



**STRATEGIC PLANNING  
COMMITTEE  
WEDNESDAY 25 JUNE 2008  
6.30 PM**

**COMMITTEE AGENDA**

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

**MEMBERSHIP (Quorum 3)**

**Chairman: Councillor Marilyn Ashton**

**Councillors:**

**Robert Benson  
Don Billson  
Julia Merison  
Joyce Nickolay (VC)**

**Mrinal Choudhury  
Keith Ferry  
Thaya Idaikkadar**

**Reserve Members:**

**1. Manji Kara  
2. G Chowdhury  
3. Dinesh Solanki  
4. Ashok Kulkarni  
5. Husain Akhtar**

**1. David Gawn  
2. Graham Henson  
3. Mrs Rekha Shah**

**Issued by the Democratic Services Section,  
Legal and Governance Services Department**

**Contact: Miriam Wearing, Senior Democratic Services Officer  
Tel: 020 8424 1542 E-mail: miriam.wearing@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**

**STRATEGIC PLANNING COMMITTEE**

**WEDNESDAY 25 JUNE 2008**

**AGENDA - PART I**

**Guidance Note for Members of the Public Attending the Strategic Planning 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 Act 1972;

(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 - 10)

That the minutes of the meeting held on 14 May 2008 be taken as read and signed as a correct record.

6. **Public Questions:**

To receive questions (if any) from local residents/organisations under the

provisions of Committee Procedure Rule 19 (Part 4B of the Constitution).

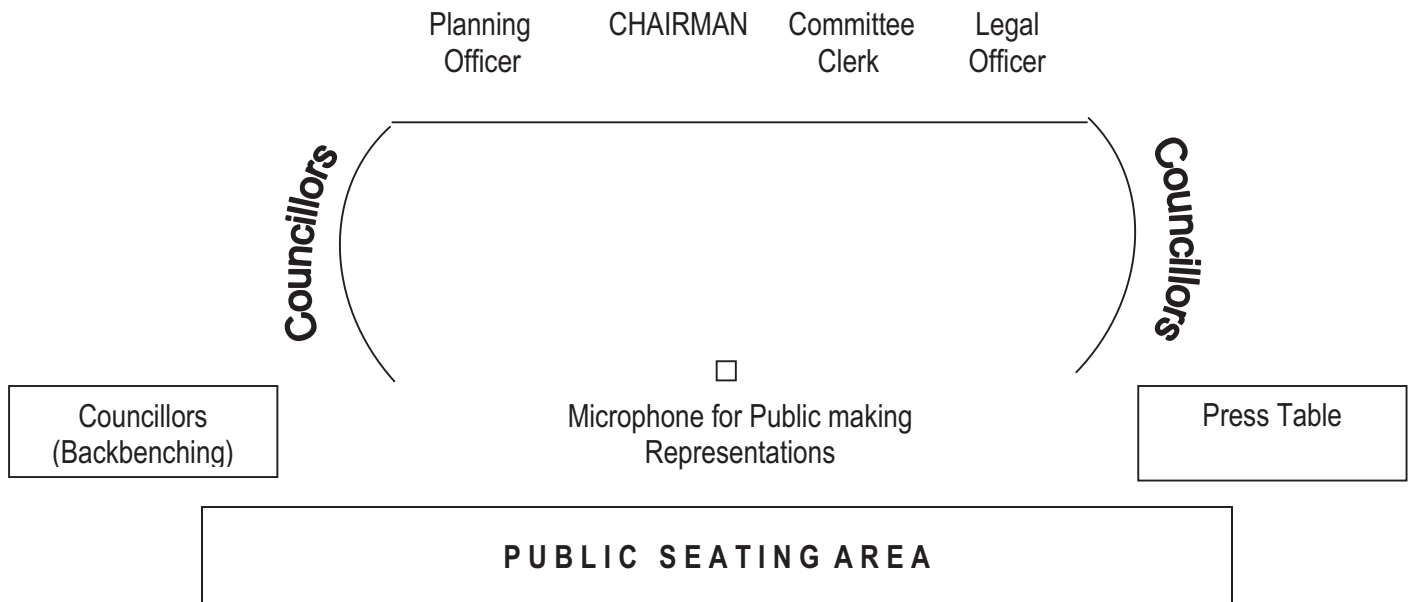
7. **Petitions:**  
To receive petitions (if any) submitted by members of the public/Councillors.
8. **Deputations:**  
To receive deputations (if any) under the provisions of Committee Procedure Rule 17 (Part 4B) of the Constitution.
9. **References from Council and other Committees/Panels:**  
To receive references from Council and any other Committees or Panels (if any).
10. **Representations on Planning Applications:**  
To confirm whether representations are to be received, under Committee Procedure Rule 18 (Part 4B of the Constitution), from objectors and applicants regarding planning applications on the agenda.
11. **Planning Applications Received:**  
Report of the Head of Planning - circulated separately.
- Enc. 12. **White Lion Football Ground - Edgware Town Club:** (Pages 11 - 14)  
Report of the Director of Legal and Governance Services.
- Enc. 13. **Urgent Non-Executive Decision: Highway Stopping Up Gayton Road - for Information:** (Pages 15 - 20)  
Report of the Director of Legal and Governance Services.
- Enc 14. **Planning Appeals Update:** (Pages 21 - 44)  
Report of the Head of Planning – for information
15. **Member Site Visits:**  
To arrange dates for Member site visits that have been agreed during the course of the meeting (if any).
16. **Any Other Urgent Business:**  
Which cannot otherwise be dealt with.

**AGENDA - PART II - NIL**

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**GUIDANCE NOTE FOR MEMBERS OF THE PUBLIC  
ATTENDING THE STRATEGIC PLANNING COMMITTEE**

**Typical Committee Room Layout (for Committee Rooms 1&2)**



**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 may take a short break around 8.30 pm.

**Rights of Objectors/Applicants to Speak at Strategic Planning Committee**

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 Strategic Planning 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 Strategic Planning 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 Strategic Planning 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 6.00 pm onwards.

## Decisions taken by the Strategic Planning 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 Strategic Planning 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 STRATEGIC PLANNING COMMITTEE**

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**MEETING HELD ON 14 MAY 2008**

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Chairman: \* Councillor Marilyn Ashton

Councillors: \* Robert Benson \* Graham Henson (2)  
\* Don Billson \* Julia Merison  
\* Mrinal Choudhury \* Joyce Nickolay  
\* Keith Ferry

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

[Note: Councillor Eileen Kinnear, Councillor Narinder Singh Mudhar, Councillor Navin Shah and Councillor Tom Weiss also attended this meeting to speak on the item indicated at Minute 242 below].

**PART I - RECOMMENDATIONS - NIL**

240. **Attendance by Reserve Members:**

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

<u>Ordinary Member</u>	<u>Reserve Member</u>
Councillor Thaya Idaikkadar	Councillor Graham Henson

241. **Appointment of Vice Chairman:**

**RESOLVED:** To appoint Councillor Joyce Nickolay as Vice-Chairman of the Strategic Planning Committee for the 2008/2009 Municipal Year.

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

It was moved and seconded that, due to the volume of major applications on the agenda and the number of members of the public who had indicated their wish to speak, one Councillor, who was not a Member of the Committee, be allowed to speak for a maximum of five minutes on each item with preference being given to ward councillors.

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

<u>Councillor</u>	<u>Planning Application</u>
Councillor Narinder Singh Mudhar	Planning Application 1/02 & 1/03 (Gayton Road)
Councillor Thomas Weiss	Planning Application 1/04
Councillor Eileen Kinnear	Planning Application 1/06
Councillor Navin Shah	Planning Application 1/10

243. **Declarations of Interest:**

**RESOLVED:** To note that the following interests were declared:

<u>Agenda Item</u>	<u>Member</u>	<u>Nature of Interest</u>
Items 1/02 and 1/03	Councillor Thomas Weiss	Councillor Thomas Weiss declared a prejudicial interest in the application because he rented office space in the area. Accordingly, he would leave the room and take no part in the discussion or decision making process.

Items 1/10	Councillor Navin Shah	Councillor Navin Shah declared a personal interest in the application because he was a resident on the edge of the town centre close to the site.
Items 1/02, 1/03, 1/07 and 1/08	Councillor Eileen Kinnear	Councillor Eileen Kinnear declared personal interests as follows: item 1/02 she owned property and lived in the Town Centre and knew a resident in the application site area, items 1/07 and 1/08 she had been requested by the Governors to present a petition.
Item 1/02	Councillor Marilyn Ashton	Councillor Marilyn Ashton declared a personal interest in the application because she knew a resident in the application site area.

244. **Arrangement of Agenda:**

**RESOLVED:** That (1) in accordance with the Local Government (Access to Information) Act 1985, the following 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 dispatch of the agenda. It was admitted to the agenda in order to enable Members to consider all information relevant to the items before them for decision. (It was advised that the last two paragraphs for item 1/09 on page 10 related to item 1/10.)
4. Minutes	The minutes of the meeting held on 16 April 2008 and the Special meeting on 7 May 2008 were not available at the time the agenda was printed due to the need for consultation. It was admitted to the agenda in order to allow the minutes to be approved at the earliest opportunity.
11. Planning Applications Received	Planning applications 1/10 and 1/11 were deferred from the Special Strategic Planning Committee meeting on 7 May 2008. Therefore the reports were not printed and circulated on the main agenda for the meeting on 14 May 2008. They were admitted to the agenda to enable the applications to be determined as a matter of urgency.
15. Appointment of Vice Chairman	The item had been omitted from the agenda. It was admitted to the agenda to allow a Vice-Chairman to be appointed for the Municipal Year 2008/09.

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

245. **Minutes:**

**RESOLVED:** That the Chairman be given the authority to sign the minutes of the meeting held on 16 April 2008 and the Special meeting held on 7 May 2008, as a correct record of those meetings.

246. **Public Questions and Deputations:**

**RESOLVED:** To note that no public questions were put or deputations received at this meeting under the provisions of Committee Procedure Rules 19 and 17 respectively.



247. **Petitions:**

**RESOLVED:** To note the receipt of the following petition:

1. Petition against planning permission for the building of the new Harrow College on Lowlands Recreation Ground (ref: P/0707/08/CFU)

The petition, which had been signed by 49 people, was presented by the Lead Petitioner.

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

**RESOLVED:** To note that there were no references from Council or other Committees.

249. **Representations on Planning Applications:**

**RESOLVED:** That (1) in accordance with the provisions of Committee Procedural Rule 18, representations be received in respect of items 1/01, 1/02, 1/03, 1/04, 1/10 and 1/11;

(2) in accordance with the provisions of Committee Procedure Rule 18, a maximum of two speakers be permitted to address the Committee on each item and the length of time for representations be for a maximum of five minutes each.

250. **Planning Applications Received:**

**RESOLVED:** That authority be given to the Head of Planning to issue the decision notices in respect of the applications considered, as set out in the schedule attached to these minutes.

251. **Planning Appeals Update:**

The Committee received a report from the Head of Planning which listed those appeals being dealt with and those awaiting decision.

**RESOLVED:** That the report be noted.

252. **Member Site Visits:**

**RESOLVED:** To note that there were no Member site visits to be arranged.

253. **Termination of Meeting:**

In accordance with the provisions of Committee Procedure Rule 14, it was

**RESOLVED:** At (1) 10.55 pm to continue until 11.00 pm;

(2) at 11.00 pm to continue until 11.45 pm.

(Note: The meeting, having commenced at 6.30 pm, closed at 11.30 pm).

(Signed) COUNCILLOR MARILYN ASHTON  
Chairman

**SECTION 1 – MAJOR APPLICATIONS**

**LIST NO:** 1/01                      **APPLICATION NO:** P/3214/07/CFU/DT2

**LOCATION:** Equitable House, Lyon Road, Harrow, HA1 2EW

**APPLICANT:** P and Angel Properties Ltd

**PROPOSAL:** Change of use of part of office block to residential to provide 32 residential units with a two storey extension at roof level and a seven storey extension and retention of 1920 square metres of B1 floor space (resident permit restricted).

**DECISION:** GRANTED permission for the development described in the application and submitted plans subject to a legal agreement, as amended on the Addendum, the conditions and informative reported.

(Note: The Committee wished for it to be recorded that the decision to grant the application was unanimous)

**LIST NO:** 1/02                      **APPLICATION NO:** P/4126/07/CFU/DC3

**LOCATION:** Gayton Road Car Park, Gayton Library & Sonia Court, Gayton Road, Harrow, HA1 2HH

**APPLICANT:** Fairview New Homes & Mount Anvil

**PROPOSAL:** Redevelopment To Provide 383 Flats In 5 Blocks Ranging Between 4 & 10 Storeys In Height, 200 Public Car Parking Spaces & 81 Residents Parking Spaces In The Basement, 383 Covered Cycle Parking Bays, 13 Motorcycle Spaces, Landscaping, Amenity & Playspace (Resident Permit Restricted)

**DECISION:** GRANTED permission for the development described in the application and submitted plans subject to a legal agreement and the Direction of the Mayor of London, as amended on the Addendum, the conditions and informative reported.

**LIST NO:** 1/03                      **APPLICATION NO:** P/1254/08/CFU/DC3

**LOCATION:** Gayton Road Car Park, Gayton Library & Sonia Court, Gayton Road, Harrow, HA1 2HH

**APPLICANT:** Fairview New Homes & Mount Anvil

**PROPOSAL:** Redevelopment To Provide 383 Flats In 5 Blocks Ranging Between 4 & 10 Storey's In Height, 200 Public Car Parking Spaces & 81 Residents Parking Spaces In The Basement, 383 Covered Cycle Parking Bays, 13 Motorcycle Spaces, Landscaping, Amenity & Playspace (Resident Permit Restricted) (Duplicate Application).

**DECISION:** GRANTED permission for the development described in the application and submitted plans subject to a legal agreement and the Direction of the Mayor of London, the conditions and informatives reported as amended on the Addendum.

[Note: During discussion on the above item, it was moved and seconded that the application be refused. Upon being put to a vote, this was lost.]

**LIST NO:** 1/04                      **APPLICATION NO:** P/0707/08/CFU/DT2

**LOCATION:** Former Lowlands Road Recreation Ground And Part Of Existing Harrow College, Lowlands Road, Harrow, HA1 3AQ

**APPLICANT:** Harrow College

**PROPOSAL:** Redevelopment Of Harrow College In An 8 To 10 Storey Building On Adjacent Site At Lowlands Road Recreation Ground To Provide 33,970 Sqm Of Floorspace For Up To 4 000 Students, Replacement And Reconfiguration

Of 0.97 Hectare Of Metropolitan Open Land (Mol), Creation Of New Access At Station Approach, Basement Car Parking, Cycle And Minibus Parking And Associated Landscaping.

**DECISION:** GRANTED permission for the development described in the application and submitted plans subject to a legal agreement, advertisement/referral to the Government Office for London, the Direction of the Mayor of London, the conditions and informatives reported as amended on the Addendum.

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

(2) The Committee wished for it to be recorded that the decision to grant the application was taken five Councillors for and three abstaining.

**LIST NO:** 1/05                      **APPLICATION NO:** P/0877/08/CFU/AF

**LOCATION:** Whitmore High School, Porlock Avenue, Harrow

**APPLICANT:** Harrow Council

**PROPOSAL:** Construction Of 18 Single-Storey And Two-Storey Portacabin Units To Provide Temporary Classrooms And Ancillary Facilities Within Existing School Site Involving A Total Gross Floor Area Of 4515.6m<sup>2</sup>.

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

(1) Insertion of condition 6 to read:

The development hereby permitted shall not commence until details of the provision for attenuation against externally generated noise and vibration have been submitted to, and approved in writing by, the local planning authority. The development shall not be occupied or used until the works have been completed in accordance with the approved details and shall thereafter be retained.

**REASON:** To ensure that adequate precautions are taken to avoid noise nuisance and to safeguard the amenity of residents.

(Note: The Committee wished for it to be recorded that the decision to grant the application was unanimous)

**LIST NO:** 1/06                      **APPLICATION NO:** P/0892/08/COU/AF

**LOCATION:** Whitmore High School, Porlock Avenue, Harrow

**APPLICANT:** Harrow Council

**PROPOSAL:** Outline: Redevelopment To Provide New Two And Three-Storey Building Along With Indoor And Outdoor Sports And Recreational Facilities, Internal Roads And Footpaths, Access And Parking, And Ancillary Facilities.

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

[Note: The Committee wished for it to be recorded that the decision to grant the application was unanimous)

**LIST NO:** 1/07                      **APPLICATION NO:** P/0917/08/CFU/DC3

**LOCATION:** St. Anselms R.C. School Roxborough Park, Harrow On The Hill, HA1 3BE

**APPLICANT:** St. Anselms R C Primary School

**PROPOSAL:** Part Demolition Of Existing Buildings And An Extension To Provide New/Main Entrance And Administration Block On The North Eastern Frontage, An Extension On The South Western Elevation To Provide Additional Hall Space, New Classrooms, Group Space, Library And Ancillary Facilities Along With The Reconfiguration And Refurbishment Of Existing Facilities, New Multi Use Games Area And Means Of Enclosure.

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

(Note: During discussion on the above item, it was moved and seconded that Members undertake a site visit. Upon being put to a vote, this was lost.

**LIST NO:** 1/08                      **APPLICATION NO:** P/0954/08/CCA/DC3

**LOCATION:** St. Anselms R.C. School Roxborough Park, Harrow on the Hill, HA1 3BE

**APPLICANT:** St. Anselms R C Primary School

**PROPOSAL:** Partial Demolition Of Existing Buildings And Construction Of New Teaching Accommodation And Ancillary Facilities

**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:** 1/09                      **APPLICATION NO:** P/0740/08/CFU/DC3

**LOCATION:** 118-120 Headstone Road, HA1 1PF

**APPLICANT:** Mr K Sabaratnam

**PROPOSAL:** Retention Of 3-Storey Block Of 12 Flats With Alterations To Front & Rear Elevations, Parking For Two Cars And Binstore To The Front (Resident Permit Restricted)

**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:** 1/10                      **APPLICATION NO:** P/0929/08/CFU/AF

**LOCATION:** Skateboard Park adjacent Leisure Centre Car Park, Christchurch Avenue, Harrow, HA3 5BD

**APPLICANT:** Harrow Council

**PROPOSAL:** Redevelopment To Provide New Leisure Centre With Associated Car Parking And Landscaping (Revised)

**DECISION:** GRANTED permission for the development described in the application and submitted plans subject to advertisement/referral to the Government Office for London and the direction of the Mayor of London, subject to the conditions and informatives reported, as amended by the Addendum.

[Note: During discussion on the above item, it was moved and seconded that the application be refused. Upon being put to the vote, this was lost.]

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**LIST NO:** 1/11                      **APPLICATION NO:** P/0930/08/CFU/AF  
**LOCATION:** Byron Park adjacent to Skateboard Park, Christchurch Avenue, Harrow, HA3 5BD  
**APPLICANT:** Harrow Council  
**PROPOSAL:** Redevelopment To Provide Replacement Skateboard Park  
**DECISION:** GRANTED permission for the development described in the application and submitted plans, subject to the conditions and informatives reported and to the objections by Sport England being resolved.

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**SECTION 2 – OTHER APPLICATIONS RECOMMENDED FOR GRANT**

**LIST NO:** 2/01                      **APPLICATION NO:** P/0980/08/DDP/DC3  
**LOCATION:** Former Government Offices Site, Honeypot Lane, Stanmore HA7 1BB  
**APPLICANT:** Berkeley Urban Renaissance Ltd  
**PROPOSAL:** Details Of Hard & Soft Landscaping Details Required By Condition 9 Of Planning Permission Reference: P/2317/06/Cfu Allowed On Appeal 12 November 2007  
**DECISION:** DEFERRED at the request of officers

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Meeting:	Strategic Planning Committee
Date:	25 <sup>th</sup> June 2008
Subject:	White Lion Football Ground: Edgware Town Club
Responsible Officer:	Director of Legal and Governance Services - Hugh Peart
Portfolio Holder:	Planning, Development and Enterprise - Marilyn Ashton
Exempt:	No
Enclosures:	None

## Section 1 – Summary and Recommendations

This report seeks an extension of time to complete a Section 106 Agreement (“the Agreement”) relating to White Lion Football Ground, Edgware Town Football Club (“the Site”). The Strategic Planning Committee approved heads of terms for the Agreement on 10<sup>th</sup> September 2007.

### **Recommendations:**

The Committee is requested to:

Extend the time for completion of the Agreement by two months from 25<sup>th</sup> June 2008.

### **Reason: (For recommendation)**

To enable settlement and execution of the Agreement.

## Section 2 – Report

On 10<sup>th</sup> September 2007, the Strategic Planning Committee resolved to grant outline planning permission (ref no: P/1941/07/COU) for redevelopment of the Site to provide 178 flats and 11 houses in nine blocks of three and five storey buildings, subject to completion of the Agreement within three months of the committee date.

The broad terms for the Agreement approved by the Committee include, (among other things) an additional contribution of £60,000 towards football promotion in the London Borough of Harrow and provision of 57 units of affordable housing.

Negotiations of the Agreement between the applicant and the Council have progressed well albeit there were delays in executing the Agreement as the developer had hoped to reach an agreement for sale of the Site to third parties who would, potentially, wish to have a say on the terms of the draft Agreement.

The Developer is now eager to execute the Agreement. However, the Committee deadline for completion of the Agreement has expired. Accordingly the Committee is requested to extend the period for completion of the Agreement by two months.

### Financial Implications

The proposed recommendation raises no financial implications. The developer will bear the costs of completing the Agreement.

### Performance Issues

None

### Risk Management Implications

None.

## Section 3 - Statutory Officer Clearance

Name: Sheela Thakrar	<input checked="" type="checkbox"/>	on behalf of the* Chief Financial Officer
Date: 12 June 2008		
Name: Jessica Farmer	<input checked="" type="checkbox"/>	on behalf of the* Monitoring Officer
Date: 11 June 2008		



## Section 4 - Contact Details and Background Papers

Contact: Abiodun Kolawole – Senior Assistant Solicitor (Planning), 020 8424 7663

### Background Papers:

Officer Report to Strategic Planning Committee dated 10 September 2007  
Minutes of Strategic Planning Committee dated 10 September 2007

If appropriate, does the report include the following considerations?

1.	Consultation	N/A
2.	Corporate Priorities	N/A

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Committee:	Strategic Planning Committee
Date:	25 June 2008
Subject:	INFORMATION REPORT – Urgent Non-Executive Decision: Highway Stopping Up
Responsible Officer:	Director of Legal and Governance Services - Hugh Peart
Portfolio Holder:	Planning, Development and Enterprise - Councillor Marilyn Ashton
Exempt:	No
Enclosures:	Appendix

## Section 1 – Summary

The Urgent Non-Executive Decision procedure requires all decisions taken under the procedure to be reported to the appropriate Committee. The Committee is requested to note the action taken under the Urgent Non-Executive Decision procedure, as outlined in Section 2 below.

### **FOR INFORMATION**

## Section 2 – Report

### CIRCUMSTANCES

Section 247 of the Town and Country Planning Act 1990 gives power to London Boroughs to make stopping up orders for highways within their Boroughs if they are satisfied that it is necessary to do so in order to enable development to be carried out in accordance with the planning permission granted.

The process for the making of the order is as follows:

- Notices of the proposed order will be advertised in a local newspaper circulating in the area and in the London Gazette.
- Notices will be served on relevant authorities, principally statutory undertakers having equipment in or under the subject highway, and displayed on each end of the highway to be stopped up.
- If no objections are received after a period of 28 days, the Council may proceed to make the stopping up order.
- If, however, an objection is received which is not withdrawn, the Council must inform the Mayor of London and a public inquiry may be held to determine the objection.
- Where an inquiry has been held, the Council, after considering the inspector's report and subject to the consent of the Mayor for London, may make the order with or without modification.
- On making the order, the Council must publish in the London Gazette and in at least one local newspaper a notice stating that the Order has been made and specifying a place where a copy of the Order can be seen at all reasonable hours.

#### ACTION SOUGHT

Action proposed: The Strategic Planning Committee on 14<sup>th</sup> May 2008 granted permission to redevelop the Gayton Road Car Park, Gayton Library and Sonia Court site. The scheme consists of 383 residential units with provision of a 200 space public car park and 81 space car park for private residential use.

There is now a requirement to stop up areas of highway fronting the Gayton Road public car park together with land serving Sonia Court in order to allow the permission to be executed. This area of highway is deemed surplus to requirements and the extents of the stopping up required are shown at Appendix 1.

Authority was sought to:-

- Issue stopping up notices
- Make the stopping up order if no sustainable objections are received.

Date of request for Action: 4 June 2008

Reason for Urgency: The land transaction enabling planning permission to be exercised will not be able to proceed as scheduled unless the stopping up process continues immediately.

Decision: Officer recommendation agreed.

### **Section 3 – Further Information**

None.

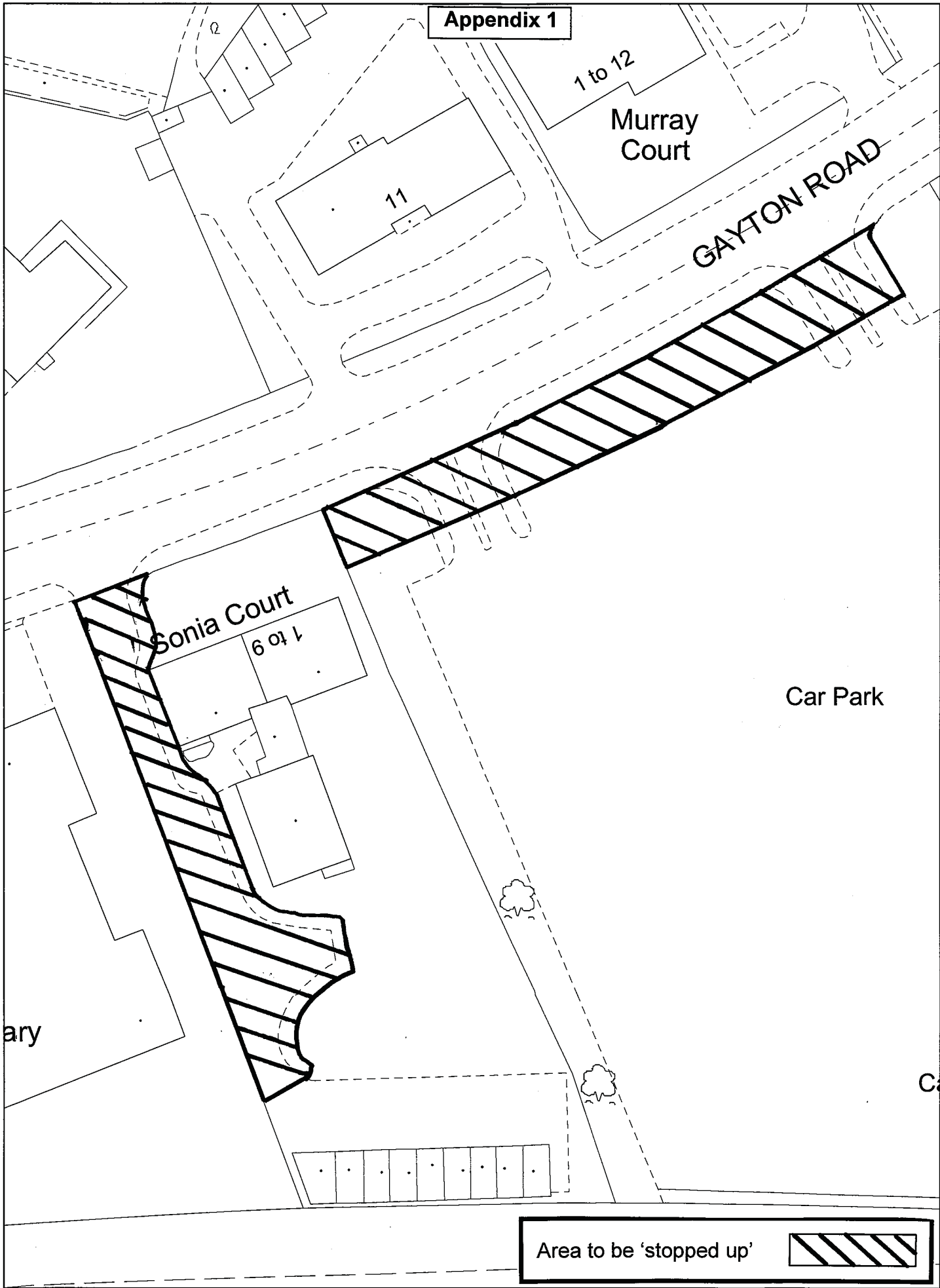
### **Section 4 - Contact Details and Background Papers**

Contact: Miriam Wearing, Senior Democratic Services Officer, 020 8424 2542

Background Papers: Individual Urgent Non-Executive Decision Form, as reported

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Appendix 1



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WRITTEN REPRESENTATIONS					
Appellant/Appeal Location/Ward	LPA Ref: PINS Ref: Planner	Appeal Description	Questionnaire Due/Sent	Statement Due/Sent	Final Comments Due/Sent
Mrs S Patel 60 Wellesley Road Harrow  (Ward: Greenhill)	P/3120/07/ 3827  APP/M5450/A/ 08/2076319  BA	CONVERSION OF DWELLINGHOUSE INTO 3 FLATS; SINGLE STOREY REAR EXTENSION; EXTERNAL ALTERATIONS.	Due 17/06/08	Due 15/07/08	Due 05/08/08
Mr B Barnes 120a Hindes Road Harrow HA1 1RR  (Ward: Greenhill)	P/0143/08/ 3828  APP/M5450/A/ 08/2076329  BA	REAR DORMER AND 2 VELUX WINDOWS ON FRONT ROOFSLOPE	Due 17/06/08	Due 15/07/08	Due 05/08/08
J DRIVER DEVELOPMENTS LTD 341 Eastcote Lane South Harrow Middlesex  (Ward: Roxbourne)	P/1064/08DFU /3829  APP/M5450/A/ 08/2076329  MT	TWO-STOREY SIDE TO REAR EXTENSION; CONVERSION OF DWELLINGHOUSE TO 2 FLATS WITH REFUSE STORAGE AT REAR; NEW VEHICLE ACCESS; EXTERNAL ALTERATIONS	Due 19/06/08	Due 17/07/08	Due 07/08/08
Mr & Mrs Patel 65 Yeading Avenue Rayners Lane HA2 9RL  (Ward: Rayners Lane)	P/2797/07/ 3830  APP/M5450/A/ 08/2075512  OH	SINGLE STOREY REAR EXTENSION AND CONVERSION OF DWELLINGHOUSE TO TWO FLATS	Due 19/06/08	Due 17/07/08	Due 07/08/08
Mr L Redhead 50 & 52 Corbins Lane Harrow HA2 8EJ  (Ward: Roxeth)	P/0538/08RM/ 3831  APP/M5450/A/ 08/2075505  RP	OUTLINE: REDEVELOPMENT TO PROVIDE 3 STOREY BLOCK OF 14 FLATS, ACCESS ROAD, REAR PARKING AREA AND CYCLE STORAGE	Due 20/06/08	Due 18/07/08	Due 08/08/08

Mr N Pattni 14-16 Gordon Avenue Stanmore HA7 3QD  (Ward: Stanmore Park)	P/2917/07 /3834  APP/M5450/A/ 08/2075864  DC3	REDEVELOPMENT TO PROVIDE A TWO STOREY BLOCK OF 10 FLATS WITH ROOMS IN ROOF SPACE, UNDERGROUND PARKING AND VEHICULAR ACCESS	Due 25/06/08	Due 23/07/08	Due 13/08/08
Mr Odunaiya Westbury Lodge Cottage Chapel Lane Pinner  (Ward: Pinner South)	P/4114/07 /3835  APP/M5450/A/ 08/2069826  MT	SINGLE AND FIRST FLOOR SIDE EXTENSION; TWO STOREY REAR EXTENSION	Due 26/06/08	Due 24/07/08	Due 14/08/08
<b>HEARINGS</b>					
Appellant/Appeal Location/Ward	LPA Ref: PINS Ref: Planner	Appeal Description	Questionnaire Due/Sent	Statement Due/Sent	Hearing Date
Self Build Homes Ltd The Rookery Westfield Lane Kenton  (Ward: Kenton East)	P/1800/07/ CFU/3742  APP/M5450/ A/07/2059649  DC3	REDEVELOPMENT: 2 STOREY BUILDING WITH ROOMS IN ROOFSpace TO PROVIDE 8 FLATS, WITH CAR PARKING	Sent 03.01.08	Sent 23.01.08	28.05.08
ZED Homes Ltd Land Adjacent to Arches Roxeth Green Avenue South Harrow  (Ward: Roxbourne)	P/1288/07/ CFU//3735  APP/M5450/ A/07/2058492  OH	CONSTRUCTION OF 3 STOREY OFFICE BUILDING WITH UNDERCROFT PARKING, 18 SOLAR PANELS AND 7 MICRO WIND TURBINES	Sent 17.12.07	Sent 26.02.08	24.06.08
Mr S Sharma 43 Winchester Road Harrow Middlesex HA3 9PD  (Ward: Kenton East)	P/2042/07/ DFU/3765  APP/M5450/ A/08/2061583  TEM	SINGLE STOREY REAR EXTENSION, CONVERSION TO TWO FLATS	Sent 20.02.08	Sent 11.03.08	05.08.08

Excelsior Properties 53-57 Uxbridge Road Stanmore HA7 3LJ  (Ward Stanmore Park)	P/0020/08/ CFU/3812  APP/M5450/A/ 08/2072607  GL	REDEVELOPMENT: CONSTRUCTION OF A BLOCK OF FOURTEEN FLATS WITH AMENITY, REFUSE AND CYCLE STORAGE SPACE AND BASEMENT PARKING	Sent 27.05.08	Due 23.06.08	TBA
Mr & Mrs Shah and Mr & Mrs Tolia 45 & 45A Howberry Road Edgware Middlesex HA8 6SX  (Ward: Canons)	P/3203/ 07/CFU/3823  APP/M5450/A/ 08/2074471  DT	DEMOLITION OF 2 HOUSES AND CONSTRUCTION OF 10 FLATS AND 10 PARKING SPACES	Sent 4.6.08	Due 02.07.08	TBA
Ventra Investments Ltd 8 & 9 Kenton Road Harrow HA1 2BW  (Ward: Greenhill)	P/3764/07 /3804  APP/M5450/A/ 08/2071872  GL	SINGLE STOREY REAR EXTENSION TO PROVIDE ADDITIONAL BEDROOM TO GROUND FLOOR REAR FLAT; TERRACE FOR GROUND FLOOR REAR FLAT; BIN STORES FOR ALL FLATS; EXTERNAL ALTERATIONS.	Sent 06.05.08	Due 15.07.08	TBA
	P/3765/07 /3805  APP/M5450/ A/08/2072937  GL	CONVERSION OF A DWELLING HOUSE INTO FIVE FLATS; SINGLE STOREY INFILL REAR EXTENSION; EXTERNAL ALTERATIONS. (RESIDENT PERMIT RESTRICTED)			
Banner Homes limited 55 Gordon Avenue Stanmore Middlesex  (Ward: Stanmore Park)	P/0830/08/ 3833  APP/M540/A/ 08/2075531  ML	DEMOLITION OF EXISTING BUILDING AND REDEVELOPMENT TO PROVIDE TERRACE OF 5 X TWO STOREY HOUSES WITH ROOMS IN ROOFSpace FRONTING GORDON AVENUE, WITH PARKING AND PERGOLA AT FRONT AND DOUBLE GARAGE AT REAR ACCESSED FROM WEYMOUTH WALK (REVISED)	Due 24.06.08	Due 22.07.08	tba

INQUIRIES					
Appellant/Appeal Location/Ward	LPA Ref: PINS Ref: Planner	Appeal Description	Questionnaire Due/Sent	Rule 6 Statement Due/Sent	Inquiry Date
Mr David Blount The Bothy Old Redding Harrow Weald Harrow Middlesex HA3 6SF  (Ward: Harrow Weald)	ENF/0519/ 06/P/3761  APP/M5450/C/ 07/2061980  SSB	WITHOUT PLANNING PERMISSION, THE ERECTION OF A REAR TIMBER DECKING.	Sent 07.02.08	Sent 05.03.08	09.09.08
Mrs C H Patel 407 - 409 Uxbridge Road Hatch End HA5 4JR  (Ward: Hatch End)	P/3202/07/ DFU/3784  APP/M5450/A/ 08/2063103  GL	CONVERSION OF UPPER FLOORS TO 3 RESIDENTIAL UNITS WITH ACCESS FROM NOS 413 - 415 UXBRIDGE ROAD: REAR AND FRONT DORMERS TO FRONT BUILDING ON UXBRIDGE ROAD: FIRST FLOOR REAR EXTENSION AND NEW HABITABLE ROOF SPACE WITH REAR AND SIDE DORMERS TO REAR BUILDING: EXTERNAL ALTERATIONS.	Sent 11.03.08	Sent 21.03.08	23.07.08

<p>Village Homes (Southern) LLP Land forming part of Woodpeckers, Moss Lane and 9 Eastglade, Pinner HA5 3AW and HA5 3AN</p> <p>(Ward: Stanmore Park)</p>	<p>P/2309/07/ COU/3763</p> <p>APP/M5450/A/ 08/2064293</p> <p>SB</p>	<p>DEMOLITION OF 9 EASTGLADE AND ERECTION OF 4 TWO STOREY DETACHED HOUSES WITH ACCOMMODATION AT LOFT LEVEL WITH DOUBLE GARAGES, LAYOUT OF ACCESS ROAD AND VEHICULAR ACCESS ONTO EASTGLADE (OUTLINE APPLICATION FOR LAYOUT, ACCESS AND SCALE)</p>	Sent 12.02.08	Sent 21.05.08	21.10.08
	<p>P/0208/08/ 3801</p> <p>APP/M5450/A/ 08/2072296</p> <p>SB</p>	<p>DEMOLITION OF 9 EASTGLADE AND ERECTION OF 3 SINGLE/ TWO STOREY DETACHED HOUSES WITH ACCOMMODATION AT LOFT LEVEL WITH DOUBLE GARAGES, LAYOUT OF ACCESS ROAD AND VEHICULAR ACCESS ONTO EASTGLADE</p>			
<p>Mr Robin Harper 24 Railway Approach Harrow Middx HA3 5AA</p> <p>(Ward: Greenhill)</p>	<p>P/2654/ 07/DFU/3815</p> <p>APP/M5450/A/ 08/2071362</p> <p>RP</p>	<p>DEMOLITION OF EXISTING WAREHOUSE. CONSTRUCTION OF PART 5, PART 6 STOREY BUILDING CONTAINING 45 RESIDENTIAL UNITS AND OFFICES ON GROUND FLOOR.</p>	Due 29.05.08	Due 26.06.08	tba

**WRITTEN REPRESENTATIONS**

Appellant/Appeal Location/Ward	LPA Ref: PINS Ref: Planner	Appeal Description	Questionnaire Due/Sent	Statement Due/Sent	Final Comments Due/Sent	Site visit Date/Time	Notes
Michael and Heidi Dixon 91 Harrow View Harrow Middlesex HA1 4SZ	P/3303/06/ 3683  APP/M5450/A/ 07/2051372  BA	RETENTION OF TIMBER PERGOLA OVER A PATIO AREA.	Sent 11.09.08	Sent 11.09.08 (Q)	Expired	28.05.08 @ 11:45	
G Bhupendra Dave 014 Roxeth Green Ave South Harrow  (Ward: Roxeth)	ENF/744/05/P/ 3727  APP/M5450/C/ 07/2055195  SSB	THE UNAUTHORISED CONSTRUCTION OF A REAR EXTENSION ON THE LAND	Sent 28.11.08	Sent 18.12.07	Expired	TBA	
Mr & Mrs C Bennett Weald Cottage Brookshill Drive Harrow HA3 6SB  (Ward: Harrow Weald)	P/1077/07 /3748  APP/M5450/A/ 08/2062968  GL	FIRST FLOOR FRONT/SIDE EXTENSION (REVISED).	Sent 22.01.08	Sent 22.01.08 (Q)	Expired	03.04.08 @ 14:00	
Mrs J Day 89 Whitchurch Lane Edgware Middlesex  (Ward: Canons)	P/2000/07/ 3749  APP/M5450/A/ 07/2057136  ML	RETENTION OF TWO STOREY REAR EXTENSION, PROPOSED CONVERSION TO TWO DWELLINGHOUSES WITH SINGLE STOREY REAR EXTENSION AND EXTERNAL ALTERATIONS, NEW CROSSOVER	Sent 24.01.08	Sent 24.01.08 (Q)	Expired	03.04.08 @ 12:30	
M Pritchard 26 Hallam Gardens Pinner Harrow  (Ward: Hatch End)	P/2721/07/ 3760  APP/M5450/A/ 08/2063657  BA	RETENTION OF SINGLE STOREY REAR EXTENSION	Sent 08.02.08	Sent 08.02.08 (Q)	Expired	16.04.08 @ 14:30	

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Mr J Feeney 9 Dennis Lane Stanmore Middlesex HA7 4JR  (Ward: Stanmore Park)	P/2240/07 /3775  APP/M5450/A/ 07/2065842  TEM	DETACHED DOUBLE GARAGE ON FRONT FORECOURT IN ASSOCIATION WITH DETACHED DWELLING HOUSE AUTHORISED BY PLANNING PERMISSION P/2173/06/DFU	Sent 22.02.08	Sent 22.02.08 (Q)	Expired	TBA	
Harrow Weald Lawn Tennis Club 49 - 51 College Road Harrow Weald HA3 6EF  (Ward: Harrow Weald)	P/1010/07/ 3776  APP/M5450/A/ 08/2065976  BA	VARIATION OF CONDITION 2 OF PLANNING PERMISSION EAST/10/01/FUL (APPEAL NO: APP/M5450/A/01/ 1073405) TO ALLOW HOURS OF FLOOD LIGHTING FROM 09:00 TO 21:30 HOURS ON MONDAY TO SATURDAY AND 15:00 TO 20:00 ON SUNDAYS	Sent 28.02.08	Sent 28.02.08 (Q)	Expired	TBA	
W.E Black LTD Oriel House Royston Grove Pinner Middlesex HA5 4HE  (Ward: Hatch End)	P/3701/07/ 3779  APP/M5450/A/ 08/2064030  GL	CONSTRUCTION OF BLOCK OF NINE FLATS WITH BASEMENT CAR PARKING.	Sent 06.03.08	Sent 06.03.08 (Q)	Expired	04.06.08 @ 13:30	
W E Black 33 & 34 Pinner Park Gardens Harrow Middlesex HA2 6LQ  (Ward: Headstone North)	P/3329/07/ 3780  APP/M5450/A/ 08/2064069  DC	DEMOLITION OF 2 HOUSES, AND THE CONSTRUCTION OF 2 NO. TWO STOREY BLOCKS OF FLATS TO PROVDE 10 SMALL UNITS TOGETHER WITH ASSOCIATED PARKING	Sent 07.03.08	Sent 07.03.08 (Q)	Due 24.04.08	13.05.08 @ 14:00	

F Akinlunkti 42 Nelson Road Stanmore HA7 4ET  (Ward: Stanmore Park)	P/2536/07 /3782  APP/M5450/A/ 08/2066759  TEM	SINGLE STOREY REAR EXTENSION	Sent 10.03.08	Sent 10.03.08 (Q)	Due 28.04.08	04.06.08 @ 11:30	
Octagon Developments Limited Braemont & The White House Reenglass Road Stanmore  (Ward: Canons)	P/3750/07 /3783  APP/M5450/A/ 08 /2064579  ML	REDEVELOPMENT TO PROVIDE 2 SINGLE/TWO STOREY HOUSES WITH ROOMS IN ROOFSPACE.	Sent 11.03.08	Sent 11.03.08 (Q)	Due 29.04.08	TBA	
Mr I Dhanji 76 Bessborough Road Harrow HA1 3DH  (Ward: West Harrow)	P/3753/07/ 3787  APP/M5450/A/ 08/2067378  SB	CONVERSION OF DWELLINGHOUSE INTO 3 FLATS; SINGLE STOREY REAR EXTENSION AND REAR PATIO; VEHICULAR ACCESS	Sent 12.03.08	Sent 12.03.08 (Q)	Due 05.05.08	TBA	
F Azam 136A Pinner Road Harrow HA1 4JE  (Ward: Headstone South)	P/2292/07 /3785  APP/M5450/A/ 08/2065561  ST	CONVERSION OF FIRST FLOOR AND LOFT ROOM INTO TWO FLATS	sent 17.03.08	17.03.08 (Q)	Due 05.05.08	TBA	
Mr Rohit Dhawan 47 Weston Drive Stanmore Middlesex HA7 2EX  (Ward: Belmont)	P/3330/ 07/3789  APP/M5450/A/ 08/2068263  JB	ALTERATIONS TO ROOF TO FORM END GABLE AND REAR DORMER, CONVERSION TO TWO FLATS, ALTERATIONS TO DETACHED GARAGE AT REAR	Sent 14.03.08	Sent 14.03.08 (Q)	Due 06.05.08	TBA	



Desh Kerr Dvax & Co 111 High Street Edgware HA8 7DB  (Ward: Canons)	P/1311/07 /3766  APP/M5450/A /08/2063934  TEM	FIRST AND SECOND FLOOR EXTENSION, EXTERNAL ALTERATIONS (REVISED)	Sent 14.03.08	Sent 14.03.08 (Q)	Due 06.05.08	28.05.08 @ 13:00	
Mr & Mrs R Harris 94 Vernon Drive Stanmore Middlesex  (Ward: Belmont)	P/1820/07/ 3786  APP/M5450/A/ 08/2065506  MRE	FIRST FLOOR REAR EXTENSION	Sent 14.03.08	Sent 14.03.08 (Q)	Due 06.05.08	TBA	
Ian J Tait 55 Capel Gardens Pinner Middlesex  (Ward: Headstone North)	P/3384/07/ 3788  APP/M5450/A 08/2066283  GL	CONSTRUCTION OF 3 TWO STOREY, FOUR BEDROOM DETACHED HOUSES WITH GARAGES AND NEW ACCESS; DEMOLITION OF EXISTING SINGLE DWELLING HOUSE.	Sent 14.03.08	Sent 14.03.08 (Q)	06.05.08	TBA	
UNIT SCORE LTD 20 Broadwalk Pinner Road Harrow HA2 6ED  (Ward: Headstone North)	P/1726/07 /3790  APP/M5450/A /08/2066492  GL	FIRST FLOOR REAR EXTENSION/TERRACE WITH RETRACTABLE AWNING OVER AND RAILINGS TO PROVIDE SMOKING AREA.	Sent 14.03.08	Sent 14.03.08 (Q)	Due 06.05.08	TBA	
Mr Rajendra T Shah 21 Broadwalk Pinner Road Harrow HA2 6ED  (Ward: Headstone North)	P/2046/07 /3791  APP/M5450/ A/08/2068984  ST	TWO STOREY REAR EXTENSION TO PROVIDE ADDITIONAL RETAIL FLOORSPACE; NEW SHOP FRONT	Sent 14.03.08	Sent 14.03.08 (Q)	Due 06.05.08	TBA	

Ms Iwona Wozniak 9 Village Way Pinner HA5 5AB (Ward: Rayners Lane)	P/1834/07 /3792  APP/M5450/A/ 08/2064204  SB	RETENTION OF USE OF DWELLINGHOUSE AS A HOUSE IN MULTIPLE OCCUPATION (HMO) AS 9 BEDSITS	Sent 14.03.08	Sent 14.03.08 (Q)	Due 06.05.08	TBA	
Richard Herman 3 A Buckingham Road Edgware HA5 4BH  (Ward: Edgware)	P/3859/07/ 3793  APP/M5450/A/ 08/2068088  NR	ROOF ALTERATIONS TO RAISE RIDGE HEIGHT, FORM FRONT AND SIDE GABLES, REAR DORMER AND REAR BALCONY, PROVISION OF ADDITIONAL FLAT IN ENLARGED ROOF SPACE	Sent 25.03.08	Sent 25.03.08 (Q)	Due 13.0508	TBA	
Mr & Mrs Matthew Griffin 26 Cranbourne Drive Pinner HA5 1BY  (Ward: Rayners Lane)	P/1930/07 /3794  APP/M5450/A/ 08/2066904  JK	SINGLE STOREY FRONT; TWO STOREY SIDE EXTENSION TO WESTERN SIDE; SINGLE AND TWO STOREY REAR EXTENSION; FIRST FLOOR SIDE EXTENSION TO EASTERN FLANK; PITCHED ROOF OVER EXISTING FLAT ROOF ON EASTERN FLANK AND EXTERNAL ALTERATIONS	Sent 31.03.08	Sent 31.03.08 (Q)	Due 20.05.08	TBA	

YWCA 51 Sheepcote Road Harrow HA1 2JL  (Ward: Greenhill)	P/2272/07/ 3778  APP/M5450/A/ 08 /2063853  DC	DEMOLITION OF EXISTING YWCA BUILDING AND REDEVELOPMENT TO PROVIDE 11 FLATS AND 7 OFF STREET PARKING SPACES WITH ACCESS OFF SHEEPCOTE ROAD (OUTLINE APPLICATION)	Sent 04.03.08	Sent 01.04.08	Expired	TBA	
Mr & Mrs R Carneiro 25 Hillview Road Hatch End Pinner HA5 4PB  (Ward: Hatch End)	P/3190/07/ /3796  APP/M5450/A/ /08/2068030  GL	PART SINGLE/PART TWO STOREY SIDE AND SINGLE STOREY REAR EXTENSION.	Sent 02.04.08	Sent 02.04.08 (Q)	21.05.08	TBA	
Mr Ankeet Khimasia 32A Westbere Drive Stanmore Middlesex HA7 4RG  (Ward: Canons)	P/3135/07/ /3797  APP/M5450/A/ /08/2067687  ML	SINGLE / TWO STOREY EXTENSION TO NO.32 TO PROVIDE ATTACHED DWELLINGHOUSE	Sent 11.04.08	Sent 11.04.08	29.05.08	TBA	
Mr & Mrs Diamond 5 Holland Close Stanmore HA7 3AN  (Ward: Stanmore Park)	P/3268/07/ DFU/3798  APP/M5450/A/ 08/2067453  NR	Alterations To Height And Shape Of Roof, Second Floor Rear Extension, External Alterations	sent 15.04.08	sent 16.04.08 (Q)	Due 13.05.08	TBA	
Mrs V Howell 8 Salisbury Road Harrow Middlesex  (Ward: Headstone South)	P/3763/07/ 3802  APP/M5450/A/ 08/2069700  BA	CONVERSION OF DWELLINGHOUSE INTO TWO FLATS; SINGLE STOREY REAR SIDE EXTENSION	Sent 23.04.08	Sent 23.04.08 (Q)	Due 04.07.08	TBA	

Mr D Doherty 43 Borrowdale Avenue Harrow HA3 7PY  (Ward: Marlborough)	P/4104/07/ DFU/3795  APP/M5450/A/ 08/2069542  GL	SINGLE STOREY SIDE EXTENSION	Sent 01.04.08	Sent 29.04.08	Due 20.05.08	TBA	
Mrs G.A Nightingale 40 Norman Crescent Pinner Middlesex HA5 3QN  (Ward:Pinner)	P/4095/07 /3803  APP/M5450/A/ 08/2071554  (DG)	SINGLE STOREY SIDE EXTENSION	Sent 05.05.08	Sent 05.05.08 (Q)	Due 23.06.08	TBA	
Mr V Tanna 318 Kenton Lane Harrow Middlesex HA3 8RH  (Ward: Belmont)	P/3576/07 DFU/3806  APP/M5450/A/ 08/2071007  JB	SINGLE STOREY SIDE TO REAR EXTENSION, CONVERSION TO TWO FLATS WITH NEW VEHICULAR ACCESS (REVISED)	Sent 13.05.08	Sent 10.06.08 (Q)	Due 01.07.08	TBA	
Selective Homes 86 Hindes Road Harrow HA1 1SQ  (Ward: Greenhill)	P/3061/07/ DFU/3807  APP/M5450/A/ 08/2072025  ST	TWO STOREY DETACHED BUILDING WITH SINGLE STOREY REAR SECTION AND HABITABLE ROOF SPACE TO PROVIDE 3 FLATS (2 STUDIO FLATS AND 1 X 1 BED MAISONETTE)	Sent 16.05.08	Due 13.06.08	Due 04.07.08	TBA	

Mr and Mrs Green 1 Pangbourne Drive Stanmore HA7 4QS  (Ward:Canons)	P/3800/07 DFU/3808  APP/M5450/A/ 08/2073357  BS	TWO STOREY SIDE, SINGLE STOREY REAR EXTENSION	Sent 16.05.08	Due 13.06.08	Due 04.07.08	TBA	
Mr Eugene Ebhogiaye 114 Broomgrove Gardens Edgware HA8 5RL  (Ward: Edgware)	P/0082/ 08/DFU/3809  APP/M5450/A/ 08/2069915  ML	CONVERSION TO PROVIDE 4 FLATS, WITH EXTERNAL ALTERATIONS TO FRONT, REAR AND SIDE ELEVATIONS, PARKING AT FRONT.	Sent 20.05.08	Due 17.06.08	Due 08.07.08	TBA	
Mr Karsan Versani 230 Portland Crescent Stanmore Middlesex HA7 1LS  (Ward: Queensbury)	P/3875/07/ DFU/3810  APP/M5450/A/ 08/2074146  ML	DETACHED TWO STOREY DWELLINGHOUSE IN REAR GARDEN WITH ROOM IN ROOF SPACE	Sent 23.05.08	Due 20.06.08	Due 11.07.08	TBA	
Mr D Son 20 Canons Drive Edgware HA8 7QS  (Ward: Canons)	P/0205/08/ DFU/3811  APP/M5450/A/ 08/2072502  NR	SINGLE STOREY REAR EXTENSION; REAR DORMER AND ROOF EXTENSION	sent 23.05.08	Sent 23.06.08 (Q)	Due 11.07.08	TBA	
Ablegrange Supported Living Ltd 224 Somervell Road South Harrow HA2 8TS  (Ward: Roxeth)	P/0124/08/ DFU/3813  APP/M5450/A/ 08/2074291  MT	CONVERSION OF HOUSE TO TWO FLATS; END GABLE AND REAR DORMER ROOF EXTENSIONS; REFUSE STORAGE AT REAR	Sent 27.05.08	Sent 27.05.08 (Q)	Due 14.07.08	TBA	

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West End Lawn Tennis Club (Pinner) Ltd Cuckoo Hill Road Pinner HA5 1AY  (Ward; Pinner South)	P/2946/07 /CFU/3814  APP/M5450/A/ 08/2073769  DT	INSTALLATION OF 9 FLOODLIGHTING COLUMNS TO COURTS 4 & 5 AT NORTHERN END OF SITE	Sent 28.05.08	Sent 28.05.08 (Q)	Due 16.07.08	TBA	
Mr T Raphael 18 Elm Grove Harrow HA2 7JE  (Ward: Kenton West)	P/3598/07/ DFU/3816  APP/M5450/A/ 08/2072730  EJ	SINGLE STOREY FRONT, SIDE AND REAR EXTENSIONS	Sent 29.05.08	Sent 29.05.08 (Q)	Due 17.07.08	TBA	
Mr A Gholizadeh 18 Tintagel Drive Stanmore HA7 4SR  (Ward: Canons)	P/3724/07/ DFU/3817  APP/M5450/A 2074907  ML	SINGLE STOREY REAR EXTENSION, RAISED REAR PATIO WITH RAMPED ACCESS TO REAR GARDEN, CONVERSION TO TWO FLATS	Sent 29.05.08	Sent 29.05.08 (Q)	Due 17.07.08	TBA	
Mr P Finneran 129 Butler Road Harrow HA1 4DA  (Ward: West Harrow)	P/0653/08 /DFU/3818  APP/M5450/A 2074681  SB	DEMOLITION OF EXISTING REAR GARAGE, NEW DETACHED GARAGE AT REAR; SINGLE STOREY REAR EXTENSION, REAR DORMER, CONVERSION OF DWELLING HOUSE TO 2 SELF-CONTAINED FLATS WITH REFUSE ENCLOSURE AT REAR AND EXTERNAL ALTERATIONS	Sent 30.05.08	Sent 30.05.08 (Q)	Due 18.07.08	TBA	
Mr & Mrs P Patel 113 Village Way Pinner HA5 5AA  (Ward: Rayners Lane)	P/3474/07/ DFU/3819  APP/M5450/A/ 08/2073447  KO	SINGLE STOREY FRONT AND SIDE EXTENSION; EXTERNAL ALTERATIONS AND CONVERSION OF GARAGE INTO HABITABLE ACCOMMODATION	Sent 02.06.08	Sent 02.06.08 (Q)	Due 21.07.08	TBA	

<p>Mr T C Hurley 49 Spencer Road Harrow HA3 7AN</p> <p>(Ward: Wealdstone)</p>	<p>P/2964/ 07/DFU/3820</p> <p>APP/M5450/A/ 08/2074982</p> <p>GL</p>	<p>RESERVED MATTERS PURSUANT TO CONDITION NO'S 2 (A - DESIGN; EXTERNAL APPEARANCE; C - MEANS OF ACCESS; D - LANDSCAPING; E - INTERNAL FLOOR LAYOUT AND F - BOUNDARY TREATMENT) AND 4 (DETAILS OF OFF-STREET PARKING &amp; FORECOURT LANDSCAPING) ATTACHED TO OUTLINE PERMISSION P/868/06/DOU GRANTED ON 26 MAY 2006 FOR TWO STOREY SIDE EXTENSION TO CREATE SEPERATE DWELLING HOUSE (RESIDENT PERMIT RESTRICTED)</p>	<p>sent 02.06.08</p>	<p>Due 30.06.08</p>	<p>Due 21.07.08</p>	<p>TBA</p>	
<p>Dr N S Tolley Blackgates Church Lane Pinner HA5 3AA</p> <p>(Ward: Pinner)</p>	<p>P/1328/07 /DCO/3821</p> <p>APP/M5450/A/ 08/2074184</p> <p>SB</p>	<p>RETENTION OF TREE HOUSE IN REAR GARDEN</p>	<p>Due 04.06.08</p>	<p>Sent 04.06.08 (Q)</p>	<p>Due 23.07.08</p>	<p>TBA</p>	
<p>D R Reeves 53 Hill Road Pinner Middlesex HA5 1LD</p> <p>(Ward: Pinner South)</p>	<p>P/0860/ 08/DFU/3822</p> <p>APP/M5450/A/ 08/2073887</p> <p>EJ</p>	<p>SINGLE STOREY SIDE AND REAR EXTENSION; REAR DORMER AND ROOFLIGHTS; EXTERNAL ALTERATIONS TO ROOF</p>	<p>Due 04.06.08</p>	<p>Sent 04.06.08 (Q)</p>	<p>Due 23.07.08</p>	<p>TBA</p>	

Village Homes 76-78 Wellington Road Hatch End  (Ward: Hatch End)	P/4280/ 07/COU/3824  APP/M5450/A 08/2075406  RM	OUTLINE FOR LAYOUT, SCALE, APPEARANCE AND ACCESS: REDEVELOPMENT TO PROVIDE 8 FLATS IN A TWO STOREY BUILDING WITH ACCOMMODATION IN THE ROOF SPACE AND BASEMENT CAR PARKING SPACES AND ACCESS	Sent 04.06.08	Sent 04.06.08 (Q)	Due 23.07.08	TBA	
Mrs Ahmed 594 Kenton Lane Harrow Middlesex HA3 7LQ  (Ward: Wealdstone)	P/0042/ 08/DFU/3825  APP/M5450/A 08/2075920  RM	ALTERATIONS TO ROOF TO FORM END GABLE AND REAR DORMER.	Sent 11.06.08	Sent 11.06.08 (Q)	Due 30.07.08	TBA	
<b>Hearings</b>							
Appellant/Appeal Location/Ward	LPA Ref: PINS Ref: Planner	Appeal Description	Statement Due/Sent	Hearing Date	Venue		Notes
Bewley Homes Plc & Princegate Estates Plc 5 - 11 Manor Road Harrow Middlesex HA1 2NZ  (Ward: Greenhill)	P/2604/07/ CFU/3741  APP/M5450/ A/07/2061402  DC3	DEMOLITION OF FOUR HOUSES. CONSTRUCTION OF 2 HOUSES AND 12 x 2 BED FLATS, ACCESS, CAR PARKING AND LANDSCAPING	Sent 27.12.07	22.04.08	South Wing Conference Room		Robin Pearson represented the Council at the Hearing.
D Ford Esq 252 Streatfield Road Harrow HA3 9BY  (Ward: Queensbury)	P/1644/07/ DFU/3726  APP/M5450/ A/07/2058754  NR	CHANGE OF USE FROM RETAIL TO FINANCIAL AND PROFESSIONAL SERVICES (CLASS A1 TO A2)	Sent 02.01.08	07.05.08	East Wing Conference Room		

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APPEAL DECISIONS APRIL 2008 -

Number of Appeals: 31  
 Number of Appeals dismissed: 16  
 Number of Appeals allowed: 15  
 Number of Part Allowed: 0

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 Total Overturns (yellow): 4

Dismissed 1

Allowed 3

Appellant/Appeal Location/Procedure	LPA Ref: PINS Ref: Planner	Appeal Description	Ward	Decision	Date	Costs	Notes
Mr & Mrs J Broughton 6 Gerard Road Harrow HA1 2ND  WRITTEN REPS 37	P/2400/07 /3747  APP/M5450 /A/08/2060364  GL	TWO STOREY SIDE EXTENSION; ONE REAR DORMER; VELUX WINDOWS ON FRONT ROOF SLOPE; DEMOLITION OF EXISTING GARAGE AND OUTBUILDING	Greenhill	Allowed	01.04.08		
Mr M G Linnane 1A Beresford Road Harrow Middlesex  WRITTEN REPS	P/0279/07 /3745  APP/M5450/A /08/2059777  BA	REMOVAL OF CONDITION NO 4 (DETAILS SHOWING PROVISION OF ONE CAR PARKING SPACE AND SURROUNDING LANDSCAPE IN THE FRONT CURTILAGE) ATTACHED TO PLANNING PERMISSION REF P/3149/07/DFU DATED 12/04/2006 FOR USE OF ROOFSpace AS SELF CONTAINED FLAT (P); ALTERATIONS TO ROOF TO FORM END GABLE AND REAR DORMER	Headstone South	Allowed	02.04.08		

Appellant/Appeal Location/Procedure	LPA Ref: PINS Ref: Planner	Appeal Description	Ward	Decision	Date	Costs	Notes
Comfort Inn Comfort Inn Harrow 2-12 Northwick Park Road Harrow HA1 2NT  PUBLIC INQUIRY	P/0009/07 /3616  APP/M5450 A/07/2042595  RP	EXTENSION AND ALTERATIONS TO HOTEL	Greenhill	Dismissed	03.04.08	NO	
Farmbridge Developments 25 Elms Road Harrow Weald Harrow HA3 6BB  HEARING	P/0572/07/ 3667  APP/M5450/ A/2048771  GL	OUTLINE: REDEVELOPMENT TO PROVIDE A DETACHED THREE STOREY BLOCK OF 8 FLATS, NEW ACCESS AND BASEMENT PARKING	Harrow Weald	Dismissed	08.04.08		
Mr & Mrs C Bennett \3 Id Cottage E8 kshill Drive Harrow  WRITTEN REPS	P/1077/07 /3748  APP/M5450A/ 08/2062968  GL	FIRST FLOOR FRONT/SIDE EXTENSION (REVISED).	Harrow Weald	Dismissed	17.04.08		
Mr M Frey 1 Kynaston Wood Harrow HA3 6UA  WRITTEN REPS	P/2551/07 /3750  APP/M5450/A /08/2063020  GL	DETACHED TWO STOREY, 3 BEDROOM HOUSE; NEW VEHICULAR ACCESS AT SIDE	Harrow Weald	Allowed	17.04.08		
Mrs J Day 89 Whitchurch Lane Edgware Middlesex  WRITTEN REPS	P/2000/07 /3749  APP/M5450/ A/07/2057136  ML	RETENTION OF TWO STOREY REAR EXTENSION, PROPOSED CONVERSION TO TWO DWELLINGHOUSES WITH SINGLE STOREY REAR EXTENSION AND EXTERNAL ALTERATIONS, NEW CROSSOVER	Canons	Allowed	17.04.08		

Appellant/Appeal Location/Procedure	LPA Ref: PINS Ref: Planner	Appeal Description	Ward	Decision	Date	Costs	Notes
Mr P Popat 52 Cambridge Road North Harrow HA2 7LE  WRITTEN REPS	P/1123/07 /3738  APP/M5450/ A/07/2059192  GL	SINGLE STOREY FRONT EXTENSION (PORCH)	Headstone North	Allowed	21.04.08		
Lancs ville Construction Ltd 103-105 Greenford Road Sudbury Harrow HA1 3QF  WRITTEN REPS 39	P/2541/07/ 3743  APP/M5450/A/ 2061126/NWF  SB  P/2542/07DLB /3744  APP/M5450/E/ 2061133/NWF  SB	TWO STOREY EXTENSION IN COURTYARD   LISTED BUILDING CONSENT: TWO STOREY EXTENSION IN COURTYARD	Harrow on the Hill	Dismissed	21.04.08		

Appellant/Appeal Location/Procedure	LPA Ref: PINS Ref: Planner	Appeal Description	Ward	Decision	Date	Costs	Notes
Starbucks Coffee Co (UK) Ltd 19 - 23 High Street Pinner HA5 5PJ  WRITTEN REPS	P/2719/07/3753  APP/M5450/A/07/1202399  OH	NEW SHOPFRONT ON HIGH STREET AND BISHOPS WALK	Pinner	Allowed	18.04.08		
	P/2717/07/3754  APP/M5450/H/07/1202382  OH	EXTERNALLY ILLUMINATED FASCIA AND PROJECTING SIGNS					
Covview Homes Ltd "40 Number" Porlock Avenue, Harrow, HA2 0AP & Side Garden and Garage to no.72 Merton Road, Harrow, HA2 0AB,  WRITTEN REPS	P/3423/07/3756  APP/M5450/A/08/2061595  DC	REDEVELOPMENT TO PROVIDE TWO STOREY BUILDING WITH HABITABLE ROOF SPACE FOR 7 FLATS, BIN AND CYCLE STORE; LANDSCAPING & PARKING	Harrow on the Hill	Dismissed	02.05.08		
	P/2529/07/3757  APP/M5450/A/08/2061592  DC	REDEVELOPMENT FOR 8 FLATS, CAR PARKING & LANDSCAPING					
Paul Keyland 131 Norman Crescent Pinner HA5 3QJ  WRITTEN REPS	P/3577/07/3777  APP/M5450/A/08/2067302  OH	TWO STOREY FRONT EXTENSION	Pinner	Dismissed	02.05.08		

Appellant/Appeal Location/Procedure	LPA Ref: PINS Ref: Planner	Appeal Description	Ward	Decision	Date	Costs	Notes
Feeny (London Ltd) 62 Belmont Lane Stanmore Middlesex HA7 2PZ	P/3205/07/ 3774  APP/M5450/A/ 08/2065666  TEM	DEMOLITION OF EXISTING DWELLING HOUSE; ERECTION OF REPLACEMENT SINGLE/TWO STOREY DWELLING HOUSE WITH ROOMS IN ROOFSPACE AND INTEGRAL GARAGE	Stanmore Park	Allowed	06.05.08		
EEE & ATEC Ltd Dunford Court Cornwall Road Pinner  WRITTEN REPS	P/1573/07/ 3771  APP/M5450/A/ 08/2065634  GL	CONVERSION OF ROOF SPACE TO 2 FLATS; ROOF ALTERATIONS TO FORM GABLE ENDS; FRONT AND REAR DORMERS AND ROOF LIGHTS.	Hatch End	Allowed	06.05.08		
Musad Saeed Alexandra Avenue Harrow HA2 9RY  WRITTEN REPS	P/1306/07/ 3759  APP/M5450/A/ 08/2061848  SB	CHANGE OF USE FROM RETAIL (CLASS A1) TO TAKE AWAY (CLASS A5); EXTRACT DUCT AT REAR AND NEW SHOPFRONT	Rayners Lane	Dismissed	07.05.08		
M Pritchard 26 Hallam Gardens Pinner Harrow  WRITTEN REPS	P/2721/07/ 3760  APP/M5450/A/ 08/2063657  BA	RETENTION OF SINGLE STOREY REAR EXTENSION	Hatch End	Dismissed	07.05.08		
Mrs A Joshi 24 - 26 Jersey Avenue Stanmore HA7 2JQ  WRITTEN REPS	P/2634/07/ 3758  APP/M5450/A/ 08/2061528  ML	SINGLE STOREY REAR EXTENSION	Queensbury	Dismissed	08.05.08		

Appellant/Appeal Location/Procedure	LPA Ref: PINS Ref: Planner	Appeal Description	Ward	Decision	Date	Costs	Notes
Mr J Feeney 9 Dennis Lane Stanmore Middlesex HA7 4JR  WRITTEN REPS	P/3484/07/ 3772  APP/M5450/A /08/2065662  TEM	REDEVELOPMENT TO PROVIDE REPLACEMENT TWO STOREY HOUSE WITH SINGLE STOREY REAR PROJECTION AND FRONT AND REAR DORMERS; FORECOURT PARKING.	Stanmore park	Dismissed	08.05.08		
Mr & Mrs Campbell 5 Sequoia Park Pinner HA5 4BS  WRITTEN REPS	P/1058/07/ 3762  APP/M5450/A/ 08/2060800  GL	SINGLE STOREY SIDE EXTENSION; ALTERATIONS AND EXTENSION TO ROOF TO PROVIDE FRONT AND REAR DORMERS	Hatch End	Allowed	13.05.08		
W.E Black Ltd and Lilcroft Ltd 2 Bouverie Road Harrow HA1 4HB  WRITTEN REPS	P/2985/07/ 3767  APP/M5450/A/ 08/2062514  DT	REDEVELOPMENT: THREE STOREY BLOCK OF FLATS TO PROVIDE 11 DWELLINGS WITH OFF STREET PARKING PROVISION	West Harrow	Dismissed	16.05.08		
Mrs Neeta Vadgama 21 Boxmoor Road Harrow HA3 8LH  WRITTEN REPS	P/2613/07/ 3764  APP/M5450/A/ 08/2064787  ML	SINGLE STOREY REAR EXTENSION AND CONVERSION OF DWELLING HOUSE TO TWO FLATS	Kenton West	Allowed	19.05.08		
Mr & Mrs Choudhry The Beanz 83B Hindes Road Harrow  WRITTEN REPS	P/1559/07/ 3769  APP/M5450/A /08/2065328  GL	SINGLE AND TWO STOREY REAR EXTENSION AND TWO STOREY EXTENSION AT FIRST FLOOR LEVEL INCORPORATING ROOF EXTENSION AT REAR OF HOUSE	Greenhill	Dismissed	21.05.08		

Appellant/Appeal Location/Procedure	LPA Ref: PINS Ref: Planner	Appeal Description	Ward	Decision	Date	Costs	Notes
ICICI Investments Ltd Sheridan House 1st to 5th Floors 17 St. Anns Rd Harrow  WRITTEN REPS	P/1297/07/ 3768  APP/M5450/A/ 08/2065342  BA	CHANGE OF USE OF FIFTH FLOOR OFFICE SPACE (CLASS B1) TO 6 FLATS (CLASS C3); ALTERATIONS TO EXTERNAL ELEVATIONS FROM 1ST TO 5TH FLOORS (RESIDENT PERMIT RESTRICTED)	Greenhill	Allowed	21.05.08		
Mr Ryan O'Leary 53 Springfield Road Harrow HA1 1QF  WRITTEN REPS  43	P/2626/07/ 3770  APP/M5450/A/ 08/2064766  BA	CONVERSION OF DWELLINGHOUSE INTO 2 FLATS; EXTERNAL ALTERATIONS (RESIDENT PERMIT RESTRICTED)	Greenhill	Allowed	23.05.08		
Mr & Mrs J Rahman 36 Goodhall Close Stanmore HA7 4FR  WRITTEN REPS	P/2603/07/ 3773  APP/M5450/A/ 08/2060976  JB	CONVERSION OF GARAGE TO HABITABLE ROOM WITH EXTERNAL ALTERATIONS (REVISED)	Stanmore Park	Allowed	28.05.08		
St. Dominics 6th Form College St. Dominics 6th Form College Mount Park Avenue Harrow HA1 3HX  WRITTEN REPS	P/0124/07/ 3751  APP/M5450/A/ 08/2062604  DT	NEW SPORTS HALL AND THREE ADDITIONAL CLASSROOMS AND STAFF ROOM	Harrow on the Hill	Allowed	30.05.08		

Appellant/Appeal Location/Procedure	LPA Ref: PINS Ref: Planner	Appeal Description	Ward	Decision	Date	Costs	Notes
Widestates Ltd Land to the rear of: 280 - 282 High Road Harrow Weald  WRITTEN REPS	P/3089/07/ 3781  APP/M5450/A /08/2066785  ST	SINGLE STOREY SIDE EXTENSION AND FIRST FLOOR REAR EXTENSION TO EXISTING 3 FLATS WITH EXTERNAL AND INTERNAL ALTERATIONS.	Wealdstone	Dismissed	03.06.08		
Miss Merhunnsia 132 Headstone Drive Wealdstone HA1 4UH  WRITTEN REPS	P/2436/07/ 3755  APP/M5450/A/ 08/2061789  GL	CONVERSION OF DWELLING HOUSE INTO TWO FLATS TOGETHER WITH SINGLE STOREY REAR EXTENSION; DEMOLISH GARAGE AT REAR TO PROVIDE TWO CAR PARKING SPACES.	Marlborough	Dismissed	05.06.08		