Notice drafted, awaiting signing. Section 330 notice served on 20-June-05. Enf notice issued. Compliance date expired, case officer to undertake site visit to confirm compliance.
Erection of rear extension and wall 46 Repton Road, Kenton	ENF/565/04/P	DMc (Report) DMc (Case Officer)	27-July-05	10-Aug-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. Appeal lodged, awaiting outcome.
Unauthorised change of use to a 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 (Report)  DMC (Case Officer)	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	Appeal Hearing 15-August-2006	6 Months	17-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. Appeal lodged, awaiting outcome.
Unauthorised conversion of a detached garden building at the rear of the property to dwellinghouse 79 Pinner Hill Road, Pinner	ENF/183/05/P	RJP (Report)  DMc (Case)	9- November -05	28-Nov-05  (Legal Contact Officer- CML)	6- December -05	27-January-06	S78 appeal submitted.	3 months	27-April-06	Enforcement Notice served. S78 Appeal lodged, awaiting outcome.
Unauthorised construction of a garage forward for the										

**ENFORCEMENT NOTICES AWAITING COMPLIANCE 28 June 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
dwellinghouse.		(Officer)								
875 Field End Road, Harrow	ENF/43/04/P	RJP (report)	9-November-05	28-Nov-05 (Legal Contact Officer-CML)	22-Feb-06	03-Apr-06	Appeal lodged	3 Months	4 July 2006	Enforcement Notice served. Appeal submitted, awaiting outcome.
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-AK)	22-Feb-06	30-Mar-06	S78 Appeal submitted. S78 Appeal allowed.	1 Month	01-May-06	Notice served. S78 Appeal Lodged. S78 Appeal allowed by the planning inspector. Enforcement Notice no longer required. To be removed from the property, memo sent to Legal 10 April 2006. Revocation Notice drafted, awaiting signing.
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) DMC (Case Officer)	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. Phone call to advise that the caravan has been removed, case officer to undertake a site to confirm removal.
Storage of static caravan.										
47 Turner Road, Edgware	ENF/383/03/P	RJP (report)	7-September-05	16-Sept-05 (Legal Contact Officer-CML)	17-Mar-06	24-April-06	Appeal lodged	3 Months	24-Jul-06	S330 notice served on the 16-November-05. Enforcement Notice served. Appeal submitted, awaiting outcome.
Unauthorised construction of a rear conservatory and side extension.										
1 and 1A Buckingham Road, Harrow	ENF/147/04/P	RJP (Report)	7-September-05	16-September-2005 (Legal Contact Officer-AK)	10-May-2006	20-June-2006		3 Months	20-September-2006	S330 notice served 30-November-2005
Unauthorised construction of a rear building in the garden										
56 Lake View, Edgware	ENF/989/04/P	RJP (report) RJP (officer)	11-October-05	13- Oct-05 (Legal Contact Officer-CML)	24-April-2006	5-June-2006	Appeal lodged	3 Months	5-September-2006	S330 notice served on 17-October-05. Refusal of planning permission appealed against. S78 appeal dismissed on 16-Jan-06. Appeal lodged against Enforcement Notice, awaiting outcome.
Unauthorised construction of a front porch.										
Copse Farm, 2 Brookshill	ENF/224/04/P	RJP	11-	13-Oct-05	1-June-	28-June-		1 Month	28-July-2006	Section 330 notice served on 4-

**ENFORCEMENT NOTICES AWAITING COMPLIANCE 28 June 2006**

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Cottages, Dairy Cottages, Brookshill Drive, Harrow  Erection of fencing		(report) GDM (officer)	October-05	(Legal Contact Officer-CML)	2006	2006				November-05. 13-June-2006, the Case Officer visited the site, at the time of the visit the section of fencing shown on the Enforcement Notice was removed in accordance with the requirements of the Enforcement Notice. No further action is proposed.
Hill House, 7 Mount Park Road, Harrow on the Hill  Conversion of single family dwelling house and garage into 5 flats	ENF775/04/P	DMC (Officer) RJP (Report)	9-November-2005	28-November-2005 (Legal Contact Officer-AK)	24-April-2006	26-May-2006	Appeal lodged	3 Months	26-August-2006	Section 330 notice served on 10-January-2006 Appeal Lodged, awaiting outcome.
67 Argyle Road, Harrow  Unauthorised construction of a raised rear deck and railings	ENF78/04/P	RJP (Report)	7-December-2005	9-December-2005 AK (Legal Case Officer)	6-April-2006	10-May-2006	Appeal lodged	1 Month	10-June-2006	S330 notice served 10-January-2006 Enforcement notice served. Appeal lodged, awaiting outcome.
38 Headstone Gardens, Harrow  Unauthorised construction of a single storey rear extension	ENF/1006/04/P	RJP (Report) GW (Case Officer)	7-December-05	9-December-05 (Legal Contact Officer-CML)	13-February-2006	17-March-2006	Appeal Hearing 5-September-2006.	3 months	17-June-2006	S330 Notice served on 19-December-2005 Appeal lodged, awaiting outcome.
31 Northumberland Road, North Harrow.  Front and rear extensions	ENF/425/05/P	FS (Report) AB (Case Officer)	15-Mar-06	17-Mar-06 CML (Legal Case Officer)	1-June-2006	3-August-2006		3 Months	3-November-2006	S330 notice served 9-May-2006
1 Wildcroft Gardens, Edgware  Unauthorised construction of gates, walls, railings and pillars	ENF700/04/P	RJP (Report)	11-January-06	23-January-06 (Case Officer-SC)	7-June-2006	19-July-2006		1 Month	19-August-2006	S330 Notice served on 17-February 2006.
108 Waxwell Lane, Pinner  Unauthorised construction of a raised rear deck and trellis	ENF/647/04/P	RJP (Report)	7-December-05	9-December-05	20-April-2006	24-May-2006		2 Months	24-July-2006	S330 Notice served 10-January-2006

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16A Whitchurch Lane, Kenton	ENF/502/04/P	D/Mc (Officer) R/JP (Report)	7-December-05	9-December-05 (Legal Contact Officer-DG)	24-April-2006	5-June-2006	Appeal Lodged	1 Month	5-July-2006	Section 330 served on 22 December-05 Appeal Lodged on grounds (a), (c), (f) and (g), awaiting outcome.
Prosecutions for unlawful advertisements										
27										
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	30-June-05 (Legal Contact Officer-CML)						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. High Barn, Pinner Hill Farm, 160 Pinner Hill Road, Pinner	ENF/379/04/P	RJP (Report) D/MC	11-January-06	23-January-06						S330 notice served 24-April-2006

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Unauthorised change of use from Class B1 to Class A1		(Case officer)		SC (Legal Case Officer)						
63 College Road, Harrow Weald	ENF/159/05/P	RJP (Report) GW (Case Officer)	8-February-06	23-Feb-06 06-MAR-06 CML (Legal Case Officer)						S330 notice served 29-Mar-06 Enforcement Notice drafted, awaiting signing and imminent service.
147 Roxeth Green Avenue, Harrow	ENF/731/04/P	RJP (Report) RJP (Case Officer)	8-February-06	23-Feb-06 06-Mar-06 SC (Legal Case Officer)						
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) DMC (Case Officer)	8-February-06	23-Feb-06 06-Mar-06 SC (Legal Case Officer)						S330 notice served 6-April-2006
Unauthorised installation of two rear windows in north elevation of dwellinghouse										
Ravensholt, 12 Mount Park Road, Harrow on the Hill	ENF/353/03/P	RJP (Report) RJP (Case Officer)	28-June-206							Deferred by DC Committee for amendment, 8 Feb 2006.
Unauthorised erection of a wire fence with concrete posts and reed panelling										
Land to the rear of 48 The Avenue, Harrow Weald.		DMc (Officer) RJP (Report)	08-Feb-06	23-Feb-06 06-Mar-06 CML (Legal Case Officer)						
S215 Notice										
462 Honeypot Lane, Stammers	ENF/619/04/P	RJP (Report) DMC (Case Officer)	15-Mar-06	17-Mar-06 CML (Legal Case Officer)						S330 notice served 6-April-2006
Unauthorised construction of a single storey rear extension										
Land at rear of 540 Uxbridge	ENF/352/05/P	AB2	15-Mar-06	20-Mar-06						S330 notice served 12-April-2006



**ENFORCEMENT NOTICES AWAITING COMPLIANCE 28 June 2006**

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Road, Hatch End Unauthorised stationing of a portacabin		(Case officer) RJP (Report)		CML (Legal Case Officer)						
127a and 127b Ruskin Gardens, Harrow Unauthorised change of use from 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.	ENF/432/03/P	DMC (Case Officer) RJP (Report)	15-Mar-06	17-Mar-06 AK (Legal Case Officer)						S330 notice served 6-April-2006 Enforcement Notice drafted, awaiting signing and imminent service.
Rear of 62-72 Orchard Grove, Harrow Unauthorised change of use from a service road to a builders yard and the erection of a pole with a CCTV camera	ENF/117/04/P	DMC (Case Officer) RJP (Report)	15-Mar-06	17-Mar-06 AK (Legal Case Officer)						S330 Notice drafted, awaiting signing and imminent service.
190 Whittington Way, Pinner Unauthorised construction of a single storey rear extension	ENF/94/04/P	RJP (Report)	15-Mar-06	17-Mar-06 AK (Legal Case Officer)						Enforcement Notice drafted, awaiting signing and imminent service.
7 Sancroft Road, Harrow Unauthorised construction of a single storey side to rear and front extension and decking	ENF/236/04/P	RJP (Report)	11-April-2006	18-April-2006 CML (Legal Case Officer)						S330 Notice served 9-May-2006
1 Wynlie Gardens, Pinner Unauthorised change of use of outbuilding to single family dwellinghouse	ENF/118/05/P	RJP (Report)	11-April-2006	18-April-2006 AK (Legal Case Officer)						S330 Notice drafted, awaiting signing and imminent service.
7 Lansdowne Road, Stanmore Unauthorised single storey rear canopy	ENF/46/04/P	RJP (Report) RJP (Case Officer)	7-June-2006							

**ENFORCEMENT NOTICES AWAITING COMPLIANCE 28 June 2006**

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32 Rusland Park Road, Harrow Unauthorised construction of a two/three storey side to rear, single storey front to side extension and rear dormer	ENF429/04/P	RJP (Report)	7-June-2006							
341A Northolt Road, South Harrow Unauthorised construction of a first floor rear extension	ENF/272/04/P	RJP (Report)	7-June-2006							
65 Langland Crescent, Harrow Unauthorised construction of a rear canopy	ENF/668/03/P	RJP (Report) RJP (case Officer)	7-June-2006							
71 Bouverie Road, Harrow Unauthorised side outbuilding forward of the building line abutting the highway	ENF788/04/P	DMC (Report) DMC (Case Officer)	7-June-2006							
9 Green Lane Cottages Unauthorised erection of a satellite dish on a grade II listed building	ENF/536/05/P	RJP (Report) DMC (Case Officer)	28-June-2006							
16 Carmelite Road, Harrow Weald Unauthorised conversion of a garage to a dwellinghouse	ENF/20/05/P	RJP (Report) RJP (Case Officer)	28-June-2006							
14 Roxeth Green Avenue, Harrow Unauthorised construction of a rear extension	ENF744/05/P	RJP (Report) MHX (Case Officer)	28-June-2006							



Meeting:	Development Control Committee
Date:	28 June 2006
Subject:	Amendments to the Conservation Area Advisory Committee Constitution
Responsible Officer:	Andy Parsons, Group Manager (Planning and Development)
Contact Officer:	Tom Wooldridge, Acting Principal Conservation Officer
Portfolio Holder:	Planning, Development and Housing
Key Decision:	No
Status:	Part 1

### **Section 1: Summary**

#### **Decision Required**

DCC Members are requested to agree the proposed amendment to the constitution of the Conservation Area Advisory Committee (CAAC) as shown in Appendix 1. This would allow for members of any of the approved organisations to be co-opted onto the Committee at any meeting during the year, rather than at the Annual General Meeting (AGM) only.

#### **Reason for report**

Existing members of the CAAC have requested that the constitution be amended to allow for greater flexibility in appointing members from the approved organisations. The existing CAAC constitution has previously been agreed and amended by the Development Control Committee, and this latest amendment would require approval from the DCC.

#### **Benefits**

The amended CAAC constitution would ensure that the membership of the

CAAC would be more flexible, rather than the current restrictive arrangements that only allow members to be appointed at the AGM. This would have the benefit of strengthening the CAAC and ensure that they continue to provide valuable advice on issues and proposals affecting Harrow's conservation areas.

### **Cost of Proposals**

There are negligible costs in relation to this report and these will be met from within existing Planning Services budgets.

### **Risks**

Provided that the Development Control Committee formally amends the constitution, there would be few risks or credible challenges to the amendments.

### **Implications if recommendations rejected**

The numbers of appointed members of the CAAC is already less than it could be if all of the approved organisations nominated a member at the AGM. There is a risk that fewer and fewer members are appointed to the CAAC, which would reduce its value and effectiveness.

## **Section 2: Report**

### **2.1 Brief History**

Harrow's Conservation Area Advisory Committee ("the CAAC") was established in 1981 in line with central government guidelines at the time. The Committee consists of members from a number of approved national professional and historical societies, and a number of approved local amenity groups. A full list is shown as part of the CAAC constitution in Appendix 1.

The CAAC meets approximately once a month to comment on any planning application that affects the character and appearance of any of the Borough's 28 conservation areas. It also comments on draft conservation area character appraisals and management plans (formerly known as "policy statements"), enforcement and appeal cases affecting conservation areas, proposals for listing buildings and any other enhancement proposals.

Members of the CAAC are elected yearly at its Annual General Meeting, normally held in September. The approved organisations are required to nominate a member before the AGM, and these nominations are then agreed at the AGM.

The disadvantage of this approach is that if an organisation fails to nominate a member before the AGM, that organisation can have no representation on the CAAC for the entirety of the following year. The existing membership of the CAAC is already lower than it could be, as only 9 out of the 15 approved organisations have nominated members<sup>1</sup>. The reasons for declining membership are varied, from a lack of awareness or interest in what the CAAC does, to the difficulty in replacing members who retire from the CAAC.

There is a risk that the membership could therefore diminish further. There needs to be at least 5 members at each CAAC meeting for it to be quorate, so there is a danger that the Committee loses its value and effectiveness. The existing CAAC has requested that Council officers seek to improve the membership of the CAAC (see item 5.4 of the minutes from the CAAC 24<sup>th</sup> April 2006 meeting attached as Appendix 2).

## 2.2 Options Considered

Efforts have been made by the existing CAAC to encourage the 6 organisations currently without nominated members to send individuals to the CAAC (see Appendix 3). Whilst the CAAC cannot force organisations to nominate members, it should be able to ensure that the appointment of any new individual is as easy and quick as possible.

To achieve this aim, it is proposed that the existing CAAC constitution be amended to allow for new individuals from any of the approved organisations to be co-opted onto the CAAC at any meeting during the year, not just at the AGM. The proposed amendment is shown in Appendix 1, highlighted in italics under item 2(a) of the constitution. Co-option would require a majority approval of existing members at any given meeting and would allow new members to fully participate in future meetings.

The amendment would ensure greater flexibility in appointing new members and ensure that any interest shown by prospective members is not lost whilst they wait for the next AGM.

The amendment cannot resolve the problem of shrinking CAAC membership on its own, but it assists the CAAC in attracting new members. Further efforts to encourage new members to join will be carried out in due course.

## 2.3 Consultation

The existing CAAC members are in favour of amending the constitution to allow for the opportunity of co-opting new members.

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<sup>1</sup> The nine organisations that currently send members are: RIBA, Victorian Society, 20<sup>th</sup> Century Society, Harrow Hill Trust, The Pinner Association, Harrow School, Pinner Local History Society, Stanmore & Harrow Historical Society, Hatch End Association.

## 2.4 Financial Implications

There are negligible costs in relation to this report and these will be met from within existing Planning Services budgets.

## 2.5 Legal Implications

While the CAAC is not part of the Council's formal constitutional structure, its Constitution has previously been considered and endorsed by the Development Control Committee. The very helpful deliberations and comment on the range of matters within CAAC's ambit are material considerations for the Council in the context of its position as local planning authority. The inclusive nature of the minor amendment proposed is to be welcomed in the context of paragraph 4.13 of PPG 15 "Planning and the Historic Environment" which states that:

*"Local planning authorities are asked to consider setting up conservation area advisory committees, both to assist in formulating policies for the conservation area (or for several areas in a particular neighbourhood), and also as a continuing source of advice on planning and other applications which could affect an area. Committees should consist mainly of people who are not members of the authority; local residential and business interests should be fully represented. In addition to local historical, civic and amenity societies, and local chambers of commerce, the authority may wish to seek nominations (depending on the character of the area) from national bodies such as the national amenity societies and the Civic Trust. Authorities should consider whether there is scope for the involvement of local people on a voluntary basis in practical work for the enhancement of an area."*

## 2.6 Equalities Impact

N/A

## 2.7 Section 17 Crime and Disorder Act 1998 Considerations

N/A

## **Section 3: Supporting Information/Background Documents**

Background Documents: None

## **Appendix 1: CAAC Constitution, with proposed amendment in italics**

### **Harrow Conservation Area Advisory Committee: Constitution**

1. The Committee shall consist of one nominee each from the following:

National Appointments	RIBA RTPI Landscape Institute
Historical Societies	Georgian Group Victorian Society Ancient Monuments Society 20 <sup>th</sup> Century Society SPAB
Local	Harrow Hill Trust The Pinner Association Stanmore Society Harrow School Pinner Local History Society Stanmore & Harrow Historical Society Hatch End Association * Any Other Organisation: 1000+ members

2. Appointments shall be made on an annual basis from the Annual General Meeting of the Committee which shall be held in September (previously December).

*2(a) In addition to the election of members at the AGM, nominated individuals from any of the above organisations who were not appointed at the AGM, can also be co-opted onto the Committee at any meeting throughout the year, subject to a majority vote from the existing serving Committee members.*

3. The Committee shall, at its AGM, elect Chairman and Vice-Chairman, which offices shall be subject to re-election annually. The maximum period for either office shall be five years.
4. The Committee shall hold regular meetings for the following purpose:
  - (i) To advise the Council on application which would affect the character or appearance of the conservation areas;
  - (ii) To assist in the formulation of policies for conservation within the Borough by commenting upon Draft Policy Statements;
  - (iii) To make positive proposals for the enhancement and general care and maintenance of conservation areas;

All in accordance with the Department of Environment's Circular 8/97, The Harrow Borough Local Plan and any approved policy statement appertaining thereto.

5. Five shall constitute a quorum
6. The Chairman shall have the casting vote
7. Meetings shall be open to the public who shall not participate
8. Members shall declare and withdraw from the meeting when items in which they have an interest are discussed.
9. The Committee, through its officers, shall keep a proper record of its proceedings which shall be available in the Council Offices for public scrutiny.
10. The Chairman's report shall be submitted annually to the Council.
11. The following subject shall normally be in the Committee's agenda, except that additional subjects may be introduced at the Chairman's discretion:
  - (i) The constitution and procedures of the Committee;
  - (ii) Proposals concerning the designation of conservation areas and the local listing of buildings;
  - (iii) Recommendations to LBH for listing of buildings when appropriate;
  - (iv) Advice with regard to all proposed works within or peripheral to conservation areas and listed buildings:
    - 01: Planning applications
    - 02: Public works
    - 03: Enhancement works
    - 04: Enforcement actions
    - 05: Adjustment and improvement of administration procedures

**Agreed by Development & Planning Committee on 7 March 1991**

**\* Agreed by Development & Planning Committee on 7 July 1997**



## Appendix 2: Copy of minutes from 24 April 2006 CAAC meeting:

### **HARROW CONSERVATION AREAS ADVISORY COMMITTEE**

MINUTES OF MEETING HELD ON MONDAY 24<sup>th</sup> APRIL 2006

IN CONFERENCE ROOM, GARDEN HOUSE, 5 ST.JOHNS ROAD, HARROW

### **MINUTES**

#### **Those present:**

<b>Dr F Hicks</b>	<b>Stanmore and Harrow Historical Society</b>
<b>Mr S Holloway</b>	<b>Harrow Hill Trust</b>
<b>Mr M Maurice</b>	<b>Pinner Local History Society</b>
<b>Mrs J Verden</b>	<b>The Pinner Association</b>
<b>Mr A Flint</b>	<b>Hatch End Association (Chair)</b>
<b>Mr T Wooldridge</b>	<b>LBH</b>
<b>Miss L Haile</b>	<b>LBH</b>

**And for the first 15 minutes**      **Mr Jack Pine**  
   **Miss Sophia Bix**

1. Apologies for absence.
  - 1.1 Andrew Reed sent his apologies.
2. Small changes to minutes of meeting on 20<sup>th</sup> March, 2006 which was then agreed.
3. Decisions on planning applications previously considered by CAAC.
  - 3.1 Noted, including decision relating to: P/3177/05/DFU – The End House.
4. Planning applications to be considered by the Committee:-

1) P/884/06/DFU – 14A MOUNT PARK ROAD, HARROW (SB5)

Glass Canopy to Front of Property.

#### **No Objections.**

2) P869/06/DFU – 14A MOUNT PARK ROAD, HARROW (SB5)

Glass Canopy to rear of Property.

#### **No objections**

3) P/698/06/DFU – 5 WEST TOWERS, PINNER (CM2)

Replacement Windows to Front, Side and Rear.

**We would like more detail for this one. In the absence of this, we have no objections providing this is a replacement like for like. However, we would prefer to see an enhancement of what is there.**

4) P/114/06/CRE – FAIRCOT, 11 LITTLE COMMON , STANMORE (SW2)

Retention of Loft Conversion Including 4 Rooflights.

**One of the two bedroom lights should be taken away as this is excessive. Otherwise, we have no objections.**

5) P/861/06/CDT - THE BOTHY , 65 OLD REDDING , HARROW WEALD (SW2)

Single Storey Extensions to East and West Side of Dwelling.

**This is an overdevelopment of the listed building. Although we acknowledge that it has been reduced to one storey instead of two, there would be no change to the footprint of the building. The alterations are out of character with the house. They would result in the loss of views.**

6) P/752/06/CFU – 464-472 ALEXANDRA AVENUE , SOUTH HARROW (OH)

Six Pole-Mounted Antenna, Handrails and Cable Trays on Roof.

**The development ruins the concept of the 1930s design of the building. There are already too many telecom masts on the building. These ruin the view of the building as you walk from Rayners Lane station. We do not want these added to.**

7) P/720/06/DFU – 1 CANONS DRIVE , EDGWARE(LW)

Two Storey Side, Single and First Floor Rear, and Single Storey Front Extensions.

**This development is far too excessive as it almost doubles the size of the building even though we accept that it is on a large plot. The proposed moving of the chimney stack would make it subservient to the rest of the building rather than a main feature as it was intended. The proposal would detract from the character of the house. There is room for an extension but these points need to be taken into account.**

8) P/591/06/DFU – 5 CANONS DRIVE, EDGWARE (LW)

Single Storey Rear Extension; Pitched Roofs over Existing Two Storey Rear Extensions, Rear Dormer.

**No objections.**

9) P/760/06/DFU – 3 ASHNEAL GARDENS , HARROW (OH)

Two Storey Front and 1<sup>st</sup> Floor Side Extension.

**No impact on the conservation area.**

10) P/625/06/DCA – 5A VICTORIA TERRACE, HARROW (RP1)

Renewal of Conservation Area Consent To Demolish Existing Workshop and Shed.

**No objections.**

11) P/270/06/DFU – 37 WOODHALL GATE, PINNER (SB5)

Installation of door in existing flank opening

**No objections provided they retain existing door.**

12) P/407/06/DCO – 11 STANMORE HILL , STANMORE (LW)

Retention of First Floor Window in Flank Wall.

**No objections.**

13) P/897/06/DFU – 45 EVELYN DRIVE , PINNER (SW2)

Single Storey Rear Extension; Replacement UPVC Windows at Side & Rear.

**UPVC windows are not acceptable at the side. We have no real problem with the extension but it should be stepped in from the side.**

14) P/942/06/DFU – 56 CANONS DRIVE , EDGWARE (LW)

Single and Two Storey Rear Extensions, Alterations to Garage.

**This is an extension almost up to the flank of the building and reaches two storeys. This is too much. It is an overdevelopment. The conservatory at present looks awkward. The two storey section would be better as one storey.**

15) P/899/06/DFU – ARNOLD HOUSE PLAYING FIELDS , EDGWARE (MRE)

Provision of 3M High Weld Mesh Fence Along Part of Northern and Western Boundaries.

**No objections.**

16) P/248/06/DFU – 3 HALLAM GARDENS , PINNER (DM1)

Replacement Windows at Front.

**No objections providing wood is used for the bay window. Also the detailing needs to be correct for the Georgian-style glazing bars otherwise it will look odd again.**

17) P/885/06/DFU – 49 CANONS DRIVE , EDGWARE (LW)

Second floor Side to Rear Extension, Alterations to roof to Increase Ridge Height and Provide Front and Rear Dormer Windows.

**This is an overdevelopment. We do not like the increase in ridge height or the dormers at the front. Both are excessive and will be out of character with the existing decoration. The design of the front elevation is appalling.**

18) P/894/06/CFU – SILVERWOOD , 22 SOUTH VIEW ROAD , PINNER (SB5)

Installation of Flank Window and Two Rear Rooflights over Garage.

**No objections.**

19) P/501/06/CCA – 45 & 47 HIGH STREET AND LAND TO REAR OF CHURCH FARM  
PINNER (OH)

Conservation Area Consent: Demolition of 'The Studio'.

**Comments made for P/1254/04/CCA still apply. We object due to a lack of an appropriate replacement scheme.**

20) P/378/06/CFU - 1 & 2 GROVE COTTAGES, WARREN LANE, STANMORE (MRE)

Redevelopment to Provide Replacement Detached Two Storey Dwelling with Detached Garage.

**We welcome a modern design but this lacks character. However, it is outside the conservation area and it is not greatly visible from it.**

21) P/248/06/DFU – THE CASE IS ALTERED P.H., OLD REDDING, STANMORE (JW)

Alterations to elevations, ext. paving, ext. to terrace; canopy; extension to car pk. Onto country pk. Height restriction frame and lighting.

**Overall the proposal is out of keeping and cluttered. The canopy at rear, the changes to the front elevation and the addition of the freezer unit will be out of character. The freezer unit will essentially be an extension. The proposed lighting is out of keeping. The existing lighting is the maximum they were allowed previously. Furthermore, we would like the vehicular height reduced.**

**Moreover, the proposed car park will extend onto the grass area that forms part of the character of the area. The historic layout of the landscape that this proposes to build on complements Grims Dyke. People come here for the view. The wildness of the landscaping with the steep incline, is valuable.**

**This is an overdevelopment and would form an intrusion into this public open space.**

22) P/222/06/DAD - 41 HIGH STREET, HARROW ON THE HILL (RV2)

Externally Illuminated Hanging Signs

**The lighting is acceptable providing it is discreet. We would prefer to see a spotlight. No other objections.**

23) P/981/06/DFU – WALDRON COTTAGE, 1 WALDRON ROAD, HARROW (SB5)

Single storey rear extension; rear terrace extension

**Stephen Holloway declared an interest.**

**No objections.**

24) P/776/06/DFU – 44 HIGH STREET, HARROW ON THE HILL (OH)

Change of use of ground floor and lower ground floors from offices (Class B1) to café and retail (Class A3 & A1)

**No objection to change of use, but need to see details of any external works (e.g. terracing, new shopfront etc).**

5. Any other business.

5.1 Sophia updated on enforcement cases:

5.11 Enforcement Notice for Hill House

5.12 Enforcement Notice for 56 Lake View

5.13 Madelane House to be sent an enforcement notice.

5.14 Mount Lodge is being investigated

5.15 St. Dominic's – A report is being prepared for committee.

5.16 The Case is Altered – a letter is being sent asking them to remove the signs at the front which are in contravention of the 1992 Control of Advertisements regulations.

5.17 New cases: gates at Broomhill, fence at Ravenshott and Pinner Old Deer Park.

5.2 Alan Flint referred to comments made at the recent Pinnerwood Park Conservation Area AGM regarding the inconsistency of planning decisions and asked for this to be noted.

5.3 Alan Flint requested that members of the public are made more aware of which application form/s they need when applying for permission to carry out works in a conservation area. This will be looked into.

5.4 Alan Flint proposed that the CAAC constitution be changed to allow for individuals from approved organisations that currently don't have a representative to be co-opted onto the Committee at any point during the year, rather than just at the September AGM. This would need approval from councillors and will be looked into.

5.5 Relating to the above, letters were signed and sent out by CAAC to those approved organisations that currently don't have a representative to encourage them to nominate an individual.

Meeting ended at 7pm

Signed ..... (Chairman)

### **Appendix 3: Recent letter from the CAAC Chairman to CAAC organisations**

CAAC Organisation

April 2006

Dear Sir/Madam,

I am writing to you as Chairman of the Harrow Council Conservation Area Advisory Committee (CAAC), requesting that you make a nomination of a suitable representative to the CAAC.

It is important that the views of as many groups as possible, interested in Conservation, are heard.

Over the last couple of years, the Council has written to your organisation requesting such a nomination, but no nomination has been received. Maybe this was because the letter went astray or that it was addressed to the wrong individual.

For your information, I enclose a copy of the CAAC's constitution, which shows which organisations should be represented. The Committee was formed in 1981 in accordance with Government guidelines, and meets once a month, usually on the third or fourth Monday at 4.30 p.m. at the Harrow Council Planning Offices. The purpose of the Committee is to comment on new building, demolition, extensions etc in all of the Conservation Areas in Harrow. Our next meeting dates are April 24<sup>th</sup>, May 22<sup>nd</sup> and June 19<sup>th</sup> 2006

Your nomination should be forwarded to: Mr. T. Wooldridge at Harrow Council, at the address shown below.

Thanking you, I remain,

Yours faithfully,

A. W. Flint.  
Chairman Harrow Conservation Area Advisory Committee



Meeting:	Development Control Committee
Date:	28 June 2006
Subject:	14 Roxeth Green Avenue, Harrow
Responsible Officer:	Group Manager Planning and Development
Contact Officer:	Rebecca Phillips
Portfolio Holder:	Planning, Development and Housing
Enclosures:	Site Plan
Key Decision:	No
Status	Part 1
Ward	Roxbourne

### **Section 1: Summary**

This report relates to the unauthorised construction of a rear extension at 14 Roxeth Green Avenue, Harrow, and seeks authority to initiate enforcement action for its removal.

The rear extension, by reason of excessive cumulative depth in relation to both adjacent dwellings, appears unduly bulky and obtrusive and gives rise to unreasonable loss of light and overshadowing, to the detriment of the amenity of the occupiers of neighbouring properties and the character of this residential locality.

The development is contrary to policies SD1, D4 and D5 of the Harrow Council Unitary Development Plan 2004 and Section C *Rear Extensions* C1, C2 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 the unauthorised rear extension back to the rear wall of the authorised rear extension.  
(ii) The permanent removal from the land of the materials arising from compliance with the requirements in (b) (i) above.
- (c) [(b)] (i) and (ii) should be complied with within a period of three (3) months from the date on which the Notice takes effect.
- (d) Issue Notices under Section 330 of the Town and Country Planning Act 1990 (as amended) as necessary in relation to the above alleged breach of planning control.
- (e) Institute legal proceedings in event of failure to:
  - (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 LBH/32281 Rear dormer, granted 26 May 1987

LBH/25410 Single storey rear extension, granted 16 May 1984

P/383/06/DCO Retention of single storey rear extension, refused 13 February 2006. Reasons for refusal:

The rear extension, by reason of excessive cumulative depth in relation to both adjacent dwellings, appears unduly bulky and obtrusive and gives rise to unreasonable loss of light and overshadowing, to the detriment of the amenity of neighbouring occupiers and the character of this residential locality.

The window in the flank elevation of the development permits unreasonable actual and perceived overlooking of the rear garden of No. 12 Roxeth Green Avenue, to the detriment of the privacy of this residential locality.

### **Background Information and Options Considered**

2.1 The property is located on the south eastern side of Roxeth Green Avenue and comprises a two storey semi detached dwellinghouse. There is an existing rear dormer roof extension and a single storey rear extension, which is approximately 5.8 metres wide, 2.7 metres deep and 3.1 metres high. Planning permission has been granted for both the rear dormer and the single storey rear extension. An additional rear extension has been attached to the rear of the existing single storey rear extension. The additional rear extension is approximately 5.8 metres wide, 3.6 metres deep and 2.9 metres high.

The adjacent properties No. 12 and No. 16 do not have any rear extension.

2.2 The Development is contrary to the following policies:

-Policy D4 *The Standard of Design and Layout* of the Harrow Council Unitary Development Plan 2004.

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

-Policy D5 *New Residential Development – Amenity Space and Privacy* of the Harrow Council Unitary Development Plan 2004.

2.3 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

C2 A single storey rearward projection, adjacent to a boundary, of up to 3 metres beyond the rear main wall of adjacent semi-detached or detached houses would normally be acceptable.

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.

2.4 The unauthorised rear extension is attached to the back of an existing single storey creating a total rearward projection of approximately 6.3 metres. The Council's supplementary planning guidance states that a single storey rear projection would normally be acceptable up to 3 metres. It is considered that the additional extension does not complement its surroundings and does not have a satisfactory relationship with adjoining buildings. It is considered that the extension has no regard to the scale and character of the surrounding environment. Resulting in an unreasonable loss of light/overshadowing to the habitable rooms and kitchens and gardens of neighbouring properties. The original rearward extension is acceptable, however, the additional element does not respect the character and size of the houses or development within the locality and increases the rear projection to an unacceptable degree. Therefore the extension is considered unacceptable due to its depth.

2.5 The single storey rear extension does not constitute permitted development in accordance with Class A (a) (ii) of the Town and Country Planning (General Permitted Development) Order 1995. Planning permission for the retention of the single storey rear extension has been refused.

### **The alleged breach of planning control**

2.6 Without planning permission, the erection of a single storey rear extension to the rear of an existing single storey rear extension.

### **Reasons for issuing the notice**

- 2.7 It appears to the Council that the above breach of planning control occurred within the last 4 years.
- 2.8 The rear extension, by reason of excessive cumulative depth in relation to both adjacent dwellings, appears unduly bulky and obtrusive and gives rise to unreasonable loss of light and overshadowing, to the detriment of the amenity of the occupiers of neighbouring properties and the character of this residential locality, contrary to the following policies SD1, D4 and D5 of the Harrow Council Unitary Development Plan 2004 and C1, C2 and C7 Supplementary Planning Guidance "Extensions, A Householders Guide".
- 2.9 The Council does not consider that planning permission should be granted because planning conditions cannot overcome these problems.

### **Consultation**

- 2.10 -Ward Councillors copied for information  
-Harrow Council Environmental Health  
-Harrow Council Legal Services  
-Harrow Council Financial Services

### **Financial Implications**

- 2.11 None.

### **Legal Implications**

- 2.12 As contained in the report.

### **Equalities Impact**

- 2.13 None.

### **Section 17 Crime and Disorder Act 1998 Considerations**

- 2.14 None

## **Section 3: Supporting Information/ Background Documents**

LBH/32281 Rear dormer  
LBH/25410 Single storey rear extension  
P/383/06/DCO Retention of single storey rear extension.

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London Borough of Harrow 100019206

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Description: Unauthorised rear extension

Street: 14 Roxeth Green Avenue, Harrow



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Meeting:	Development Control Committee
Date:	28 June 2006
Subject:	16 Carmelite Road, Harrow Weald
Responsible Officer:	Group Manager Planning and Development
Contact Officer:	Rebecca Phillips
Portfolio Holder:	Planning, Development and Housing
Enclosures:	Site Plan
Key Decision:	No
Status	Part 1
Ward	Wealdstone

### **Section 1: Summary**

This report relates to the unauthorised conversion of the garage to a dwellinghouse, resulting in a change of use of the land from a single family dwellinghouse to two dwellinghouses.

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

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 dwellinghouse on the property.

There is inadequate parking within the curtilage of the property and given the increased pressure on on-street parking and traffic flow, the use of the additional dwellinghouse 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 garage 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) The permanent cessation of the use of the garage as a dwellinghouse.
  - (ii) The permanent removal of the bathroom from the garage.
  - (iii) The permanently removal of the kitchen from the garage.
- (c) [(b)] (i), (ii) and (iii) should be complied with within a period of six (6) 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 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 occupiers of neighbouring properties would continue to be harmed.

## **Section 2: Report**

### **Brief History, Policy Context (Including Previous Decisions)**

2.0 P/2770/05/DFU - Invalid

#### **Background Information and Options Considered**

2.1 This end of terrace single family dwellinghouse is located on the north eastern side of Carmelite Road. The property has a single car garage attached to the left of the dwellinghouse. The garage was converted without planning permission into a separate dwellinghouse. The unauthorised dwellinghouse contains both kitchen and bathroom facilities and combined bedroom/ living area. The garage door has been retained and boarded up from inside the garage to create an end wall. The unauthorised dwellinghouse is accessed via a side walkway located to the left of the garage and through a side gate into the rear garden. A accessway into the converted dwellinghouse has been installed along with two windows located in the end wall and flank wall of the garage overlooking the walkway. The two dwellinghouses currently have one off street car parking space at the front of the garage, the remaining area to the front of the site is landscaped with garden beds and pedestrian path leading into the main dwellinghouse. There is currently no internal access between the two dwellinghouses.

2.2 The following policies are applicable:

-Policy D4 *The Standard of Design and Layout* of the Harrow Council Unitary Development Plan 2004.

-Policy D5 *New Residential Development – Amenity Space and Privacy* of the Harrow Council Unitary Development Plan 2004.

-2.6 Policy T13 of the Harrow Council Unitary Development Plan 2004 Parking standards.

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

2.4 The converted dwellinghouse contains separated bathroom with kitchen facilities. The area to the rear of the converted garage is used as a combined living/ bedroom.

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.

Privacy is severely compromised by the presence of windows and doors looking out into the private garden area at the rear of the property 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. As a result of the development in question overlooking of the private garden area for the dwellinghouse has considerably increased to the detriment of the occupiers of neighbouring properties.

The converted garage 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**

- 2.5 Without planning permission, making a material change of use of the land from a single family dwellinghouse to two dwellinghouses.

### **Reasons for issuing the notice**

- 2.6 It appears to the Council that the above breach of planning control occurred within the last 4 years.
- 2.7 The two dwellinghouses have inadequate on-site parking, with excessive levels of occupation and activity. The conversion of the garage to dwellinghouse is an inappropriate form of development, which is detrimental to neighbouring residential amenity and highway safety, contrary to policy, D4, D5, SH1 and T13 of the Harrow Council Unitary Development Plan 2004.
- 2.8 The Council does not consider that planning permission should be granted because planning conditions cannot overcome these problems.

### **Consultation**

- 2.8 -Ward Councillors copied for information  
-Harrow Council Legal Services  
-Harrow Council Financial Services

### **Financial Implications**

- 2.9 There are no financial implications at this stage

**Legal Implications**

3.0 As Contained in the report

**Equalities Impact**

3.1 None

**Section 17 Crime and Disorder Act 1998 Considerations**

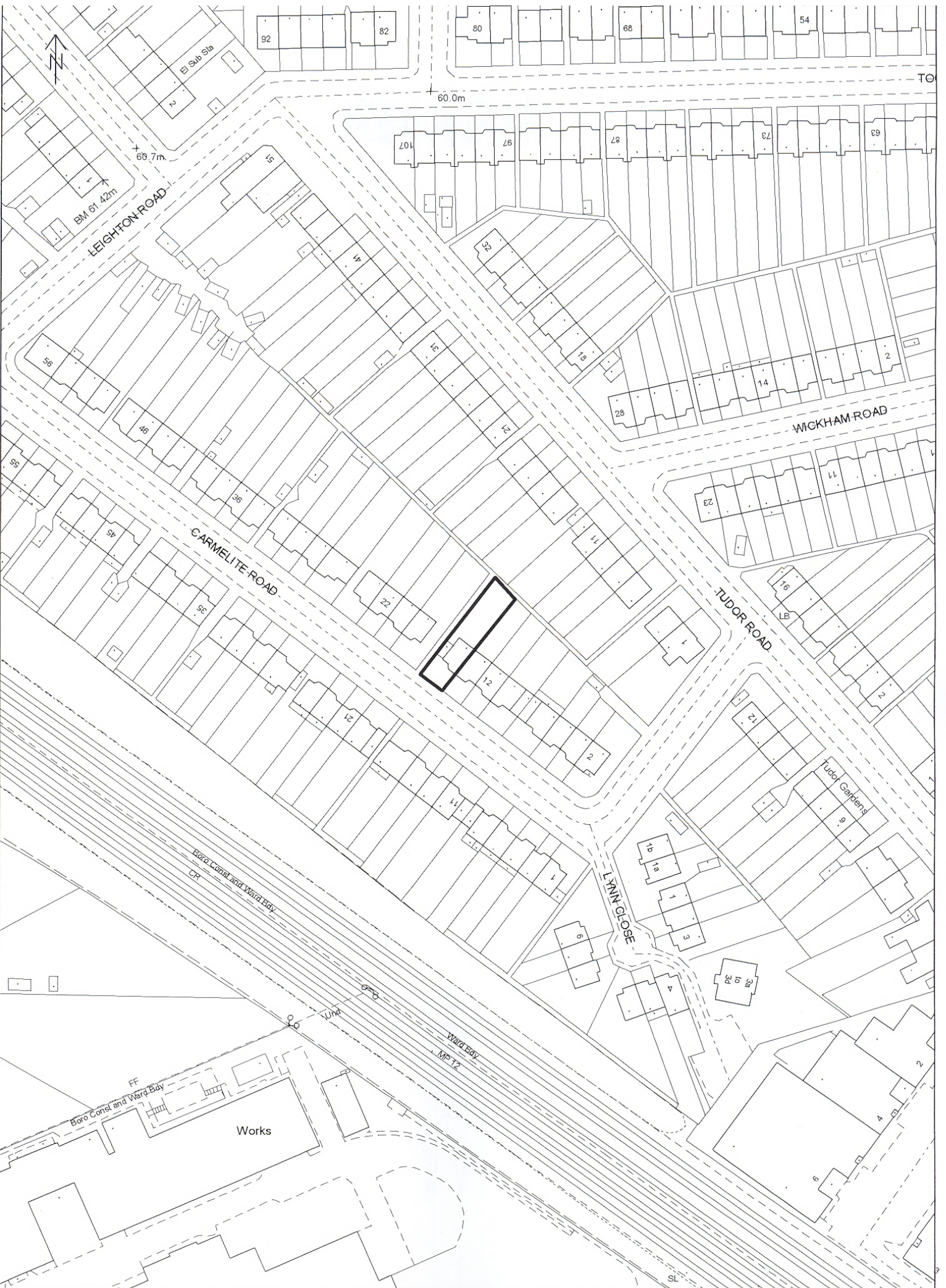
3.2 None

**Section 3: Supporting Information/ Background Documents**

P/2770/05/DFU - Invalid

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**Description: Conversion of garage**

**Street: 16 Carmelite Road, Harrow Weald**



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**Description: Conversion of garage**

**Street: 16 Carmelite Road, Harrow Weald**



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Meeting:	Development Control Committee
Date:	Wednesday 28 June 2006
Subject:	9 Green Lane Cottages, Stanmore
Responsible Officer:	Group Manager Planning and Development
Contact Officer:	Rebecca Phillips
Portfolio Holder:	Planning, Development and Housing
Enclosures:	Site Plan
Key Decision:	No
Status	Part 1
Ward	Stanmore Park

### **Section 1: Summary**

This report is in relation to the unauthorised erection of a satellite dish on the front of a grade II Listed dwellinghouse at 6 Green Lane Cottages, Stanmore.

The satellite dish, by reason of unsatisfactory design and appearance, would detract from the character and appearance of the property and those around it.

The development is contrary to policies SD2 and D11 of the Harrow Council Unitary Development Plan 2004. It is recommended that a Listed Building Enforcement Notice be served.

### **Decision Required**

#### **Recommended (for decision by the Development Control Committee)**

The Director of Legal Services be authorised to:

- (a) Issue a Listed Building Enforcement Notice pursuant to Section 38 of the Planning (Listed Buildings and Conservation Areas) Act, 1990 requiring:
- (b) (i) The permanent removal of the satellite dish, associated wires and attachment brackets from the land

(c) [(b)] (i) should be complied with within a period of one (1) month from the date on which the Notice takes effect.

(d) Issue Notices under Section 16 of the Local Government (Miscellaneous Provisions) Act 1976 as necessary in relation to the above 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 16 of the Local Government (Miscellaneous Provisions) Act 1976;

and/or

(ii) comply with the Listed Building 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 listed building enforcement notice may be appealed to the Planning Inspectorate.

### **Implications if recommendations rejected**

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

## **Section 2: Report**

### **Background Information and Options Considered**

2.0 The property is a grade II Listed Building located on the western side of Green Lane, within the Stanmore Hill Conservation Area. The Stanmore Hill Area Policy Statement notes the houses at the top of Green Lane as being of a quite humble scale and are generally, simple, and arranged in groups of terraces.

2.1 The following policies of the Unitary Development Plan are applicable:

*SD2 - Conservation Areas, Listed Buildings, Sites of Archaeological Importance, and Historic Parks and Gardens*

*D11 - Statutorily Listed Buildings*

2.2 A satellite dish has been installed on the front flank of the chimney with connecting wires running from the dish over the roof of the chimney and into the house via a first floor front window. Adding detail to no.9 in the form of a satellite dish detracts from the cottages simple quality, and adds a modern, alien feature not normally associated with a building of this age, or with the group of buildings, of which this terraced property forms a part.

The satellite dish is a prominent feature on the listed building, being readily visible and having the appearance of being seen above the level of the roof, when viewed from the highway in Green Lane.

The erection of the satellite dish has an impact on the character of the building. It detracts from the buildings simplicity, and the building appears out of character with the otherwise similar surrounding properties.

The hipped roof of the building, with apparently original tiles, is a significant attribute, which is undermined by the placing of a satellite dish in a prominent location at the top of the roof.

Policy D11 (B) of the UDP indicates that the Council will ensure the protection of the Boroughs stock of Listed Buildings by:- only permitting alterations that preserve or enhance the character of Listed Buildings. For the reasons outlined above the erection of a satellite dish in this location fails to preserve or enhance the character of this listed building, or those around it, accordingly, the development is contrary to Policy D11 of the UDP.

2.3 The satellite dish does not constitute permitted development in accordance with Class H (H.1) of the Town and Country Planning (General Permitted Development) Order 1995.

#### **The alleged breach of planning control**

2.4 Without Listed Building Consent, the erection of a satellite dish, mounting bracket and associated cabling, on the chimney of a listed building.

#### **Reasons for issuing the notice**

2.5 The satellite dish, mounting bracket and associated cabling are by virtue of their prominent siting on the chimney of the listed building, visually obtrusive and detrimental to the architectural and historic character and appearance of this listed building, and those around it, contrary to policies D11 and SD2 of the Harrow Unitary Development Plan 2004.

**2.6 Consultation**

- Ward Councillors copied for information
- Harrow Council Legal Services
- Harrow Council Financial Services
- Harrow Conservation department

**2.7 Financial Implications**

There are no financial implications at this stage

**2.8 Legal Implications**

As contained in the report

**2.9 Equalities Impact**

None

**2.10 Section 17 Crime and Disorder Act 1998 Considerations**

None

**Section 3: Supporting Information/ Background Documents**

None.



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London Borough of Harrow

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Description: Satellite Dish on roof

Street: 9 Green Lane Cottages, Stanmore



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Meeting:	Development Control Committee
Date:	Wednesday 28 June 2006
Subject:	Ravensholt, 12 Mount Park Road, Harrow on the Hill
Responsible Officer:	Group Manager Planning and Development
Contact Officer:	Rebecca Phillips
Portfolio Holder:	Planning, Development and Housing
Enclosures:	Site Plan
Key Decision:	No
Status	Part 1
Ward	Harrow on the Hill

### **Section 1: Summary**

This report is in relation to the unauthorised erection of a wire fence with concrete posts and reed panelling.

The wire fence, concrete posts and reed panelling are sited on land at Ravensholt, 12 Mount Park Road, Harrow on the Hill. The metal mesh fencing panels and stabilising mounts, by reason of their size, siting and appearance, are considered to be inappropriate, obtrusive and give rise to the loss of outlook, views and openness, to the detriment of the visual amenity, appearance and character of the surrounding Conservation Area. The site is situated within the Mount Park Conservation Area. The development is contrary to policies SD1, SD2, D4, D9, D14, D15, EP44 and EP45 of the Harrow Unitary Development Plan 2004, Policy 2 and 8 of the Mount Park Conservation Area Policy Statement. It is therefore recommended that an Enforcement Notice be served to secure their removal.

### **Decision Required**

#### **Recommended (for decision by the Development Control Committee)**

The Director of Legal Services be authorised to:

- (a) Issue an Enforcement Notice pursuant to Section 172 of the Town and

Country Planning Act 1990 requiring:

- (b) (i) The demolition of the metal mesh fence, concrete posts and reed panelling.  
(ii) The permanent removal of the materials arising from compliance with the requirement in (b) (i) above from the land.
- (c) [(b)] (i) and (ii) should be complied with within a period of one (1) month from the date on which the Notice takes effect.
- (d) Issue Notices under Section 330 of the Town and Country Planning Act 1990 (as amended) as necessary in relation to the above alleged breach of planning control.
- (e) Institute legal proceedings in event of failure to:
  - (i) supply the information required by the Director of Legal Services through the issue of Notices under Section 330 of the Town and Country Planning Act 1990;and/or
  - (ii) comply with the Enforcement Notice

### **Reason for report**

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

### **Benefits**

To 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 occupiers properties would continue to be harmed.

## **Section 2: Report**

### **Brief History, Policy Context (Including Previous Decisions)**

- 2.0 Planning permission reference P/1252/05/DFU for the retention of replacement post and wire fence, partly with temporary reed screening, was refused on 2 September 2005 for the following reasons:  
The wire mesh fence and reed backing, by reason of inappropriate materials, and inadequate natural screening are unduly obtrusive in the streetscene on this prominent corner and fail to preserve or enhance the character and appearance of the property in this part of the Conservation Area.

### **Background Information and Options Considered**

- 2.1 The property known as "Ravensholt" is located on the southern side of Mount Park Road. The property is locally listed and was constructed around the turn of the 20<sup>th</sup> Century and located within the Mount Park Conservation Area. The character of the area is one of large late Victorian and Edwardian dwellings with extensive gardens, set well back from the road, giving a feeling of openness.  
The Mount Park Conservation Area Policy Statement states, that natural, soft boundaries in the conservation area are highlighted as one of the characteristics.
- 2.2 The following Harrow Council Unitary Development Plan 2004 policies are applicable:
- Policy D4 *The Standard of Design and Layout*
  - Policy D9 *Streetside Greenness and Forecourt Greenery*
  - Policy D14 *Conservation Areas*
  - Policy D15 *Extensions and Alterations in Conservation Areas*
  - Policy SD1 *Quality of Design*
  - Policy SD2 *Conservation Areas, Listed Buildings, Sites of Archaeological Importance, and Historic Parks and Gardens*
  - Policy EP44 *Metropolitan Open Land*
  - Policy EP45 *Additional Building on Metropolitan Open Land*
- 2.3 The following Mount Park Conservation Area Policy Statement policies are applicable
- Policy 2, 10.12 Development should include the retention of existing hedgerow and verges and any proposal which result in the fragmentation of these important linear features will be refused.
  - Policy 8 (F) Any application for any development that will adversely affect or result in the loss of views as indicated on Map 8a (see Mount Park Conservation Area Policy Statement) will be refused.
- 2.4 The wire fence with concrete poles and reed panelling has been erected along the boundary of the property fronting Mount Park Road. It is

considered that the type and location of the fencing is out of character with the surrounding area and has a detrimental impact on the views from the conservation area by virtue of its streetscene.

- 2.5 At the time of the publication of the Mount Park Conservation Area Policy Statement in 1989, the boundary treatment of Ravensholt was a thick, lush hedgerow along its whole boundary length. This can be seen on pages 32-33 of the Mount Park Conservation Area Policy Statement. The Policy Statement describes the boundary as being a green verge or hedgerow and the various photos throughout the statement show it having dense foliage. An Article 4 Direction was implemented in 1989, requiring planning permission for the erection, construction, maintenance, improvement or other alteration of a gate, fence, wall or other means of enclosure.
- 2.6 The natural, soft boundaries in the conservation area are highlighted in the study as one of the important characteristic that make it special enough to merit conservation area status. Policy 2 of the Mount Park Conservation Area Policy Statement states that: "Development should include the retention of existing hedgerows and verges should be retained and any proposals which result in the fragmentation of these important linear features will be refused".
- 2.7 Policy 8 of the Mount Park Conservation Area Policy statement notes that any application for any development that will adversely affect or result in the loss of views as indicated on Map 8a will be refused. Map 8b identifies a "good short view" referring to the attractiveness of the heavily planted boundary treatment at Ravensholt, which at the time provided a sense of ruralness as one approaches the property from either direction. Given the former density of the boundary, this particular view was less about a sense of openness and space and more about an intimate setting. The removal of the hedge and the introduction of a modern and urban fencing detracts from the view and is therefore contrary to Policy 8 of the Mount Park Policy Statement.
- 2.8 The current situation is considered to be unacceptable because the wire fence and concrete posts are visible and are of poor quality. The materials of the reed panels appear inappropriate in a semi rural natural landscape, in an important prominent corner of the conservation area, these materials are deemed to be obtrusive in nature and detrimental to the street scene.
- 2.9 The garden of Ravensholt is located within Metropolitan Open Land (MOL). The principle of MOL (retaining green and open spaces) complements the objectives of the Mount Park Area Policy Statement. Only the garden is located with the MOL in order to preserve the green and undeveloped character of this prominent corner site. Although the garden technically remains "undeveloped", the removal of the hedge and the introduction of a modern and urban fence would detract from the green and rural appearance of this corner to the detriment of the MOL and policies EP44 and EP45.

- 2.10 The wire fence with concrete posts and reed panelling is not in accordance with a number of the Council's policies, specifically SD1, SD2, D4, D9, D14, D15, EP44 and EP45 of the Harrow Unitary Development Plan 2004, and Policy 2 and 8 of the Mount Park Conservation Area Policy Statement. It is considered that significant harm is caused by this development; therefore, it is recommended that a planning enforcement notice be issued.
- 2.11 The wire fence with concrete posts and reed panelling does not constitute permitted development in accordance with Class A (A.1) of the Town and Country Planning (General Permitted Development) Order 1995. Planning permission for the retention of the concrete post and reed has been refused.

### **The alleged breach of planning control**

- 2.12 Without planning permission, the erection of a chain link fence with concrete posts and reed panelling.

### **Reasons for issuing the notice**

- 2.13 It appears to the Council that the above breach of planning control occurred within the last 4 years.
- 2.14 The wire fence with concrete posts and reed panelling by reason of inappropriate materials, and inadequate natural screening are unduly obtrusive in the streetscene on this prominent corner and fail to preserve or enhance the character or appearance of the property or the Conservation Area, contrary to Policies SD1, SD2, D4, D9, D14 and D15, EP44 and EP45 of the Harrow Council Unitary Development Plan 2004, and Policy 2 and 8 of the Mount Park Conservation Area Policy Statement.
- 2.15 The council does not consider that planning permission should be granted because planning conditions would not overcome these problems.

### **Consultation**

- 2.16 -Ward Councillors copied for information  
-Harrow Council Legal Services  
-Harrow Council Financial Services  
-Harrow Council Conservation Team

### **Financial Implications**

- 2.17 There are no financial implications at this stage

### **Legal Implications**

- 2.18 As contained in the report

### **Equalities Impact**

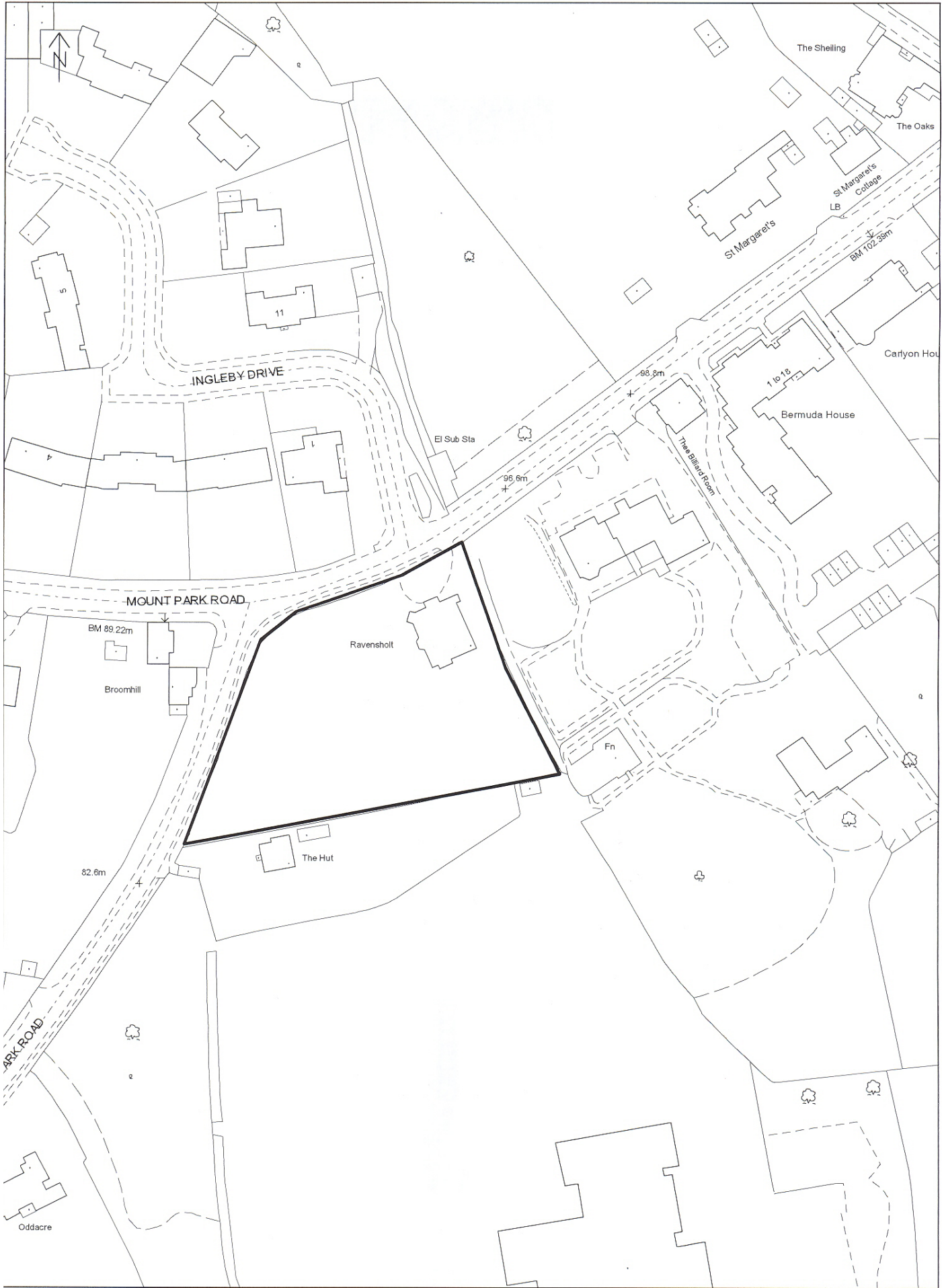
2.19 None

### **Section 17 Crime and Disorder Act 1998 Considerations**

2.20 None

### **Section 3: Supporting Information/ Background Documents**

P/1252/05/DFU Retention of replacement post and wire fence, partly with temporary reed screening.



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London Borough of Harrow

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**Description: Boundary fence**

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**Street: Ravensholt, 12 Mount Park Road**



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