



**DEVELOPMENT CONTROL
COMMITTEE
WEDNESDAY 26 JULY 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. Julia Merison
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**

***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 26 JULY 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 - 18)

That it be agreed that, having been circulated, the Chair be given authority to sign the minutes of the meeting held on 28 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 Head of Planning - circulated separately.
- Enc. 13. **Planning Appeals Update:** (Pages 19 - 22)
Report of the Head of Planning – for information.
- Enc. 14. **Enforcement Notices Awaiting Compliance:** (Pages 23 - 34)
Report of the Head of Planning – for information.
- Enc. 15. **Management of the Development Control Committee Agenda:** (Pages 35 - 42)
Report of the Head of Planning.
- Enc. 16. **Notification Procedures - Planning Applications on Residential Care Homes:** (Pages 43 - 46)
Report of the Head of Planning.
- To follow 17. **Retrieval of Planning Support Charge for Section 106 Agreements:**
Report of the Head of Planning.
- To follow 18. **Charging for Pre-Application Planning Advice:**
Report of the Head of Planning.
- To follow 19. **102, 104, 106 High Street, Harrow on the Hill:**
Report of the Head of Planning and Director of Legal Services.
- To follow 20. **102 High Street, Harrow on the Hill:**
Report of the Head of Planning.

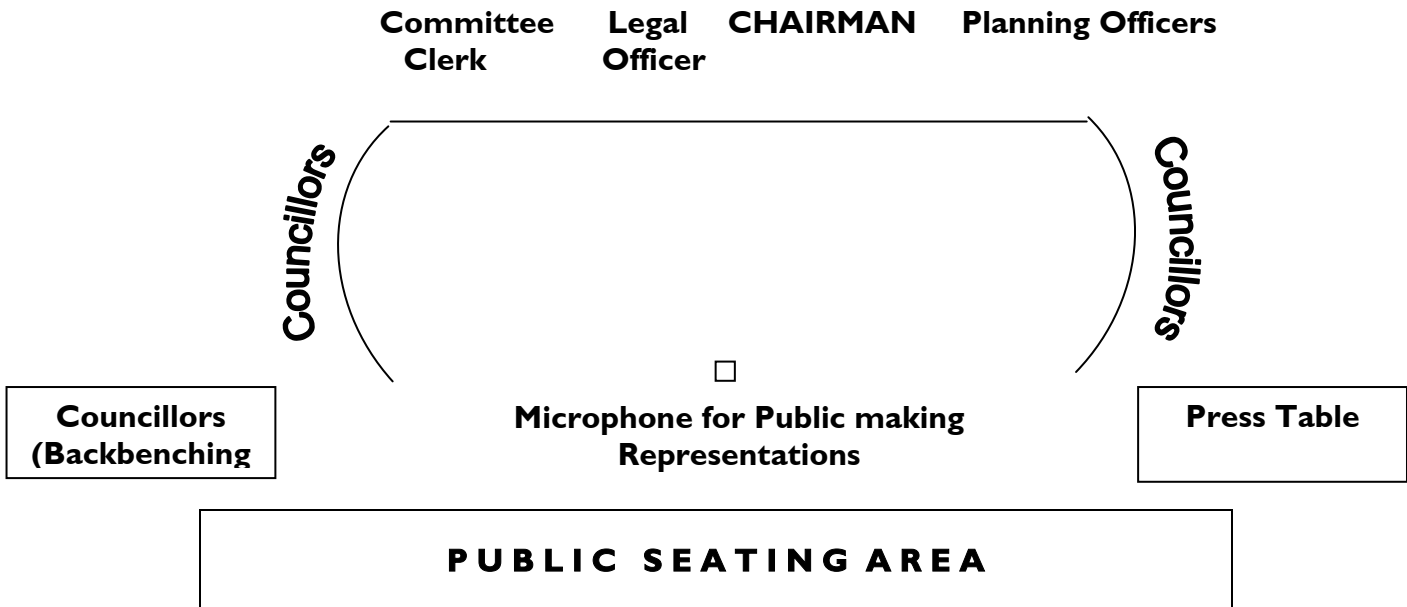
21. **Any Other Urgent Business:**
Which cannot otherwise be dealt with.

22. **Member Site Visits:**
To arrange dates for Member site visits that have been agreed during the course of the meeting (if any).

AGENDA - PART II - 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).

REPORT OF DEVELOPMENT CONTROL COMMITTEE

MEETING HELD ON 28 JUNE 2006

Chairman: * Councillor Mrs Camilla Bath

Councillors: * Robert Benson * David Gawn
* Don Billson * Thaya Idaikkadar
* Mrinal Choudhury * Narinder Singh Mudhar
* G Chowdhury * Joyce Nickolay
* Keith Ferry * Dinesh Solanki (1)

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

PART I - RECOMMENDATIONS - NIL

PART II - MINUTES

26. **Attendance by Reserve Members:**

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

Ordinary Member

Councillor Manji Kara

Reserve Member

Councillor Dinesh Solanki

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

RESOLVED: To note that no Members, who were not members of the Committee, had requested to speak at the meeting.

28. **Declarations of Interest:**

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

- (i) Planning Application 2/05 – 17 High Street, Wealdstone
Councillor Choudhury declared a prejudicial interest in the above application arising from the fact that he had been a member of the Licensing Panel that had determined the licensing application for the premises. Accordingly, he would leave the room and take no part in the discussion or decision-making on this item.
- (ii) Planning Application 2/12 – 22 Ferring Close, Harrow
During discussion on the above item, Councillor Choudhury, who had not declared an interest in the item at the start of the meeting, declared a personal interest arising from the fact that a friend of his lived in Ferring Close. Accordingly, he remained in the room and took part in the discussion and decision-making on this item.
- (iii) Planning Application 2/21 – 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. Councillor Mrs Bath wished it to be noted that, whilst none of the Conservative Members of the Committee were closely acquainted with the applicant, the Conservative Members had, on the advice of a legal officer, declared a prejudicial interest on a previous occasion when the item had been discussed, and so, for consistency, would again leave the room and take no part in the discussion or decision-making on this item.
- (iv) Planning Application 2/22 – 44 High Street, Harrow on the Hill
Councillor Joyce Nickolay declared a prejudicial interest in the above item arising from the fact that she knew the applicant. Accordingly, she would leave the room and take no part in the discussion or decision-making on this item.

- (v) Planning Application 3/02 – Harrow Community Sports Centre, Broadfields, Headstone Lane, Harrow Weald
Councillor Ferry declared a personal interest in the above item arising from the fact that he occasionally drank at the premises. Accordingly, he would remain in the room and take part in the discussion and decision-making on this item.

(Note: Noting that the agenda contained a number of applications for variations of planning conditions for premises that had previously had applications for changes to opening hours considered by the Council's Licensing Panels, some Members of the Committee, who had also been members of Licensing Panels, indicated that they could not recall which of the Licensing Panels they had served on. The Legal Officer advised that, if a Member could not recall having sat on a particular Licensing Panel, that Member was unlikely to be perceived as having a prejudicial interest in the application for the variation of planning conditions).

29. **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.

30. **Minutes:**

RESOLVED: That the Chairman be given authority to sign the minutes of the meeting held on 7 June 2006, those minutes having been circulated, as a correct record, once printed in the Council Bound Minute Volume.

31. **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, and in Minute 8 of the meeting held on 7 June 2006.

32. **Public Questions:**

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

33. **Petitions:**

RESOLVED: To note that no petitions were received at the meeting.

34. **Deputations:**

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

35. **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.

36. **Representations on Planning Applications:**

RESOLVED: That in accordance with the provisions of Committee Procedure Rule 18 (Part 4B of the Constitution), representations be received in respect of item 2/25 on the list of planning applications.

37. **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.

38. **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.

39. **Enforcement Notices Awaiting Compliance:**

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

RESOLVED: To note the report.

40. **Amendments to the Conservation Area Advisory Committee Constitution:**

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

RESOLVED: That the constitution of the Conservation Area Advisory Committee (CAAC) be amended, as shown in Appendix 1 of the report of the Group Manager (Planning and Development), to enable 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.

41. **14 Roxeth Green Avenue, 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 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 requirement 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.

42. **16 Carmelite Road, Harrow Weald:**

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 permanent cessation of the use of the garage as a dwellinghouse;
- (ii) the permanent removal of the bathroom from the garage;
- (iii) the permanent removal of the kitchen from the garage.

(i), (ii) and (iii) should be complied with within a period of six (6) 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:

(iii) 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

(iv) comply with the Enforcement Notice.

43. **9 Green Lane Cottages, 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 a Listed Building Enforcement Notice pursuant to Section 38 of the Planning (Listed Buildings and Conservation Area) Act, 1990 requiring:

(i) the permanent removal of the satellite dish, associated wires and attachment brackets from the land;

(i) 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 16 of the Local Government (Miscellaneous Provisions) Act 1976 as necessary in relation to the above alleged breach of planning control;

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

(v) 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

(vi) comply with the Listed Building Enforcement Notice.

44. **Ravensholt, 12 Mount Park Road, Harrow on the Hill:**

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 metal mesh fence, concrete posts and reed panelling;

(ii) the permanent removal of the materials arising from compliance with the requirement in (i) above from the land;

(i) and (ii) should be complied with within a period of one (1) month from the date on which the Notice takes effect;

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

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

(vii) 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

(viii) comply with the Enforcement Notice.

45. **Member Site Visits:**

RESOLVED: That (1) Member visits to the following sites take place on Wednesday 19 July 2006 from 6.00 pm:

2/09 - Land at Fentiman Way, South Harrow
2/10 - 1&2 Grove Cottages, Warren Lane, Stanmore
2/12 - 22 Ferring Close, Harrow
2/25 - Ebberston, 39 South Hill Avenue, Harrow

(2) in relation to item 1/05 – Sports East, Harrow School, Football Lane, Harrow, officers be requested to investigate the possibility of Members of the Committee visiting a relevant site where the proposed floodlighting was already in situ;

(3) the Democratic Services Officer be requested to write to Members of the Committee to confirm the order and timing of the visits.

46. **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 10.30 pm;

(2) at 10.30 pm continue until 11.00 pm;

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

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

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

(6) at 11.45 pm to continue until 12 midnight.

(Note: The meeting, having commenced at 7.30 pm, closed at 11.55 pm).

(Signed) COUNCILLOR CAMILLA BATH
Chairman

SECTION 1 – MAJOR APPLICATIONS

LIST NO: 1/01 **APPLICATION NO:** P/1094/06/COU

LOCATION: 11 Wakehams Hill, Pinner, Long Meadow

APPLICANT: Sanders Laing for Mr Santokh Singh Sahota

PROPOSAL: Outline: Siting & means of access for 14 flats and 18 car parking spaces; demolition of existing house and outbuildings

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

“The proposed development by reason of its height and scale of building sited on the hill top on the edge of the Green Belt boundary would result in an unacceptable visual impact to the detriment of the character and openness of the Green Belt, especially from views within Pinner Park Farm below”.

LIST NO: 1/02 **APPLICATION NO:** P/3178/05/CFU

LOCATION: 408 – 412 Kenton Road, Kenton

APPLICANT: Twigg Brown Architects for Stephen Howard Homes & Lupo Ltd

PROPOSAL: Redevelopment: 2 to 5 storey building to provide 34 flats with underground parking (revised)

DECISION: INFORM the applicant that:

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

i) the affordable housing units are available for occupation in accordance with a building and occupation programme to be submitted to and approved in writing by the Local Planning Authority (LPA) prior to the commencement of development.

ii) the provision of affordable housing of a quantity, type and mix set out in the application, the social rented units to be managed by an RSL, subject to a nomination agreement with the Council.

(2) a formal decision notice, subject to the planning conditions and informatives reported, as amended on the Adendum, will be issued only upon completion by the applicant of the aforementioned legal agreement.

[Note: During discussion on the above application, the Committee agreed that the period for completion of the legal agreement should be three months, and not the one year which had been recommended in the report of the Group Manager (Planning and Development)].

LIST NO: 1/03 **APPLICATION NO:** P/614/06/CFU

LOCATION: 10 Oxford Road, Wealdstone

APPLICANT: Rolfe Judd Planning for CNWL Mental Health NHS Trust

PROPOSAL: Use of educational premises (class D1 use) for offices (class B1 use) and/or medical (class D1 use) purposes

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

LIST NO: 1/04 **APPLICATION NO:** P/687/06/CDP

LOCATION: Land R/O 25-28 Belmont Circle & 13-25 Bellamy Drive, Kenton Lane, Harrow

APPLICANT: Triad Planning & Design Ltd for Mr E Ryan

PROPOSAL: Reserved matters (details of design, external appearance and landscaping) required by Condition 2 of planning permission P/3347/04/COU for redevelopment in form of detached part 2/3 storey building for 2 houses and 12 flats with car parking

DECISION: APPROVED the details in accordance with the development described in the application and submitted plans, subject to the informatives reported.

LIST NO: 1/05 **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 & tennis courts

DECISION: DEFERRED for Member site visit.

[Note: During discussion on the above application, Members indicated that they wished to view the proposed floodlighting in situ at another location. Officers were requested to contact the owners of relevant premises with a view to arranging this].

(See also Minute 45)

SECTION 2 – OTHER APPLICATIONS RECOMMENDED FOR GRANT

LIST NO: 2/01 **APPLICATION NO:** P/830/06/DVA

LOCATION: The Village Inn, 402-406 Rayners Lane

APPLICANT: Hephher Dixon for J D Wetherspoon plc

PROPOSAL: Variation of Condition 6 of planning permission LBH/45486 to allow opening Sunday to Thursday 07.00 hours to 00.30 hours on the following day and Fridays & Saturdays 07.00 hours to 01.30 hours of the following day; extended opening on special days

DECISION: GRANTED permission for the variation described in the application and submitted plans, as amended on the Addendum, subject to the condition and informative reported.

LIST NO: 2/02 **APPLICATION NO:** P/440/06/CFU

LOCATION: 8 Julius Caesar Way, Stanmore

APPLICANT: Anthony Pell

PROPOSAL: Insertion of window to east elevation

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

LIST NO: 2/03 **APPLICATION NO:** P/1147/06/DFU

LOCATION: 226 Streatfield Road, Harrow

APPLICANT: David R Yeaman & Assoc for Mr D Varasani

PROPOSAL: Single storey front, side and rear, and two storey side to rear extensions, conversion of house to 2 self-contained flats

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

LIST NO: 2/04 **APPLICATION NO:** P/652/06/DFU

LOCATION: 'Field Cottage', Brookshill, Harrow Weald

APPLICANT: D J Humphries for Mr V N Jocia

PROPOSAL: Additional vehicle crossover

DECISION: GRANTED permission for the development described in the application and submitted plans, subject to the condition and informatives reported.

LIST NO: 2/05 **APPLICATION NO:** P/1113/06/DVA

LOCATION: 17 High Street, Wealdstone

APPLICANT: Joshua Simons for A & S Fast Food Ltd

PROPOSAL: Variation of Condition 4 of planning permission (LBH/24865) to allow opening from 10.30AM–1.00AM Mon-Thur & Sun & 10.30AM–3.00AM Fri-Sat

DECISION: REFUSED permission for the variation described in the application and submitted plans, for the following reason:

- (i) The proposed variation of condition to allow extended opening hours would give rise to increased disturbance and general activity at unsocial hours to the detriment of the residential amenity of neighbouring occupiers.

[Note: The Group Manager (Planning and Development) had recommended that the above application be granted].

(See also Minute 28)

LIST NO: 2/06 **APPLICATION NO:** P/1002/06/CFU

LOCATION: Bentley Wood High School, Bridges Road, Stanmore

APPLICANT: Tony Welch Associates for The School Governors

PROPOSAL: Replacement temporary double mobile classroom unit (2 years), and temporary triple classroom unit (2 years)

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

LIST NO: 2/07 **APPLICATION NO:** P/564/06/DVA

LOCATION: 438 Alexandra Avenue, South Harrow

APPLICANT: K Handa for Mr Musa Sarilmaz

PROPOSAL: Variation to Condition 8 of planning permission: ref LBH/17672 granted 22-Sep-1980 to extend hours of opening until 1AM Monday to Thursday and 1.30AM Friday to Sunday

DECISION: GRANTED permission for the variation described in the application and submitted plans, subject to the condition and informative reported, as amended on the Addendum.

LIST NO: 2/08 **APPLICATION NO:** P/1098/06/CFU
LOCATION: 63 Dennis Lane (Wode House), Stanmore
APPLICANT: Anglian Home Improvements for Mr & Mrs M Sehgal
PROPOSAL: Single storey rear extension
DECISION: GRANTED permission for the development described in the application and submitted plans, subject to the condition and informative reported.

LIST NO: 2/09 **APPLICATION NO:** P/771/06/CFU
LOCATION: Land at Fentiman Way, South Harrow
APPLICANT: W J Macleod Architect for M D Properties
PROPOSAL: Three storey block of six flats; bin store and parking (resident permit restricted)
DECISION: DEFERRED for Member site visit.
(See also Minute 45)

LIST NO: 2/10 **APPLICATION NO:** P/378/06/CFU
LOCATION: 1 & 2 Grove Cottages, Warren Lane, Stanmore
APPLICANT: Treatment Architecture for Mr Hani Hasna
PROPOSAL: Redevelopment to provide replacement detached two storey dwelling with detached garage (revised)
DECISION: (1) DEFERRED for Member site visit.
(2) RESOLVED that officers be requested to liaise with the applicant regarding possible alternative positions for the garage.
(See also Minute 45)

LIST NO: 2/11 **APPLICATION NO:** P/754/06/DCO
LOCATION: 51A Roxborough Park, Harrow
APPLICANT: W A Construction UK Ltd
PROPOSAL: Retention of terrace at rear, 2.4M high fencing to part of side boundary (revised)
DECISION: GRANTED permission for the development described in the application and submitted plans, subject to the conditions and informative reported.

LIST NO: 2/12 **APPLICATION NO:** P/794/06/DFU
LOCATION: 22 Ferring Close, Harrow
APPLICANT: Mr H Kelly for Mr & Mrs A Connellan
PROPOSAL: Single storey rear extension; alterations to roof to form side and rear dormers
DECISION: DEFERRED for Member site visit.
(See also Minutes 28 and 45)

LIST NO: 2/13 **APPLICATION NO:** P/894/06/CFU
LOCATION: Silverwood, 22 South View Road, Pinner
APPLICANT: Simpson McHugh for Mr & Mrs Spencer
PROPOSAL: Installation of flank window and two rear rooflights over garage
DECISION: GRANTED permission for the development described in the application and submitted plans, subject to the conditions and informatives reported.

LIST NO: 2/14 **APPLICATION NO:** P/674/06/CVA
LOCATION: Heathfield School, 100 Beaulieu Drive, Pinner
APPLICANT: Malcolm Judd & Partners for Girls Day School Trust
PROPOSAL: Deed of Variation: Amendment to Section 106 planning agreement to allow extended use of sports club facility from 09.00-12 noon on Saturdays and 10.00-13.00 hours on Sundays to 0800-19.00 hours on Saturdays and 10.00-16.00 hours on Sundays
DECISION: GRANTED permission for the variation of the Section 106 agreement described in the application and submitted plans, subject to the requirement and informative reported.

LIST NO: 2/15 **APPLICATION NO:** P/532/06/DFU
LOCATION: 24 Tudor Road, Wealdstone
APPLICANT: Cusack Associates Ltd for Mr S Shah & Miss S Noronha
PROPOSAL: Conversion of dwelling house into two flats, with single storey rear extension and external alterations
DECISION: REFUSED permission for the development described in the application and submitted plans, for the following reasons:

- (i) The proposal represents an over intensive use of the property to the detriment of the amenities of the neighbouring residents by reason of the activity and disturbance associated with a conversion of a single family dwelling into two separate units.
- (ii) The proposal offers no off street parking provision which will give rise to overspill parking to the detriment of the residential amenities of the neighbouring properties.

[Note: (1) Councillors Choudhury, Ferry, Gawn and Idaikkadar wished to be recorded as having voted against the decision to refuse the application;
(2) the Group Manager (Planning and Development) had recommended that the above application be granted].

LIST NO: 2/16 **APPLICATION NO:** P/531/06/DFU
LOCATION: 21 Lance Road, Harrow
APPLICANT: Mr J I Kim/ ArchiTech for Mr G Henderson
PROPOSAL: Single storey rear extension; conversion of dwelling house to two self-contained flats
DECISION: REFUSED permission for the development described in the application and submitted plans, for the following reasons:

- (i) The proposal represents an over intensive use of the property to the detriment of the amenities of the neighbouring residents by reason of the activity and disturbance associated with a conversion of a single family dwelling into two separate units and the single storey

rear extension would project 0.22m further than that permitted under the Council's own SPG guideline for single storey rear extensions to terraced properties.

- (ii) The amount of amenity space available after the construction of the rear extension and the outbuilding in the garden would not be adequate and would be detrimental to the future occupiers of the flats.
- (iii) No off street parking is possible and public transport provision and accessibility in the case of West Harrow tube station is some distance away.

[Note: The Group Manager (Planning and Development) had recommended that the above application be granted].

LIST NO:	2/17	APPLICATION NO:	P/529/06/DFU
LOCATION:	120 Christchurch Avenue, Kenton		
APPLICANT:	K Handa for Mrs P Patel		
PROPOSAL:	Conversion of dwellinghouse into two self contained flats with single storey rear extension and external alterations		
DECISION:	GRANTED permission for the development described in the application and submitted plans, as amended on the Addendum, subject to the conditions and informative reported, and the following additional condition: "The roof area of the extension hereby permitted shall not be used as a balcony, roof garden or similar amenity area without the grant of further specific permission from the local planning authority".		

LIST NO:	2/18	APPLICATION NO:	P/843/06/CFU
LOCATION:	19–21 Roxborough Road, Harrow		
APPLICANT:	Gillett Macleod Partnership for Shinglebank Ltd		
PROPOSAL:	Detached 3 storey block of nine flats (revised); (resident permit restricted)		
DECISION:	GRANTED permission for the development described in the application and submitted plans, subject to the conditions and informatives reported, and the following additional condition: "All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the occupation of the building(s), or the completion of the development, whichever is sooner. Any existing or new trees or shrubs which, within a period of 2 years from the completion of the development, die, are removed, or become seriously damaged or diseased, shall be replaced in the next planting season, with others of a similar size and species, unless the local authority agrees any variation in writing".		

LIST NO:	2/19	APPLICATION NO:	P/453/06/DRE
LOCATION:	5A Victoria Terrace, Harrow		
APPLICANT:	David R Yeaman & Associates for Ian Tait Homes Ltd		
PROPOSAL:	Renewal of planning permission WEST/106/01/REN; construction of 2 two storey terraced houses with parking provision on land opposite 9/10 Victoria Terrace		
DECISION:	GRANTED permission for the development described in the application and submitted plans, as amended on the Addendum, subject to the conditions and informatives reported.		

LIST NO: 2/20 **APPLICATION NO:** P/625/06/DCA
LOCATION: 5A Victoria Terrace, Harrow
APPLICANT: David R Yeaman & Associates for Ian Tait Homes Ltd
PROPOSAL: Renewal of Conservation Area Consent to demolish existing workshop and shed
DECISION: GRANTED Conservation Area Consent in accordance with the works described in the application and submitted plans, as amended on the Addendum, subject to the conditions reported.

LIST NO: 2/21 **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: GRANTED permission for the development described in the application and submitted plans, subject to the conditions and informatives reported.

[Notes: (1) The Chairman, Councillor Mrs Bath, having declared a prejudicial interest in this item and left the room, Councillor Idaikkadar, 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 Minute 28)

LIST NO: 2/22 **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: GRANTED permission for the development described in the application and submitted plans, subject to the conditions and informatives reported, and the following additional conditions:

“The development hereby permitted shall not commence until details of a scheme indicating the provision to be made for people with mobility impairments, to gain access to, and egress from, the building(s) (without the need to negotiate steps) have been submitted to and approved in writing by the Local Planning Authority. The use shall not be commenced until the works have been completed in accordance with the approved details and thereafter retained”.

“The development hereby permitted shall not commence until a scheme for:
a) the storage and disposal of refuse/waste
b) and vehicular access thereto
has been submitted to, and approved in writing by, the local planning authority. The use hereby permitted shall not be commenced until the works have been completed in accordance with the approved details and shall thereafter be retained”.

(See also Minute 28)

LIST NO: 2/23 **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: GRANTED permission for the development described in the application and submitted plans, subject to the conditions and informatives reported.

LIST NO: 2/24 **APPLICATION NO:** P/1101/06/DFU

LOCATION: 73A Gordon Avenue, Stanmore

APPLICANT: Mr N Patel

PROPOSAL: Retention of single storey outbuilding at rear of garden

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

LIST NO: 2/25 **APPLICATION NO:** P/74/06/DFU

LOCATION: Ebberston, 39 South Hill Avenue, Harrow

APPLICANT: Kenneth W Reed & Assocs for Mr & Mrs J Snowdon

PROPOSAL: First floor rear extension

DECISION: DEFERRED for a further Member site visit, to include the properties on either side of the site.

[Note: Prior to discussing the above application, the Committee received representations from an objector, and the applicant's representative, which were noted].

(See also Minute 36 and 45)

LIST NO: 2/26 **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: GRANTED permission for the development described in the application and submitted plans, subject to the conditions and informatives reported, and the following additional condition:

"The development hereby permitted shall not commence until details of a scheme indicating the provision to be made for people with mobility impairments, to gain access to, and egress from, the building(s) (without the need to negotiate steps) have been submitted to and approved in writing by the Local Planning Authority, The use shall not be commenced until the works have been completed in accordance with the approved details and thereafter retained".

LIST NO: 2/27 **APPLICATION NO:** P/71/06/CFU

LOCATION: 3 Pine Close, Stanmore

APPLICANT: D Silverman for Mr I Malik

PROPOSAL: Single and two storey extension

DECISION: GRANTED permission for the development described in the application and submitted plans, as amended on the Addendum, subject to the conditions and informatives reported, and the following additional condition:

“The existing wall and hedge, adjacent to the proposed garage, sited on the west boundary of the site shall be retained”.

SECTION 3 – OTHER APPLICATIONS RECOMMENDED FOR REFUSAL

LIST NO: 3/01 **APPLICATION NO:** P/1023/06/DVA
LOCATION: 6 – 8 Whitchurch Parade, Whitchurch Lane, Edgware
APPLICANT: Rajesh Patel
PROPOSAL: Variation of planning permission EAST/1405/02/VAR to allow opening from 11.00-03.00 the next day on Sunday-Thursday, and 11.00-04.00 the next day on Friday and Saturday
DECISION: REFUSED permission for the variation described in the application and submitted plans, for the reason and informative reported.

LIST NO: 3/02 **APPLICATION NO:** P/150/06/CVA
LOCATION: Harrow Community Sports Centre, Broadfields, Headstone Lane, Harrow Weald
APPLICANT: Hunter Place Planning Ltd
PROPOSAL: Variation of Condition 6 of planning permission WEST/33/02/P/FUL to change opening hours (from 08.00-23.00 hrs Mon-Sat & 08.00-22.30 hrs on Sun) to 08.00-23.00 Mon-Thu, 08.00-24.00 hrs Fri-Sat & Bank Holidays and 08.00-23.00 hrs on Sundays
DECISION: REFUSED permission for the variation described in the application and submitted plans, for the reason and informative reported.
(See also Minute 28)

LIST NO: 3/03 **APPLICATION NO:** P/613/06/DFU
LOCATION: Land to R/O 179 Turner Road, Edgware
APPLICANT: Charles Welsh for Michael O’Sullivan
PROPOSAL: Two storey detached dwelling house
DECISION: REFUSED permission for the development described in the application and submitted plans, for the reasons and informative reported.

LIST NO: 3/04 **APPLICATION NO:** P/443/06/DVA
LOCATION: The Rambling Inn, 410 Kenton Lane, Harrow
APPLICANT: Prospect Planning for The Post Code Pub Co Ltd
PROPOSAL: Deletion of Condition 2 of planning permission EAST/241/95/FUL (as varied by EAST/772/95/VAR) relating to opening hours
DECISION: REFUSED permission for the variation described in the application and submitted plans, for the reason and informative reported.

LIST NO: 3/05 **APPLICATION NO:** P/142/06/DVA
LOCATION: 153 Greenford Road, Harrow
APPLICANT: K Nadarajah & R Sritharan 16

PROPOSAL: Variation of Condition 5 of planning permission WEST/447/98/FUL to permit opening 10.00 hours to 1.00 hours Sunday to Thursday and 10.00 hours Friday & Saturdays until 01.30 hours the following day

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

LIST NO: 3/06 **APPLICATION NO:** P/903/06/CLB

LOCATION: Stanmore Hall, Wood Lane, Stanmore

APPLICANT: Gross Fine for Stanmore Hall Properties

PROPOSAL: Listed Building Consent: Replacement tiling to rear terrace

DECISION: REFUSED consent for the works described in the application and submitted plans, for the reason and informative reported.

LIST NO: 3/07 **APPLICATION NO:** P/313/06/CFU

LOCATION: 2 Whitehall Road, Harrow

APPLICANT: Starr Killoch Adams Architects for Paceland Estates Ltd

PROPOSAL: Alterations and extension to dwellings and change of use to residential care home

DECISION: WITHDRAWN by applicant

LIST NO: 3/08 **APPLICATION NO:** P/306/06/CCA

LOCATION: 2 Whitehall Road, Harrow

APPLICANT: Starr Killoch Adams Architects for Paceland Estates Ltd

PROPOSAL: Demolition of single storey side/rear extension, garage and shed

DECISION: WITHDRAWN by applicant

SECTION 5 – PRIOR APPROVAL APPLICATIONS

LIST NO: 5/01 **APPLICATION NO:** P/1264/06/CDT

LOCATION: Land in Front of Public House, 76 Uxbridge Road

APPLICANT: Waldon Telecom Ltd for O2 (UK) Ltd

PROPOSAL: Prior Approval Determination: 12.5M high replacement column with antennae and one ground based equipment cabinet on land adjacent to Leefe Robinson PH, 76 Uxbridge Road

DECISION: RESOLVED that prior approval of details of siting and appearance be not required subject to the informatives reported.

LIST NO: 5/02 **APPLICATION NO:** P/1514/06/CDT

LOCATION: Paddock adjacent to Pinnerwood Farm, Woodhall Road, Hatch End, Pinner

APPLICANT: Orange PCS Ltd for Mason D Telecoms

PROPOSAL: Prior Approval Determination: 15M high telecommunications mast with 3 antenna and 1 dish antenna; equipment cabinets within enclosed compound

DECISION:

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

(2) Subject to consultation response, REFUSED prior approval of details of siting and appearance for the reasons and informative reported.

[Note: The officer's report for the above application had been circulated on the Addendum].

LIST DATE: 13-Jul-06

APPEALS BEING DEALT WITH

WRITTEN REPRESENTATIONS	LOCAL REF:	OFFICER	QUESTIONNAIRE DUE/SENT	STATEMENT DUE	SITE VISIT DATE/TIME
5 Canons Drive, Edgware	3477	East	Due 23.06.06	21.07.06	
6 Orley Farm Road,	3479	PDB	Sent 10.07.06	20.07.06	
47 Turner Road (Enforcement)	3480	DMC	Sent 28.06.06	24.07.06	
1A Mayfield Avenue	3481	TEM	Sent 30.06.06	24.07.06	
25 Hawthorne Drive	3482	PDB	Sent 12.07.06	24.07.06	
7 Dukes Avenue	3483	TEM	Sent 28.06.06	26.07.06	
51A Roxborough Park	3484	SW	Sent 30.06.06	28.07.06	
401 Kenton Lane	3485	MRE	Sent 10.07.06	02.08.06	
16a Whitchurch Lane (Enforcement)	3486	DMC	Due 13.07.06	10.08.06	
9 Masons Avenue	3487	DM1	Due 10.07.06	02.08.06	
7 Mount Park Road (Enforcement)	3488	DMC	Due 13.07.06	10.08.06	
67 Argyle Road (Enforcement)	3489	GW	Due 13.07.06	10.08.06	
56 Lake View (Enforcement)	3490	DMC	Due 14.07.06	11.08.06	
80 Hillview Road, Pinner	3491	SW2	Due 19.07.06	16.08.06	

HEARINGS	LOCAL REF:	OFFICER	STATEMENT DUE/SENT	HEARING DATE	HEARING/INQUIRY VENUE
56 Potter Street, Pinner	3356	OH	Sent 20.09.05	26.09.06	Planning Conf. Room
Garages Adj to 24 and 25 Malcolm Court	3377	OH	Sent 20.10.05	09.08.06	Planning Conf. Room
Garages adj. To 1 & 2 Malcolm Court	3378	OH	Sent 20.10.05		
25 Elms Road, Harrow	3412	DT	Sent 30.01.06	27.09.06	Planning Conf. Room
130 Stanmore Hill	3428	SC	Sent 02.03.06		
	3429				
	3430				
38 Headstone Gardens (Enforcement)	3454	GW	Sent 21.06.06	05.09.06	Planning Conf. Room
	3464	DM	Sent 18.05.06		

Heathfield School (var. of Leg. Agreement).	3466	ADK	Sent 24.05.06	Held in abeyance for 3 months from 06/06
4 Elm Park (Enforcement)	3469	DMC	Sent 21.06.06	15.08.06
31 Northumberland Road, Harrow	3478	RS	Due 20.07.06	Planning Conf Room
3 West Drive Gardens, Harrow	3468	TEM	Due 07.08.06	
24 Uxbridge Road, Harrow	3475	TEM	Due 11.08.06	

PUBLIC INQUIRIES	LOCAL REF:	OFFICER	STATEMENT DUE/SENT	INQUIRY DATE	LOCATION
23 High Street, Wealdstone	3376	DC3	Sent 16.10.05	01.08.06 (1 day)	C.Chamber
Reabarn House, Northolt Road	3459	DT	Sent 21.06.06		
	3460				

APPEALS AWAITING DECISION

WRITTEN REPRESENTATIONS	LOCAL REF:	OFFICER	STATEMENT SENT	FINAL COMMENTS DUE (LPA & APPELLANT ONLY)	SITE VISIT DATE/TIME
79 Pinner Hill Road	3410	SW2	25.01.06	Expired	
Land Adjoining 2 Fairholme Rd	3423	KMS	27.02.06	Expired	
46 Repton Road (Enforcement)	3437	DMC	20.03.06	Expired	
83 Drury Road, Harrow	3435	RM2	31.03.06	Expired	23.05.06 @ 16:30
Corner of Kenton Lane/Mountside,	3445	SC2	06.04.06	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)	Expired	
17 Jellicoe Gardens, Stanmore	3450	ML1	04.05.06	Expired	21.06.06 @ 13.00
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	Expired	
114 Eastcote Lane, South Harrow	3472	PDB	19.05.06 (Q)	Expired	
17 Branker Road, Kenton	3471	TEM	02.06.06 (Q)	Expired	

Lnd at Roundabout, Streatfield Road	3458	SC2	02.05.06	Expired
146 Pinner Hill Road, Pinner	3463	CM2	12.06.06	Expired
61 Love Lane, Pinner	3462	SB5	16.06.06	Expired
Land outside Greenhill Services Station	3467	SC2	27.06.06	18.07.06
19 Victoria Terrace	3470	SW2	22.06.06	Expired
37 Carlyon Avenue	3473	OH	26.06.06	Expired
37 Carlton Avenue	3474	MRE	29.06.06	20.07.06
875 Field End Road	3476	RP	12.07.06	02.08.06

HEARINGS	LOCAL REF:	OFFICER	STATEMENT DUE/SENT	HEARING DATE	LOCATION
Sunningdale, London Road, Harrow on the Hill	3318	RS	Sent 07.04.05	16.05.06	Planning Conf. Rm
31 Northumberland Road, North Harrow	3328	PDB	Sent 24.05.05	06.07.06	Cumberland Hotel
	3359		Sent 30.08.05		
R/o 32 High Street, Pinner	3338	PDB	Sent 20.07.05	05.07.06	Cumberland Hotel

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PUBLIC INQUIRIES	LOCAL REF:	OFFICER	STATEMENT DUE/SENT	INQUIRY DATE	LOCATION
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DECISIONS (since 01.05.06)					
	LOCAL REF:	OFFICER	DECISION	DATE	
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	
Oakhurst Heights, 14A Mount Park Road	3444	KMS	DISMISSED	15.06.06	

Bradenham Works, 100 Bradenham Road	3447	TEM	DISMISSED	15.06.06
50-54 Northolt Rd	3424	RS	DISMISSED	22.06.06
	3425			
86 Eastcote Lane, Harrow	3436	SW2	DISMISSED	23.06.06
103 Dale Avenue, Edgware	3438	AB3	DISMISSED	27.06.06
103 Dale Avenue, Edgware	3439	AB3	DISMISSED	27.06.06
19 & 21 R/O 11-29 Alexandra Avenue	3375	RS	ALLOWED	29.06..06
Former Telephone Exchange	3375	RS	ALLOWED	29.06.06
239 Kenton Lane, Harrow	3336	MRE	ALLOWED	03.07.06
220 Shaftesbury Avenue, Harrow	3354	KMS	ALLOWED	11.07.06

ENFORCEMENT NOTICES AWAITING COMPLIANCE 26 July 2006

ADDRESS	EN/LEGAL/PL. APP REF. NOS.	OFFICER	C'TTEE DATE	MEMO LEGAL	DATE SERVED	EFFECTIVE DATE	APPEAL DATES	COMPLIANCE PERIOD	COMPLIANCE DATE	NOTES
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 26 July 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)	8-Dec-04	14-Jan-05	Hearing 18-Oct-05	9 Months	Compliance date 19/7/06	To be the subject of a report to Committee. Reported to Development Control Committee on 5 November 2003, and subject to committee decision. Planning application submitted for change of use to 5 flats, P/719/04/DFU.
Use of property as 5 self contained flats	ENF/24/05/P Appeal 3308	DMC		(Legal Contact Officer-AK)						AB / RD checking when roof was erected. Borough Solicitor preparing notice. Notice prepared. Appeal part allowed.
Erection of roof										The property owner is required to removed roof extension and reinstate the roof to its former condition or build in accordance with planning permission P/93/05/DFU the compliance period has been varied from 3 months to 9 months.
154 Eastcote Lane South Harrow	ENF/317/03/P	GW (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 26 July 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 26 July 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. Memo from Andy Parsons to Legal Services 19-June-2006 Withdrawal of an Enforcement Notice served on property 26-June-2006
Erection of rear extension and wall 26 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										

ENFORCEMENT NOTICES AWAITING COMPLIANCE 26 July 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
79 Pinner Hill Road, Pinner Unauthorised construction of a garage forward for the dwellinghouse.	ENF/183/05/P	RJP (Report) DMC (Case Officer)	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.
875 Field End Road, Harrow Unauthorised construction of a single storey rear canopy.	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.
83B Hindes Road, Harrow Unauthorised construction of gates and railings over 1 metre in height adjacent to the highway	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. Memo from Andy Parsons to Legal services 19-June-2006. Withdrawal of Enforcement Notice served on property 26-June-2006.
343 High Road, Harrow Weald Storage of static caravan.	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. Case Officer has undertaken a site visit, the caravan has been removed from the property, no further action required. 10-July-2006.
47 Turner Road, Edgware Unauthorised construction of a rear conservatory and side extension.	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.
1 and 1A Buckingham Road, Harrow Unauthorised construction of a	ENF/147/04/P	RJP (Report)	7-September-05	16-September-2005	10-May-2006	20-June-2006	Appeal Lodged	3 Months	20-September-2006	S330 notice served 30-November-2005 Appeal Lodged

ENFORCEMENT NOTICES AWAITING COMPLIANCE 26 July 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
rear building in the garden				(Legal Contact Officer-AK)						
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 Cottages, Dairy Cottages, Brookshill Drive, Harrow	ENF/224/04/P	RJP (report) GDM (officer)	11-October-05	13-Oct-05 (Legal Contact Officer-CML)	1-June-2006	28-June-2006		1 Month	28-July-2006	Section 330 notice served on 4-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.
Erection of fencing										
Hill House, 7 Mount Park Road, Harrow on the Hill	ENF/775/04/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.
Conversion of single family dwelling house and garage into 5 flats										
67 Argyle Road, Harrow	ENF/78/04/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.
Unauthorised construction of a raised rear deck and railings										
38 Headstone Gardens, Harrow	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.
Unauthorised construction of a single storey rear extension										
31 Northumberland Road, North Harrow.	ENF/425/05/P	FS (Report) AB	15-Mar-06	17-Mar-06 CML (Legal)	1-June-2006	3-August-2006		3 Months	3-November-2006	S330 notice served 9-May-2006

ENFORCEMENT NOTICES AWAITING COMPLIANCE 26 July 2006

ADDRESS	EN/LEGAL/PL. APP REF. NOS.	OFFICER	C'TTEE DATE	MEMO LEGAL	DATE SERVED	EFFECTIVE DATE	APPEAL DATES	COMPLIANCE PERIOD	COMPLIANCE DATE	NOTES
Front and rear extensions		(Case Officer)		Case Officer)						
1 Wildcroft Gardens, Edgware Unauthorised construction of gates, walls, railings and pillars	ENF/700/04/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 CML (Legal Contact Officer)	20-April-2006	24-May-2006		2 Months	24-July-2006	S330 Notice served 10-January-2006
16A Whitchurch Lane, Kenton Unauthorised installation of gantry	ENF/502/04/P	DMC (Officer) RJP (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.
19 Victoria Terrace, Harrow on the Hill Unauthorised installation of two rear windows in north elevation of dwellinghouse	ENF/809/04/P	RJP (Report) DMC (Case Officer)	8-February-06	23-Feb-06 06-Mar-06 SC (Legal Case Officer)	16-June-2006	26-July-2006	Appeal Lodged	3 Months	26-October-2006	S330 notice served 6-April-2006 Appeal Lodged
147 Roxeth Green Avenue, Harrow Unauthorised construction of a rear extension at the rear of the dwellinghouse	ENF/731/04/P	RJP (Report) RJP (Case Officer)	8-February-06	23-Feb-06 06-Mar-06 SC (Legal Case Officer)	16-June-2006	26-July-2006		3 Months	26-October-2006	
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)	22-June-2006	2-September-2006		3 Months	2-November-2006	S330 notice served 6-April-2006
190 Whittington Way, Pinner	ENF/94/04/P	RJP	15-Mar-06	17-Mar-06	29-June-2006	30-July-2006		3-Months	30-October-2006	

ENFORCEMENT NOTICES AWAITING COMPLIANCE 26 July 2006

ADDRESS	EN/LEGAL/PL. APP REF. NOS.	OFFICER	C'TTEE DATE	MEMO LEGAL	DATE SERVED	EFFECTIVE DATE	APPEAL DATES	COMPLIANCE PERIOD	COMPLIANCE DATE	NOTES
Unauthorised construction of a single storey rear extension		(Report)		AK (Legal Case Officer)	2006				2006	
Prosecutions for unlawful advertisements										

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) DMC (Case officer)	11-January-06	23-January-06 SC (Legal Case Officer)						S330 notice served 24-April-2006 Breach has ceased, sub-tenants have vacated the premise. No further action required.
Unauthorised change of use from Class B1 to Class A1 63 College Road, Harrow Weald	ENF/159/05/P	RJP (Report) GW (Case Officer)	8-February-06	23-Feb-06 06-MAR-06 CML						S330 notice served 29-Mar-06 Enforcement Notice drafted, awaiting signing and imminent service.

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ADDRESS	ENF/LEGAL/PL. APP REF. NOS.	OFFICER	C'TTEE DATE	MEMO LEGAL	DATE SERVED	EFFECTIVE DATE	APPEAL DATES	COMPLIANCE PERIOD	COMPLIANCE DATE	NOTES
Ravensholt, 12 Mount Park Road, Harrow on the Hill	ENF/353/03/P	RJP (Report) RJP (Case Officer)	28-June-2006	(Legal Case Officer) 4-July-2006						
Unauthorised erection of a wire fence with concrete posts and reed panelling		DMC (Officer)	08-Feb-06	23-Feb-06 06-Mar-06						
Land to the rear of 48 The Avenue, Harrow Weald.		RJP (Report)		CML (Legal Case Officer)						
S215 Notice										
462 Honeypot Lane, Stanmore	ENF/619/04/P	RJP (Report)	15-Mar-06	17-Mar-06 CML (Legal Case Officer)						S330 notice served 6-April-2006
Unauthorised construction of a single storey rear extension		DMC (Case Officer)								
Land at rear of 540 Uxbridge Road, Hatch End	ENF/352/05/P	AB2 (Case officer)	15-Mar-06	20-Mar-06 CML (Legal Case Officer)						S330 notice served 12-April-2006 Portacabin removed but the hardsurfacing and fencing still remains onsite. Case Officer to monitor situation.
Unauthorised stationing of a portacabin		RJP (Report)								
Rear of 62-72 Orchard Grove, Harrow	ENF/117/04/P	DMC (Case Officer) RJP (Report)	15-Mar-06	17-Mar-06 AK (Legal Case Officer)						S330 Notice served 22-June-2006
Unauthorised change of use from a service road to a builders yard and the erection of a pole with a CCTV camera										
7 Sancroft Road, Harrow	ENF/236/04/P	RJP (Report)	11-April-2006	18-April-2006 CML (Legal Case Officer)						S330 Notice served 9-May-2006
Unauthorised construction of a single storey side to rear and front extension and decking										
1 Wynlie Gardens, Pinner	ENF/118/05/P	RJP (Report)	11-April-2006	18-April-2006 AK (Legal Case Officer)						S330 Notice served 21-June-2006
Unauthorised change of use of outbuilding to single family dwellinghouse										

ENFORCEMENT NOTICES AWAITING COMPLIANCE 26 July 2006

ADDRESS	EN/LEGAL/PL. APP REF. NOS.	OFFICER	C'TTEE DATE	MEMO LEGAL	DATE SERVED	EFFECTIVE DATE	APPEAL DATES	COMPLIANCE PERIOD	COMPLIANCE DATE	NOTES
7 Lansdowne Road, Stanmore	ENF/46/04/P	RJP (Report)	7-June-2006	Case Officer						
Unauthorised single storey rear canopy		RJP (Case Officer)		CML (Legal Case Officer)						
32 Rusland Park Road, Harrow	ENF429/04/P	RJP (Report)	7-June-2006	19-June-2006						
Unauthorised construction of a two/three storey side to rear, single storey front to side extension and rear dormer				SFC (Legal Case Officer)						
341A Northolt Road, South Harrow	ENF/272/04/P	RJP (Report)	7-June-2006	19-June-2006						
Unauthorised construction of a first floor rear extension				SFC (Legal Case Officer)						
65 Langland Crescent, Harrow	ENF/668/03/P	RJP (Report)	7-June-2006	19-June-2006						
Unauthorised construction of a rear canopy		RJP (Case Officer)		CML (Legal Case Officer)						
71 Bouverie Road, Harrow	ENF/788/04/P	DMc (Report)	7-June-2006	19-June-2006						
Unauthorised side outbuilding forward of the building line abutting the highway		DMc (Case Officer)		SFC (Legal Case Officer)						
9 Green Lane Cottages	ENF/536/05/P	RJP (Report)	28-June-2006	4-July-2006						
Unauthorised erection of a satellite dish on a grade II listed building		DMC (Case Officer)								
16 Carmelite Road, Harrow Weald	ENF/20/05/P	RJP (Report)	28-June-2006	4-July-2006						
Unauthorised conversion of a garage to a dwellinghouse		RJP								

ENFORCEMENT NOTICES AWAITING COMPLIANCE 26 July 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
14 Roxeth Green Avenue, Harrow	ENF744/05/P	(Case Officer) RJP (Report) MHX (Case Officer)	28-June-2006	4-July-2006						
Unauthorised construction of a rear extension										

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Meeting:	Development Control Committee
Date:	26 July 2006
Subject:	Management of the Development Control Committee Agenda
Responsible Officer:	Andy Parsons, Head of Planning
Contact Officer:	Andy Parsons
Portfolio Holder:	Councillor Marilyn Ashton
Key Decision:	No
Status:	Public

Section 1: Summary

This report proposes the re-organisation of the business of the Development Control Committee and asks Members to agree to a list of additional dates.

Decision Required

1. To agree to the split between "major" and "minor" applications.
2. To agree the list of proposed additional meetings.
3. To agree and finish each meeting at 10.30pm, or at the completion of the particular item before the Committee.

Reason for report

To start to address the problem of over-long meetings.
To make more effective use of Committee time.
To assist the public attending DC meetings by shortening agendas and making meetings easier to follow.

Benefits

- An intended finish of all meetings before 10.30 pm.
- Less time waiting to reach items for members of the public.
- Better opportunity for members of the public to make representations on major applications.

Cost of Proposals

The same number of applications will have to be determined, but spread over a greater number of meetings.

Some additional cost in holding the extra meetings, by reason of the attendance of Planning, technical and Legal staff at briefings and Committee meetings. These costs will be met from and contained to existing departmental budgets.

Risks

More time available might lead to longer time spent in considering each application and as a result no benefits achieved.

Implications if recommendations rejected

Meetings continue to go on for unreasonable length of time, with health and safety issues relating to attendance beyond statutory limits on working hours.

Unfair on public, officers and Members.

Section 2: Report

- 2.1 At Appendix 1 is a list of all Development Control Committee meetings in the last 4 years. This shows a consistent failure to complete the meeting within 3 hours and the average time was 4 hours. Only on 7 out of 52 meetings was a finish before 10.00pm achieved. On 14 occasions the meeting went on after midnight. The use of the guillotine is not appropriate when dealing with planning applications where members need to be able to demonstrate the proper consideration has been afforded to the individual cases.
- 2.2 There are basically three options to tackle this
- more meetings
 - less items of business ie, increased delegation to officers (minor changes in delegation arrangements in recent years have failed to have any noticeable impact on the length of meetings, but this can be reviewed again)
 - less time spent on each item
- 2.3 The proposal in this report only raises the first of these options. The third option is solely and directly within Member's control.
- 2.4 The Council is under continuing pressure from Government to meet targets for determining applications. This takes the form of both potential intervention in the event of poor performance and the reward through Planning Delivery Grant for good performance. Deferment of an item because of lack of time worsens our statistics. This has significant consequences for PDG funding, and risk of returning to Planning Standards Authority status for any or all of the major, minor and other categories of planning applications.
- 2.5 Possible dates for additional meetings are set out below.

Wednesday 28 June 2006
Wednesday 26 July 2006
Wednesday 6 September 2006
TUESDAY 19 SEPTEMBER 2006
Wednesday 4 October 2006
TUESDAY 17 OCTOBER 2006
Wednesday 8 November 2006
THURSDAY 23 NOVEMBER 2006
Wednesday 6 December 2006
TUESDAY 19 DECEMBER 2006
Wednesday 10 January 2007
THURSDAY 25 JANUARY 2007
Wednesday 7 February 2007
TUESDAY 28 FEBRUARY 2007
Wednesday 14 March 2007
TUESDAY 29 MARCH 2007
Wednesday 18 April 2007

Note: additional meetings are shown in upper case.

It would no doubt be helpful to everyone to fix these dates as quickly as possible.

2.6 Alternative meetings would consider “major” and “minor” matters.

The definition of a major application is as set out in circular 15/92, namely:

Including: “residential developments (whether by conversion or new build), involving the creation of 10 or more units, or where the number of units is not known, those with a site area of 0.5 hectares or more; or other developments with a floorspace of 1000m² or more or with a site area of 1 hectare or more”

“Minor matters” are defined as “all those matters not being Major matters or matters already delegated for determination by officers”.

If there are no major applications or other matters to be dealt with, that meeting will be cancelled.

Options Considered

Other options are included at paragraph 2.2. These are not alternatives.

Consultation

None.

Financial Implications

The same number of applications will have to be determined, but spread over a greater number of meetings.

Some additional cost in holding the extra meetings, by reason of the attendance of Planning, technical and Legal staff at briefings and Committee meetings. These costs will be met from and contained to existing departmental budgets.

Legal Implications

The Council as local planning authority is directed to determine applications for planning permission and certain other applications within specified statutory time limits. Failure to do so triggers a statutory entitlement to appeal against that non-determination. In certain circumstances, where that failure is considered unreasonable and that unreasonable conduct gives rise to costs that would not otherwise have been incurred it would be open an any such appeal for an award of costs to be made against the Council.

Equalities Impact

More time for consideration for applications should ensure a more equitable approach.

Section 17 Crime and Disorder Act 1998 Considerations

Increased number of Committees would allow more time for consideration (particularly on Major scheme) and therefore should have a positive impact.

Section 3: Supporting Information/Background Documents

Background Documents: Circular 15/92

Appendix

Development Control Committee – Period 2002-2006

APPENDIX

Development Control Committee Period 2002-2006

TOTAL: 54 meetings
TOTAL DURATION:
215 hours 11 minutes

Date of meeting	Start	Finish	Duration
28 June 2006	19:30	24:00	04:30
7 June 2006	19:30	22:40	03:20
11 April 2006	19:30	23:50	04:20
15 March 2006	19:30	01:48	06:18
8 February 2006	19:30	23:56	04:26
11 January 2006	19:30	22:37	03:07
19 December 2005	19:30	21:16	01:46
7 December 2005	19:30	23:08	03:38
16 November 2005	19:30	23:40	04:10
9 November 2005	19:30	02:03	06:33
11 October 2005	19:30	23:30	04:00
7 September 2005	19:42	00:04	04:22
27 July 2006	19:30	23:59	04:29
6 July 2005	19:30	22:02	02:32
15 June 2005	19:30	23:23	03:53
17 May 2005	19:30	23:37	04:07
20 April 2005	19:30	23:42	04:12
15 March 2005	19:30	23:50	04:20
9 February 2005	19:30	23:38	04:08
11 January 2005	19:30	00:25	04:55
8 December 2004	19:30	00:14	04:44
9 November 2004	19:30	23:40	04:10
12 October 2004	19:30	23:20	03:50
7 September 2004	19:30	23:55	04:25
28 July 2004	19:30	23:30	04:00
7 July 2004	19:30	21:58	02:28
15 June 2004	19:30	22:48	03:18
18 May 2004	19:30	23:08	03:38
18 May 2004	18:30	19:17	00:47
21 April 2004	19:30	00:23	04:53
17 March 2004	19:30	00:35	05:05
11 February 2004	19:30	22:24	02:54
14 January 2004	19:30	23:40	04:10
10 December 2003	19:30	22:34	03:04
5 November 2003	19:30	23:09	03:39
15 October 2003	19:30	00:08	04:38
10 September 2003	19:30	23:54	04:24
30 July 2003	19:30	22:45	03:15
9 July 2003	19:30	23:46	04:16
3 June 2003	19:30	23:36	04:06
29 April 2003	19:30	22:52	03:22
9 April 2003	19:30	00:54	05:24
20 March 2003	19:30	22:11	02:41
12 March 2003	19:30	23:43	04:13
12 February 2003	19:30	00:24	04:54
15 January 2003	19:30	00:30	05:00
11 December 2002	19:30	23:40	04:10
6 November 2002	19:30	21:42	02:12
9 October 2002	19:30	00:27	04:57

11 September 2002	19:30	00:10	04:40
3 September 2002	19:30	22:15	02:45
31 July 2002	19:30	00:05	04:35
26 June 2002	19:30	23:24	03:54
30 May 2002	19:30	23:04	03:34

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Meeting:	Development Control Committee
Date:	Wednesday 26 July 2006
Subject:	Notification Procedures - Planning Applications on Residential Care Homes
Responsible Officer:	Andy Parsons, Head of Planning
Contact Officer:	Frank Stocks
Portfolio Holder:	Councillor Marilyn Ashton
Key Decision:	No
Status:	Public

Section 1: Summary

1.1 This report considers a process for notification of residents living in residential care homes where a planning application seeks a change of use of the particular care home.

Decision Required

Recommendation (for decision by the Development Control Committee):

Members instruct officers to undertake the notification process indicated in paragraphs 2.2.2 and 2.2.3 of this report, in order to secure appropriate notification of care home residents.

Reason for report

To ensure that residents of care homes are notified about planning applications for changes of use of their care home.

Benefits

To enhance the environment of the Borough and to safeguard the amenity of neighbouring residents.

Cost of Proposals

Contained within the existing budget.

Risks

In the absence of being advised by the care home owner(s), lack of notification on planning applications for change of use could have an extremely distressing effect on the care home residents.

Implications if recommendations rejected

Care home residents could be excluded from the engaging in the formal process of determination of planning applications.

Section 2: Report

2.1 Brief History

- 2.1.1 A recent appeal decision was issued in respect of a change of use of a residential care home to self-contained flats. In accordance with our adopted publicity procedure neighbouring residents had been notified of the change of use application. These procedures do not include notification of the building that is the subject of the planning application. In this particular case the residents were not informed by the owner(s) of the building and therefore remained ignorant of the proposals. Planning permission was refused for this application.
- 2.1.2 A further application was submitted for a reduced proposal, and an appeal was lodged against the initial refusal. Again, no notification of residents within the residential care home was undertaken.
- 2.1.3 The appeal against the original scheme was allowed and development commenced. It was only prior to this point that residents of the care home became aware of the proposals, and were understandably upset.
- 2.1.4 Following this the development Control Committee on 11 April resolved to instruct Officers to prepare a report setting out details of a notification process that would allow residents of care homes to be advised of any planning applications involving change of use of their own care homes.

2.2 Planning Considerations

2.2.1 The suggested process for future notifications is suggested below. Planning applications for change of use of residential care homes are readily identifiable - the application form (and any covering letter) should indicate the current use of the premises [in this case a care home within either Use Class C2 or C3 of the Town & Country Planning (Use Classes) Order 1987].

2.2.2 Having identified the relevant change of use applications, there are three mechanisms by which residents could be notified:

- 1) Every applicant will be requested to confirm that all of the residents of the care home have been advised about the proposed change of use.
- 2) The application case officer will visit the application site as soon as possible after the application is registered and ascertain how many residents live at the premises. Notification letters will then be either left for, or sent to, those residents.
- 3) The case officer will post a site notice on each road frontage outside the premises.

2.2.3 The proposal is that all of these mechanisms should be used upon the receipt of any residential care home change of use application.

Conclusions

2.2.26 The introduction of the procedures set out above should ensure that all of the residents within a particular care home premises are notified about a proposed change of use. Subject to the Committee's agreement the process could commence with immediate effect.

2.3 Consultation

2.3.1 None.

2.4 Financial Implications

2.4.1 None.

2.5 Legal Implications

2.5.1 None.

2.6 Equalities Impact

2.6.1 None.

2.7 Section 17 Crime and Disorder Act 1998 Considerations

2.7.1 None.

Section 3: Supporting Information/Background Documents

Background Documents:

Publicity Practice Note - Re-issued December 2004 - see Planning pages of Harrow's website:

<http://www.harrow.gov.uk/ccm/content/housing-and-planning/planning/planning-and-building-control-downloads.en>