



**STRATEGIC PLANNING
COMMITTEE
WEDNESDAY 23 JULY 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. Graham Henson
2. Krishna James
3. Jerry Miles**

**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 23 JULY 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.

5. **Minutes:** (Pages 3 - 10)

That the minutes of the meeting held on 25 June 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).

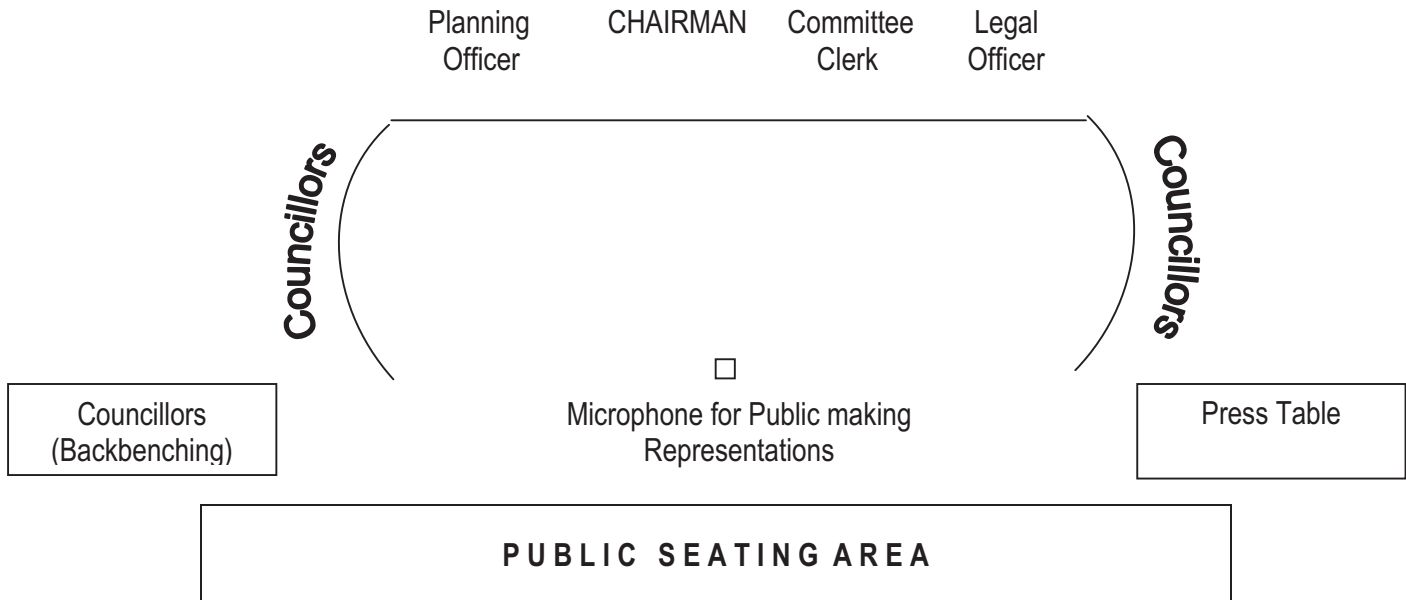
7. **Petitions:**
To receive petitions (if any) submitted by members of the public/Councillors.
8. **Deputations:**
To receive deputations (if any) under the provisions of Committee Procedure Rule 17 (Part 4B) of the Constitution.
9. **References from Council and other Committees/Panels:** (Pages 11 - 34)
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.
12. **Planning Appeals Update:** (Pages 35 - 58)
Report of the Head of Planning – for information.
13. **Member Site Visits:**
To arrange dates for Member site visits that have been agreed during the course of the meeting (if any).
14. **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).

REPORT OF STRATEGIC PLANNING COMMITTEE

MEETING HELD ON 25 JUNE 2008

Chairman: * Councillor Marilyn Ashton

Councillors: * Husain Akhtar (5) * Thaya Idaikkadar
* Don Billson * Julia Merison
* Mrinal Choudhury * Joyce Nickolay
* Keith Ferry

* Denotes Member present
(5) Denote category of Reserve Members
† Denotes apologies received

[Note: Councillor Narinder Singh Mudhar and Councillor Bill Stephenson also attended this meeting to speak on the item indicated at Minute 256 below].

PART I - RECOMMENDATIONS - NIL

PART II - MINUTES

254. **Announcement by Chairman:**
The Chairman referred to email and newspaper communications which conveyed the opinion that Members of the Strategic Planning Committee voted on Party lines. She wished to emphasise that this was not the case. All members of Planning Committees had received training, cross party briefings were held prior to the meetings and if members voted in the same manner this was due to their having the same opinion on the matter.

255. **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 Robert Benson	Councillor Husain Akhtar

256. **Right of Members to Speak:**
It was moved and seconded that 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 1/01 and 1/02
Councillor Bill Stephenson	Planning Application 1/03

[Note: The Committee wished it to be recorded that the voting was as follows:
Councillors Husain Akhtar, Marilyn Ashton, Don Billson, Julia Merison and Joyce Nickolay in support
Councillors Mrinal Choudhury, Keith Ferry and Thaya Idaikkadar abstained]

257. **Declarations of Interest:**
RESOLVED: To note that there were no declarations of interests made by Members in relation to the business transacted at this meeting.

258. **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.

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

259. **Minutes:**
RESOLVED: That the minutes of the meeting held on 14 May 2008, be taken as read and signed as a correct record.
260. **Public Questions and Deputations:**
RESOLVED: To note that no public questions were put or deputations received at the meeting under the provisions of Committee Procedure Rule 19 and 17 respectively.
261. **Petitions:**
RESOLVED: To note the receipt of the following petitions, the terms of which were read to the Committee:
- Petition from Roxborough Road Residents Association, signed by 68 persons, objecting to the proposals for the Harrow College and Travis Perkins sites in their present form
 - Petition from residents of Roxborough Avenue and Roxborough Park, signed by 106 persons objecting to the proposals for the Harrow College site and Travis Perkins site in their current form
 - Petition from local residents, signed by 35 persons, objecting to the proposed development at Harrow College
 - Petition from local residents, signed by 22 persons, objecting to the overdevelopment of Harrow Town Centre
 - Petition from residents of Ashburnham Avenue, signed by 14 persons, objecting to the proposed developments at Harrow College
 - Petition from residents of Ashburnham Avenue, signed by 14 persons, objecting to the proposed development at Neptune Point
262. **References from Council and other Committees/Panels:**
RESOLVED: To note that there were no references from Council or other Committees.
263. **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 and 1/03;
 (2) in accordance with the provisions of Committee Procedural 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.
264. **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.
265. **White Lion Football Ground - Edgware Town Club:**
 Consideration was given to a request for an extension of time to complete a Section 106 Agreement relating to White Lion Football Ground, Edgware Town Football Club. It was noted that the Committee had approved heads of terms for the Agreement on 10th September 2007.
RESOLVED: That the time for completion of the Agreement be extended by two months from 25th June 2008.
266. **Urgent Non-Executive Decision: Highway Stopping Up Gayton Road - for Information:**
RESOLVED: To note and, insofar as is necessary, confirm the decision taken with the approval of the Chairman and Nominated Member to authorise the issue of Stopping

Up Notices and to make the Stopping Up Order if no sustainable objections were received.

267. **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.

268. **Member Site Visits:**

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

(Note: The meeting, having commenced at 6.30 pm, closed at 9.00 pm).

(Signed) COUNCILLOR MARILYN ASHTON
Chairman

SECTION 1 – MAJOR APPLICATIONS

LIST NO:	1/01	APPLICATION NO:	P/0708/08/COU/DT2
LOCATION:	Harrow College Lowlands Road Harrow, HA1 3AQ		
APPLICANT:	Harrow College		
PROPOSAL:	Outline: Redevelopment Of Part Of Harrow College Site To Provide Flats In A Range Of 404 To 420 In Five Blocks Rising To Twelve Storeys And Basement, New Access, Basement Car Parking In A Range Of 202 To 210 Spaces, Cycle Parking In A Range Of 404 To 420 Spaces, Associated Open Space And Landscaping Involving The Retention Of 'The White House', Creation Of New Pedestrian Streets And Routes Linked To A Public Square And Reconfigured Metropolitan Open Land & Resident Permit Restricted		
DECISION:	REFUSED permission for the development described in the application and submitted plans, as amended on the Addendum, for the following reasons: <ol style="list-style-type: none"> 1. The proposal represents an overdevelopment by reason of excessive mass and bulk to the detriment of the character of the area, contrary to policies PPS 1 and 3 and S1 and D4 of the Harrow Unitary Development Plan. 2. The proposal would have an adverse effect on the setting of the listed building and would not preserve or enhance the character and appearance of the adjoining Conservation Area and Area of Special Character, contrary to HUDP policies D11 and D14. <p>[Note: The Committee wished for it to be recorded that the voting was as follows: Councillors Mrinal Choudhury, Keith Ferry and Thaya Idaikkadar as having abstained from voting Councillors Husain Akhtar, Marilyn Ashton, Don Billson, Julia Merison and Joyce Nickolay as having voted against the decision]</p>		

LIST NO:	1/02	APPLICATION NO:	P/0709/08/DLB/DT2
LOCATION:	Harrow College Lowlands Road Harrow, HA1 3AQ		
APPLICANT:	Harrow College		
PROPOSAL:	Listed Building Consent: Demolition Of Buildings Within The Curtilage Of, And Linked To, The Listed Building - The White House		
DECISION:	REFUSED permission for the development described in the application and submitted plans for the following reasons: <p>In the absence of an approved permitted development for the site, the application is premature and its grant would have an adverse effect on the Listed Building, contrary to HUDP policy D11.</p> <p>[Note: The Committee wished for it to be recorded that the voting was as follows: Councillors Mrinal Choudhury, Keith Ferry and Thaya Idaikkadar as having abstained from voting]</p>		

Councillors Husain Akhtar, Marilyn Ashton, Don Billson, Julia Merison and Joyce Nickolay as having voted against the decision]

LIST NO:	1/03	APPLICATION NO:	P/0596/08/CFU/DC3
LOCATION:	Former Travis Perkins, 19 Pinner Road, Harrow, HA1 4ES		
APPLICANT:	London Underground and Parkridge Developments		
PROPOSAL:	Redevelopment Of Builders Yard: Nine Storey Building With Basement Comprising A Ground Floor Café/Restaurant (Class A3 Use), 3485 Sqm Second Floor Sainbury's Food Store (Class A1 Use) With 220 Retail Parking Spaces, 146 Flats In Four To Six Storeys Above The Retail Use, 75 Residential Parking Spaces, Secure Cycle Parking (1 Per Dwelling & 51 For The Retail Use) Landscaped Roof Gardens Above The Retail Use, Retail Parking Access Off Pinner Road, Residential Parking And Service Access Off Neptune Road, Improvements To Pinner Road/Neptune Road Junction And Public Realm Enhancement Of Pedestrian Underpass (Resident Permit Restricted)		
DECISION:	DEFERRED to gather further information regarding material considerations and in particular for officers to: <ol style="list-style-type: none"> 1. Contact CABE and discuss their objections to the proposal; 2. Contact the GLA to ensure that there are no outstanding matters; and 3. Further explore the traffic and highways impact <p>[Note: The Committee wished it to be recorded that the decision to defer was unanimous]</p>		

LIST NO:	1/04	APPLICATION NO:	P/0716/08/CFU/AF
LOCATION:	Canons High School, Shaldon Road, Edgware, HA8 6AL		
APPLICANT:	Harrow Council		
PROPOSAL:	Redevelopment To Provide New Three-Storey Post-16 Centre Including Classrooms, Science Facilities And Study Areas		
DECISION:	GRANTED permission for the development described in the application and submitted plans, subject to the conditions and informatives reported. <p>[Note: (1) Councillor Thaya Idaikkadar was not present for the whole of the item so was unable to take part in the discussion</p> <p>(2) The Committee wished it to be recorded that the decision to grant the application was unanimous by those able to vote]</p>		

LIST NO:	1/05	APPLICATION NO:	P/1305/08/CFU/AF
LOCATION:	Hatch End High School, Madstone Lane, Harrow, HA3 6NR		

APPLICANT:	Harrow Council
PROPOSAL:	Construction Of A Two-Storey Sixth Form Centre To Provide Classrooms, I.T. Units, And A Dining/Social Area, And An Extension To The Great Hall To Provide Additional Dance/Drama Facilities
DECISION:	GRANTED permission for the development described in the application and submitted plans, subject to the conditions and informatives reported. [Note: (1) The Committee wished it to be recorded that the decision to grant the application was unanimous (2) The officers undertook to contact the school with regard to provision of lockers]

SECTION 2 – OTHER APPLICATIONS RECOMMENDED FOR GRANT

LIST NO:	2/01	APPLICATION NO:	P/0191/08/DDP/DC3
LOCATION:	Former Government Offices Site, Honeypot Lane, Stanmore HA7 1BB		
APPLICANT:	Berkeley Urban Renaissance Ltd		
PROPOSAL:	Details Of Refuse Arrangements Required By Condition 20 Of Planning Permission Reference: P/2317/06/CFU Allowed On Appeal 12 November 2007		
DECISION:	APPROVED the details of refuse arrangements required by condition 20 of the planning permission. [Note: The Committee wished it to be recorded that the decision to grant the application was unanimous]		

LIST NO:	2/02	APPLICATION NO:	P/0279/08/CVA/MRE
LOCATION:	Parkville House, Red Lion Parade, Bridge Street, Pinner		
APPLICANT:	Auger Investments		
PROPOSAL:	Variation Of Conditions 2, 3, 5 And 6 Of Permission P/993/04/Cfu To Allow Submission Of Details Before The Development Is Occupied		
DECISION:	GRANT variation of conditions 2, 3, 5 and 6 described in the application subject to the conditions outlined in the report.		

SECTION 3 – OTHER APPLICATIONS RECOMMENDED FOR REFUSAL

LIST NO:	3/01	APPLICATION NO:	P/1389/08/DFU/MRE
LOCATION:	19-23 High Street, Pinner		

APPLICANT:	Starbucks Coffee Co (UK) Ltd.
PROPOSAL:	Continued Use As Coffee Shop
DECISION:	<p>REFUSED permission for the development described in the application and submitted plans, as amended on the Addendum, for the following reason:</p> <p>The proposal results in an unacceptable loss of retail frontage, leading to loss of vitality of the shopping parade and Pinner District Centre as a whole, contrary to policy EM16 of the Harrow Unitary Development Plan (2004)</p> <p>[Note: The Committee wished it to be recorded that the decision to refuse the application was unanimous]</p>

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**TO: STRATEGIC PLANNING COMMITTEE
23rd JUNE 2008**

**FROM: STANDARDS COMMITTEE
5th JUNE 2008**

MINUTE 91 Protocol for Planning Committees

The Committee received a reference from the Strategic Planning Committee held on 16 January 2008 which proposed changes to the Protocol for Members and Reserve Member when dealing with Planning Applications and Lobbying. In considering the changes proposed by the Strategic Planning Committee Members discussed the advice contained within the "Connecting Councillors with Strategic Planning Applications" guidance and its proposal that Ward Members should be included in the proposals for Members to have early opportunity for engagement on strategic applications, expressing opinions both in favour and against such a process. The importance of Ward Members being able to be involved in early engagement was stressed and it was agreed that Strategic Planning Committee should give further thought to how it would seek to engage Ward Councillors successfully on strategic applications.

RESOLVED: That

- (1) in considering its operation of "Early Engagement on Strategic Planning Applications", Standards Committee would wish to ensure that Ward Councillors are afforded the opportunity to be fully informed in order to represent their constituents. The Standards Committee requests Strategic Planning Committee give further consideration as to how it will seek and implement a process for early engagement in respect of Ward Councillors, as suggested within the "Connecting Councillors with Strategic Planning Applications" guidance.
- (2) the Standards Committee does not consider that the processes the Council chooses to introduce to aid the smooth running of its Committee processes are a matter that falls within its purview, and does not believe that such matters should form part of the Planning Protocol. The Committee strongly suggests that the Strategic Planning Committee should give further consideration to the additional proposed "Reasons for Refusal Against Officer Advice" prior to the consideration of any such proposals by Council.

FOR CONSIDERATION

Background documents

Report and minutes of Strategic Planning Committee 16 January 2008

Report and minutes of Standards Committee 5 June 2008

Contact

Pauline Ferris, Senior Professional Democratic Services

Direct dial: 020 8424 1269

Email: Pauline.ferris@harrow.gov.uk

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EXTRACT FROM MINUTES OF STRATEGIC PLANNING COMMITTEE 16 JANUARY 2008

Minute 192 Protocol for Planning Committee

The Committee received a report of the Director of Planning, Development and Enterprise proposing changes to the Protocol for Members and Reserve Members when dealing with Planning Applications and Lobbying and the Council's Committee Procedure Rules.

It was agreed to amend the wording of the proposed process to include:

- that applicants for major strategic schemes should be invited to make a presentation to all members of the Committee and reserves;
- a motion to refuse an application recommended for approval by officers should state clearly the proposed material planning reasons for refusal.

RESOLVED: (1) That additional paragraphs as set out in the report, and amended above, be recommended as additions to the Constitution Committee Procedure Rules and the 'Protocol for Members and Reserve Members when dealing with Planning Applications and Lobbying' to ensure that decisions are properly taken for planning reasons.

(2) That the Changes be referred to the Standards Committee and then to full Council for approval as it has the effect of amending the Council's Constitution.

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Meeting:	Strategic Planning Committee
Date:	16 th January 2008
Subject:	Protocol for Planning Committees
Key Decision:	No
Responsible Officer:	Graham Jones
Portfolio Holder:	Councillor Marilyn Ashton Planning, Development and Enterprise
Exempt:	No
Enclosures:	A. Protocol for Members and Reserve Members when Dealing with Planning Applications and Lobbying B. Connecting Councillors with Strategic Planning Applications: A Good Practice Guide for London

Section 1 – Summary and Recommendations

This report sets out proposed changes to the Protocol for Members and Reserve Members when dealing with Planning Applications and Lobbying

Recommendations:

1. To agree to additional paragraphs as set out in the report as additions to the 'Protocol for Members and Reserve Members when dealing with Planning Applications and Lobbying' to ensure that decisions are properly taken for planning reasons.
2. That the Changes be referred to the Standards Committee and then to full Council for approval as it has the effect of amending the Council's Constitution

Reason: To ensure sound and consistent decision making

Section 2 – Report

Introductory paragraph

The Protocol for Members and Reserve Members When Dealing with Planning Applications and Lobbying was approved by the Development Control Committee on the 29th April 2003. A copy is attached at Appendix A.

The content of the protocol remains sound but it is considered that additions are required in the interests of better decision making. This is consistent with the aims of the protocol to ensure that decisions are not biased, they are impartial and they are well founded.

Two additions to the protocol are proposed:

1. To specifically allow for members to have early opportunities for engagement on strategic applications. This is designed to ensure that members are fully aware of the proposals before they take decisions
2. To establish a clear process for members voting against officer recommendations such that reasons for refusal are clearly stated and documented

These changes are considered particularly urgent as there are several major and complex applications either submitted or expected in the coming months. With this in mind it is recommended that the changes should be recommended to Council on the 21st February 2008.

1. Early Engagement on Strategic Applications

Since 2003 the complexity of the planning process has increased considerably particularly in respect of major applications which can require Environmental Assessments, Access and Design Statements, Transport Assessments, Viability 'Toolkits', Energy Statements, Children's Play statements etc etc. The numbers of major applications which are currently in the pipeline is far above what has previously been the norm for the authority, and the pressure to deal with these in a timely manner within Government targets remains.

To enable members to understand large scale applications and their implications the officers consider that they should have the opportunity to ask questions, raise issues and meet applicants, both prior to submission and between submission and determination. However, to avoid any problems of probity this engagement needs to be carefully managed. This approach is recommended in a leaflet published by London Councils, The Government Office for London and London First in November 2007 (attached Appendix B).

Officers are recommending that applicants for major strategic schemes should be invited to make a presentation to members of the Committee and reserves, at which they should explain their proposals and answer questions of fact. Such presentations may also involve a site visit, and where necessary site visits for strategic proposals should be arranged prior to Committee meetings where the proposal is to be considered. At such presentations there should be no debate about the merits or otherwise of the scheme.

At least one senior officer should be present at all such meetings and may be called upon to answer any factual questions about policy issues etc.

Such meetings can be at either pre- or post-application stages and in some instances both may be appropriate. Similar meetings may also be arranged for ward/backbench members and members of the Executive.

2. Reasons for Refusal against Officer advice

To clearly establish sound planning reasons for refusal for applications where officers have recommended approval the following process is recommended:

1. Members who wish to vote against a recommendation should propose a motion to refuse, which should be seconded and should state clearly the proposed reasons for refusal. The motion including the reasons will be included in the minutes.
2. Where such a motion is won, the reasons stated will become the Local Planning Authority's reasons for refusing the application.
3. Where such a motion is lost the members supporting the motion for refusal may vote against original officer recommendation .
4. In the absence of a motion to refuse, with clear reasons, Members should **NOT** vote against the recommendation.

Adherence to this procedure will ensure that the potential danger of an application being refused without clear reasons, with the potential risk of the Council prejudicing any future appeal, will be avoided. The quasi-judicial nature of SPC and DMC reinforces the importance of having clearly spelt out reasons for refusal which are robust, reasonable and sustainable.

Options considered

None

Recommendation:

It is recommended that the Committee agree:

To include para 1. Early Engagement on Planning Applications and para 2. Reasons for Refusal against Officer Advice as set out above as additions to the current Protocol and to subsume them into the Protocol when it is next revised.

Legal Implications

The proposed changes have the effect of altering the Council's Constitution. Accordingly the proposed changes must be agreed by the Standards Committee and approved by full Council before they are effective.

Financial Implications

There are no financial implications

Performance Issues

The proposed additions to the protocol will assist in respect of BV109a determination of Major Applications in ensuring they are determined in a timely way. Performance is currently very good with 87% of applications determined within 13 weeks for the first 3 quarters of 2007/08. However, to maintain this level of performance with the anticipated workload through the next year, many of which will have complex S106 agreements, will be very challenging. BV 204 'Performance on Planning Appeals' is below target and this resulted in a rebate on the 2007/8 PDG allocation due to the poor performance. Currently 43% of planning appeals are successful compared with the national average of 33%. Introducing the proposed procedure should help in ensuring that applications are refused for sound planning reasons.

Section 3 - Statutory Officer Clearance

Name: ...Sheela Thakrar...	<input checked="" type="checkbox"/>	on behalf of the Chief Financial Officer
Date: ...7 th January 2008		
Name: Adekunle Amisu	<input checked="" type="checkbox"/>	on behalf of the Monitoring Officer
Date: ... 7 th January 2008..		

Section 4 – Performance Officer Clearance

Name: ...Tom Whiting.....	<input checked="" type="checkbox"/>	Divisional Director (Strategy and Improvement)
Date: 7 th January 2008.....		

Section 5 - Contact Details and Background Papers

Contact: Graham Jones, Director of Planning Development & Enterprise – 020 8420 9317

Background Papers:

LONDON BOROUGH OF HARROW

Meeting:	Development Control Committee
Date:	29th April 2003
Subject:	Protocol for Members and Reserve Members when Dealing with Planning Applications and Lobbying
Key decision:	N/A
Responsible Chief Officer:	Joint report of the Chief Planning Officer and Borough Solicitor
Relevant Portfolio Holder:	N/A
Status:	Part 1
Ward:	N/A
Enclosures:	Protocol for Members and Reserve Members when Dealing with Planning Applications and Lobbying

1. Summary/ Reason for urgency (if applicable)

- 1.1 The protocol was discussed at a Special Development Control Committee Meeting on 20th March 2003, and at Standards Committee on 8th April 2003. Development Control Committee raised a number of concerns about the wording of the protocol and these were discussed at the Standards Committee and proposed amendments made. The attached protocol shows the initial and new proposed wording for ease of reference.

2. Recommendations

2.1 That Members concur with the Protocol as now amended

REASON: Members have requested clear guidelines to help them deal with planning applications and associated lobbying.

The Local Government Association recommend that Councils have a local protocol dealing with planning issues.

3. Consultation with Ward Councillors

- 3.1 Not applicable

4. Policy Context (including Relevant Previous Decisions)

- 4.1 The Standards Committee agreed in February 2002 (Minute 9), that the Council should produce a revised Protocol dealing with planning decisions and lobbying.

Development Control Committee on 20th March 2003 (Minute 254) and Standards Committee have both commented on the initial draft.

5. **Relevance to Corporate Priorities**

5.1 No direct relevance

6. **Background Information and options considered**

6.1 The Local Government Association, the Office of the Deputy Prime Minister (ODPM), the Nolan Committee and the Royal Town Planning Institute all recommend that Members who have to make planning decisions are properly trained. Members of Harrow Council have been offered training on planning decisions and on the new Members Code of Conduct. This Protocol is designed to support that training and provide on-going guidance for Members.

7. **Consultation**

7.1 The protocol has been discussed at Development Control and Standards Committees.

8. **Finance Observations**

8.1 There are no financial implications associated with this report

9. **Legal Observations**

9.1 The Protocol has been drafted by officers within planning and legal and reflects both planning legislation and the new Local Government Act 2000.

10. **Conclusion**

10.1 The aim of the protocol is to help Members understand their roles and responsibilities and ensure that decisions of the Development Control Committee adhere to the principles of fair and open decision making and that Members take into account their responsibilities under the Members Code of Conduct.

10.2 Once approved by Council, this Protocol will form part of the Council Constitution.

10.3 Standards Committee at the meeting of 8th April made a number of suggested amendments to the protocol, following which it wished to recommend the revised version to Council. They propose that the protocol be placed on the agenda of the Annual Council meeting provided the changes made by them deal substantially with the concerns of Development Control Committee. Minor changes may be proposed by Development Control by way of a reference to Council. If however Development Control Committee still have significant concerns about the protocol, Development Control Committee is requested to report these to Standards Committee in June for further discussion.

11. **Background Papers**

11.1 Probity in planning (update) – March 2002 - Local Government Association

12. **Authors**

Graham Jones – Chief Planning Officer x2466 e-mail
Graham.Jones@Harrow.gov.uk
Frank Stocks – Section Manager, Environmental Services x2498 e-mail
Frank.Stocks@Harrow.gov.uk
Alison Vydulinska – Corporate Solicitor x 7629 e-mail
Alison.Vydulinska@Harrow.gov.uk

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Appendix To Agenda Item Of Strategic Planning Committee 16 January 2008

LONDON BOROUGH OF HARROW

PROTOCOL FOR MEMBERS AND RESERVE MEMBERS WHEN DEALING WITH PLANNING APPLICATIONS AND LOBBYING

1. Introduction

In making any determination under the Planning Acts, Members of the Council sitting on the Development Control Committee should have regard to the development plan (the Unitary Development Plan) and shall determine applications in accordance with the development plan unless material considerations indicate otherwise. Members must do this by balancing the needs and interests of the whole community and of individual constituents, alongside the need to maintain an ethic of impartial decision making on what may be highly controversial proposals.

The aim of this protocol is to ensure that in the planning process there are no grounds for suggesting that a decision is biased, is not impartial or not well founded in any way.

1.2 When does this Code apply?

This Code applies to members at all times when involving themselves in the planning process, including planning appeals and planning enforcement. While this will normally be relevant for members (and reserves) on the Development Control Committee, it will also apply to **all** Council members at Council meetings if they exercise any functions of the Development Control Committee in determining planning applications and other issues. It applies to planning enforcement matters as well as to planning applications

1.3 The requirement for Member training before serving on the Development Control Committee

Planning legislation and guidance can be complex. The Office of the Deputy Prime Minister (ODPM), the Local Government Association (LGA), the Nolan Committee and the Royal Town Planning Institute all recommend that Members who have to make planning decisions should be specifically trained. The ODPM published guidance on Member training in May 1998, and the LGA updated its general guidance for Probity in Planning in 2002.

Members serving on the Development Control Committee must undergo training (which may be in a variety of alternative forms) validated and approved by the Planning Department before serving on the Committee, and must be updated regularly on changes

to legislation or procedures. This training will be evidenced by records signed by the Member (e.g. attendance book)

2. Members' Interests and the Code of Conduct

2.1 Relationship of the Protocol to the Members' Code of Conduct

The Members' Code of Conduct applies to all their work as Councillors, so members must apply the rules in that Code to their activity as a member of the Development Control Committee. Breach of the Code of Conduct may result in a complaint to the Standards Board for England.

Members must also apply the rules in this Protocol to their activity as a member of the Development Control Committee. The Protocol is a locally agreed document, which means Harrow's Standards Committee will investigate any breach of the rules within it.

Failure to follow the recommendations within this Protocol may also lead to an investigation into possible maladministration by the authority.

2.2 The registration of interests

Members must complete a '*Register of financial and other interests*' form as set down in the Code of Conduct. Councillors must review their register entry regularly and notify the Monitoring Officer of any change within 28 days.

2.3 Hospitality

Councillors must be very cautious about accepting gifts and hospitality, especially in relation to planning applications. The Code of Conduct requires members receiving gifts or hospitality (in their capacity as members) over the value of £25, to provide details to the Monitoring Officer, for inclusion in the '*Register of gifts and hospitality*'. This notification must be made within 28 days of receiving the gift or hospitality.

2.4 Declaring an interest

Members must consider whether they have an interest in a matter under discussion, and if so, what type of interest it is.

A Member may have a **personal** interest in any matter under discussion:

*'If the matter relates to an interest in respect of which the member has given notice in the statutory register of members interests; or
if a decision upon it might reasonably be regarded as affecting to a greater extent than other council tax payers, ratepayers or inhabitants of the authority's area, the well being or financial position of themselves, a relative or friend, or:*

- *Any employment or business carried on by such persons;*
- *Any person who employs or has appointed such persons, any firm in which they are a partner, or any company of which they are directors;*
- *Any corporate body in which such persons have a beneficial interest in a class of securities exceeding the nominal value of £5,000; or*

- *Any body in which the member is required to register in the statutory register of interests, in which such persons hold a position of general control or management'.*

Where a member considers he or she has such an interest, he or she must declare it. The disclosure should state the existence and nature of the personal interest at any relevant meeting, including informal meetings with officers and other members.

Declaring a personal interest does not debar the member from participating in the decision unless the personal interest is also prejudicial.

A member with a personal interest must consider whether that interest is also prejudicial.

The Code says that a personal interest becomes a **prejudicial** one:

'If the interest is one which a member of the public with knowledge of the relevant facts would reasonably regard as so significant that it is likely to prejudice the member's judgement of the public interest'.

If a member has such an interest, he or she should not participate in a discussion on the matter. The member must state that he or she has a prejudicial interest, state the nature of that interest and must then withdraw from the room and must not seek to improperly influence a decision on the matter.

There are some exemptions in paragraph 12.2 of the Code, which allow a member with a prejudicial interest to continue to participate in the decision. If this is the case the member must still declare the prejudicial interest, but state the exception which allows him or her to remain and discuss the matter in question.

However, in order to reduce any suggestion of bias, members should consider carefully whether or not it is sensible to continue to take part in a planning decision where their prejudicial interest is covered by an exemption.

2.5 Planning applications affecting Members of the Council

If a planning application affects a member, either because they or their family or friends own the land or part of the land affected, or the proposal will affect their land or that of their family or friends, or they wish to act as an agent for the person(s) making the proposal, that member must inform the Chief Planning Officer of the application immediately.

The notification must state the application which affects the member's land, and the nature of the interest. It must be in writing, by letter, fax or e-mail. The notification should be made not later than the submission of the application, or as soon as the Member becomes aware of it, if s/he acquires such knowledge after submission.

This will enable the Chief Planning Officer to ensure that the interest is included on the agenda sheet for the relevant meeting. The interest will be included under the 'Declaration of interests' heading. . Members must also orally declare the interest at the meeting. This will help all members decide, early on, whether or not they can participate in a decision.

2.6 Members of the Council who are not members of Development Control Committee

Ward members wishing to speak in this capacity at Development Control meeting may do so provided they do not have a personal and prejudicial interest. They will also require the agreement of the Committee (Committee Procedure Rule 4.1 refers).

The member must tell the chair that they wish to speak in that capacity at the start of the meeting and must not sit in the member seating area during the meeting so that members of the public can clearly see which members are members of the Committee and which are not.

A space will be reserved for backbench members at the committee table, and when the relevant item is to be discussed, the backbench member will be called to sit at the table, will take part in the discussion of that item, and will then withdraw from the table before the decision is taken.

3. The roles of members in planning decisions and the role of officers in supporting them

3.1 The role of elected Members

Elected members serving on the Development Control Committee determine planning applications and enforcement issues. When members are taking decisions relating to planning issues they will listen carefully to all the arguments in favour and against each proposal and will:

- Act fairly and openly;
- Approach each application with an open mind;
- Carefully weigh up all relevant issues;
- Consider the professional advice of officers;
- Determine each application on its own merits;
- Ensure that there are clear and substantial reasons for their decisions and that these are clearly stated;
- Ensure decisions are proportionate;
- Ensure respect for human rights.

The basis of the planning system is the consideration of private proposals against wider public interests. Much is often at stake in this process, and opposing views may be strongly held by those involved. Whilst councillors should take account of these views, they must not favour any person, company, group or locality, nor must they put themselves in a position where they appear to do so.

The setting of planning policy is the function of the Executive, and members of Cabinet must comply with the same criteria when taking planning policy decisions. Although this protocol is specifically intended for those members dealing with planning applications, it is generally as relevant to those sitting on the Executive, who should have training in planning matters before taking planning decisions.

3.2 The role of officers in relation to member decision making

Officers will advise and assist members in developing planning policy and in determining applications and enforcement issues by:

- Providing impartial and professional advice;
- Making sure all the information necessary for the decision to be made is given;

- Providing a clear and accurate analysis of the issues;
- Setting the applications and enforcement issues against the broader Unitary Development Plan policies and all other material considerations;
- Giving a clear recommendation;
- Carrying out the decisions of the Development Control Committee;
- Determining applications under powers delegated to them by the Council.

Where Members have factual questions about development proposals, it is very helpful for these to be put to officers, where possible, before the meeting. Not only can officers make sure all the information is obtained in response, but it also helps the effectiveness and efficiency of the committee meeting.

4. Lobbying (including representation and communication)

4.1 Lobbying of Councillors by applicants or objectors

It is quite common for applicants or other interested parties to wish to discuss a proposed development with elected members before the determination of a planning application. By the same token, those affected by a proposed decision may seek to influence it through an approach to their elected ward councillor or a member of the Development Control Committee.

Members who are likely to be directly involved in taking planning decisions must, therefore, explain to lobbyists that, whilst they may listen to what is said, it prejudices their impartiality to express a firm point of view or an intention to vote one way or the other when the application is considered by the Development Control Committee.

Lobbying can be perceived to affect the impartiality and integrity of a councillor. In order to avoid that perception, members are advised to:

- Avoid meeting an applicant, potential applicant, or objector alone;
- Listen to any representations made but not make it known in advance of the Development Control Committee meeting whether they support or oppose a proposal;
- Restrict any response they do give to procedural advice;
- Direct lobbyists or objectors, including written representations, to planning officers who can include reference to their opinions in the report;
- Not pressurise officers into making a particular recommendation in the report;
- Notify the Chief Planning Officer of the existence of any lobbying interests;
- Notify the Chief Planning Officer of any interest they have in the application.

Members of the Development Control Committee should not actively campaign either for or against planning applications.

Members should feel free to ask questions of officers in order to clarify their understanding of the proposals.

A member who feels they have been exposed to undue or excessive lobbying or approaches (including inappropriate offers of gifts or hospitality) should tell the Monitoring Officer who can advise the relevant officer to take the matter up with the person concerned.

A Development Control Committee member who does not represent the ward affected will find it easier to take an impartial stance on an application. A member who represents the ward concerned, possibly one who has also been campaigning for or against the proposal will find it difficult to argue, when the decision is taken at the Committee, that they have weighed up the arguments for the first time at the meeting. They should therefore declare a prejudicial interest and not take part in the vote.

The responsibility for striking the right balance in this process lies with the individual member.

4.2 Discussions with potential applicants.

Potential applicants are encouraged to hold pre-application meetings with officers, but in order to avoid the perception that these are, or have become, a part of the lobbying process, these meetings:

- Should be at officer level;
- Will be at a forum prescribed for the purpose if they involve members;
- Where potentially contentious, will be attended by two officers including the Chief Planning Officer or his representative.

A note of the discussion will be taken and be kept on file and made available for inspection at the appropriate time

It will be made clear that the discussions will not bind the Council and that any views expressed are personal and provisional based on the Unitary Development Plan.

It will be made clear that at such meetings all the relevant information may not be at hand and formal consultations with interested parties will also be taking place.

It will be made clear whether or not members or officers will consider the application.

Members of the Development Control Committee should generally avoid meetings with applicants or potential applicants, and should seek officer advice before making any commitment to do so.

4.3 Member Site visits

Site visits can be useful to identify features of a proposal that may be difficult to identify from the plans and supporting material; where there are features of the proposal which are difficult to convey in a written report, or the proposal is particularly contentious. However, site visits may delay an application, and therefore will only be authorised where the expected benefit of so doing is substantial and/or where there are significant and complex policy implications.

The approach taken by Harrow Council is for site visits comprising an organised inspection by the committee members with officer assistance. Informal visits to view the site from the public domain can often be helpful to familiarise members with the issues to be considered, but members should avoid making contact with applicants, property owners or objectors in such circumstances.

Site visits by members alone at the request of applicants or objectors should not be undertaken and may lead to accusations of impartiality and maladministration.

A revised Procedure Note for Member Site Visits was agreed by Development Control Committee on 11 December 2002 and is attached as **Annex 1**.

5. Committee Meetings

5.1 Officer reports to Committee

To ensure that the Council is not accused of inadequate consideration of the issues, or inconsistent decision-making or non-existent reasoning behind a recommendation, the following rules will be followed in the preparation of reports for committee:

- Reports must be accurate and cover, amongst other things, the objections, the views of those consulted, and the officer response to consultations;
- Relevant information should include an outline of the relevant development plan policies; site description, proposal description, relevant planning history, applicant's statement (if any) and an appraisal of all relevant considerations;
- Reports must have a written recommendation;
- Information received after the report was finalised will be reported on the printed addendum circulated at the Committee meeting;
- Oral reporting (except where an update is required) should be avoided and carefully minuted where it is necessary;
- Reports must contain technical appraisals, including references to specific clauses of the UDP, which clearly justify a recommendation;
- If the report recommendation is contrary to the Development Plan, the material considerations that justify the departure must be clearly stated.

5.2 Public representations at Committee

Development Control Committee is held in public and the Council has a procedure for representations by applicants and objectors. The procedure applies only to applications for planning permission and consultations received from adjoining Councils that are to be determined by the Committee where the application is recommended for approval or 'grant'. It does not apply to applications which are recommended for refusal or those to be determined by the Chief Planning Officer under his delegated powers. The case officer dealing with the application will be able to say how the application is being determined and by whom, although in some instances this can change, where, for example, the nominated party member requests an application to be considered by the Committee.

The procedures to be applied are as follows:

- No later than 5.00pm on the day before the meeting, objectors should give the Committee Administrator (Tel: 020 8424 1269) notice of their wish to speak.

The following criteria will be applied:

- only one objector on each relevant planning application may normally address the Committee, but in exceptional circumstances two objectors may be allowed to speak;
- a group of objectors will be asked to nominate a spokesperson;

- the applicant or their agent may only make representations if an objector has addressed the committee (if there is none, the applicant or agent will not be permitted to speak);
- any person making representations may speak for a maximum of three minutes. On major or significant applications five minutes may be allowed, but this will be at the discretion of the committee;
- there will be no further verbal exchanges after the representation though members of the Committee may ask factual questions if clarification is needed.

Where the officer is recommending refusal of an application and the Committee is minded to disagree with that recommendation, the application will be deferred to the next meeting in order to allow renotification of consultees to advise them of the opportunity to make representations as outlined in this procedure.

The Committee Administrator will know whether objectors or applicants have asked to speak on an application, though the only sure way of knowing whether representations from objectors or applicants will be heard is to attend the meeting.

Copies of the agenda and reports for Development Control Committee meetings are available for inspection five clear working days before the meeting. These can be viewed in the Environmental Information Centre, the library next to the Civic Centre and on the Internet at www.harrow.gov.uk.

There is also a deputations procedure which applies to all other business discussed at Development Control Committee.

6. Making the decision

6.1 Making up your mind about planning applications

When members make their decisions at Development Control Committee they must be able to demonstrate that all the relevant facts and arguments have been taken into account. Members must not declare the way they intend to vote or express any opinion on the merits of the application before their attendance, and formal consideration, at the Development Control Committee.

Members should avoid giving a final view on an application before the Development Control meeting, as this may lead to the perception that the member has fettered their discretion. This places the Council at risk from a judicial review of the decision.

Even if a member has no personal or prejudicial interest in the matter, if they take a view on it prior to the Development Control Committee they should not attend the committee or participate in the decision.

A member with no personal or prejudicial interest may:

- Listen to and receive viewpoints from residents and other interested parties;
- Make comments to residents, interested parties, other members or appropriate officers provided they do not prejudice the issue and the member makes clear they are keeping an open mind;
- Seek information through the appropriate channels.

The overriding duty of members is to the whole community not just to the people in their ward, and, taking account of the need to make decisions impartially, members should not favour, or appear to favour, any person, company, group or locality.

6.2 Development proposals submitted by Councillors or Officers of the Council

Serving councillors who act as agents for members of the public or developers pursuing planning matters within the Council must play no part in the decision making process for those proposals.

Similarly, Councillors submitting their own proposals to the Council should play no part in its processing, though they may explain and justify their proposal to an officer in advance of the Development Control Committee meeting in the same way as any other applicant.

Such applications will be reported to Development Control Committee for decision, not determined by Officers.

Two particular sets of circumstances that have caused problems for members in the past are planning applications which involve the land of another member of that councillor's party. It is suggested that:

- i) where a planning application includes land owned by a member of the Council in a member's political party, they clearly have a personal interest in the matter. They should also consider themselves to have a prejudicial interest and not participate in the discussion of the application. This is clearly the safest option for members and ensures there can be no breach of the Code of Conduct;
- ii) If an application is made in respect of land adjacent to or nearby land owned by another councillor within a member's political party, they may be able to argue that they do not have either a personal or a prejudicial interest if they have no knowledge of the scheme, or the impact on the councillor other than that reported by officers, and they make no attempt to discuss the issue with anyone prior to the decision at Committee.

6.3 The party whip and discussions at group meetings

A decision on a Committee planning application will take place at the meeting of the Development Control Committee when all available information is to hand. This does not prevent members of the same party discussing proposed planning applications with each other, but a political group meeting prior to the Committee cannot be used to decide how representatives on the Development Control Committee should vote. The use of the party whip to try to influence the outcome of a planning application may amount to maladministration.

6.4 Planning Applications by the Council in respect of Council land

The Council itself requires planning permission to carry out or authorise development on land it owns. These applications will be treated in the same way as those from private applicants.

On 15 January 2003 the Development Control Committee agreed that applications for minor development of up to 100m² of floorspace on land owned, or where the Council holds an interest, may be determined under the delegated powers of the Chief Planning

Officer. This delegation is subject to the proviso that the proposals, in the opinion of the Chief Planning Officer, do not conflict with agreed policies, standards and guidance.

6.5 Reserve members

Where a reserve member attends a Development Control Meeting, that reserve must determine applications on their merits and cannot be mandated by the absent member.

6.6 Decisions contrary to Officer Recommendations

From time to time, Councillors may disagree with the advice of the Chief Planning Officer. In such cases it will be the Members' responsibility to clearly set out the reasons for refusal where the Officer recommendation is for grant. The planning reasons for rejecting the officer's advice will be clearly stated, whatever the recommendation, recorded in the minutes of the meeting and a copy placed on the application file.

The officer must be given the opportunity to explain any implications of the contrary decision.

Where an appeal arises against such a decision officers will support the Development Control Committee in preparing evidence for the appeal.

Where conditions included in an officer report are amended by the Committee, an officer should be asked to draft the new conditions and these will be approved by the Chair and nominated members via the non-Executive Action procedure. The date of the decision in these circumstances will be the date the non-Executive Action is signed by the last signatory.

7. Complaints

Any issues or concerns arising from this Protocol can be raised with the Monitoring Officer, the Chair of Development Control Committee or the Chair of the Council's Standards Committee.

The Urban Living Directorate also has a formal complaints system in operation which can be used if necessary.

Summary

Involving councillors early and throughout the application and determination process leads to better development and better planning decisions.

Councillors should meet with the applicants of strategic schemes during the pre application and determination periods.

Training for all councillors will result in better development, better decisions and better meetings.

Training should be provided for new councillors as well as refresher courses for experienced councillors.

A clear process should be established for keeping councillors well informed of emerging strategic proposals.

Councillors can meet applicants to establish the facts of a scheme. This will not disqualify them from voting, providing they do not express a view on the scheme's merits.

33 After submission, councillors and applicants should build on contact established in the pre application phase.

Councillors can be briefed on an application by the applicant during the determination period.

Site visits by councillors determining major schemes are an essential part of the determination process.

Councillors should be familiar with a scheme prior to committee and have met with applicants.

Applicants should be able to present to committee and address issues raised by objectors.

The study was sponsored by:



London Communications Agency



Supported by:



Connecting Councillors with Strategic Planning Applications:

A Good Practice Guide for London

November 2007

Increasing complexity in planning applications and policy makes early involvement of councillors critical, especially in strategic planning applications. The benefit to applicants, boroughs and communities is greater certainty and clarity in decision making. This guidance is aimed primarily at borough heads of planning, solicitors and relevant councillors and is designed to help boroughs increase the role of councillors prior to formal decision making.

Government Office for London, London Councils and London First, supported by the Association of London Borough Planning Officers (ALBPO) and sponsored by Argent, British Land and London Communications Agency, commissioned Arup to undertake research into current borough practice with respect to involving councillors in strategic applications, and councillor training. Twenty four boroughs were interviewed. There is a wide variety of practice of how councillors engage with applicants. The research report is downloadable from our websites, addresses for which are shown below. This guidance note, drawn from the research, confirms that it is appropriate and important for councillors to meet applicants in the application process, and when handled correctly this does not disqualify councillors from voting.

This guide combines those practices in London considered to be working well. Ideas are presented for each stage of the application and determination process. We do not seek uniformity of procedures across London.

The guidance deals specifically with the involvement of councillors and does not examine procedures for involving members of the public. This will be covered in borough statements of community involvement (SCI). To ensure transparency in the overall process we recommend that borough SCIs detail how the public will be involved in new processes adopted from this guidance.

The guidance is not exhaustive but highlights key areas where councillors' involvement in the planning process can be maximised. We recommend this guide as a 'menu' of good practice. Boroughs may like to choose options that best fit their individual circumstances. We strongly recommend that all boroughs should have procedures in place which ensure that councillors are well trained and are made aware of strategic schemes before they take their decision at committee.

We also recommend that two other elements should be in place. Every borough should already have a specific protocol or code of conduct for councillors involved in planning, and this should be regularly reviewed. There should also be a regular training programme for councillors, especially those with planning roles.

We hope this guide will help to improve the quality of decisions in London.

Michael Snyder
London Councils

www.londoncouncils.gov.uk



Liz Meek
Government Office for London

www.gov.uk



Baroness Jo Valentine
London First

www.londonfirst.co.uk





Essential training

Training for all councillors will result in better development, better decisions and better meetings.

Training should be provided for new councillors as well as refresher courses for experienced councillors.

Essential training should be provided on borough procedure, councillor code of conduct/borough protocol and planning policy. This should be provided to new councillors and to refresh the knowledge of existing councillors.

Councillors should be specifically trained in how to engage with applicants to ensure they get the most from the process without prejudicing themselves, e.g. asking factual questions. Most importantly, committee members should not debate the merits of a scheme with applicants.

pace of change in the planning system is expanding range of subjects with which all councillors, whether on cabinet, the planning committee or as ward councillors, need to be familiar and up-to-date.

A commitment to councillor training in the following key areas is considered best practice:

- Planning protocols, codes of conduct, probity and scrutiny;
- Development plan: London Plan and UDP/LDF policy;
- PPS and material considerations;
- Planning law and practice;
- Planning obligations (Section 106 agreements and tariffs) and planning conditions;
- Development economics and viability;
- Sustainable design; and
- Appeals: their implications and costs.

Training providers

Whilst training can be provided successfully in-house, in association with the borough solicitor, there may be benefit in using external training providers or working with other borough colleagues.

The Planning Advisory Service (www.pas.gov.uk) is a portal to external training.

Pre Application Involvement

Essential to allow all councillors an early opportunity to ask questions, raise issues and to meet applicants.

Contact between councillors and officers

A clear process should be established for keeping councillors well informed of emerging strategic proposals.

- Regular meetings between the head of planning and the chair and vice-chair of the planning committee, to keep them up to date with emerging developments. These may involve the leader, the cabinet member for planning and the chief executive on major initiatives.
- The head of planning meets the leader and the relevant cabinet member(s) on specific proposals. Discussion should focus on the facts of the scheme.
- Planning committee members should be kept informed about the facts of significant emerging development.
- Officers brief ward councillors on the facts of significant proposals.

Contact between councillors and applicants

Councillors can meet applicants to establish the facts of a scheme. This will not disqualify them from voting, providing they do not express a view on the scheme's merits.

Contact between councillors and applicants should be encouraged in the pre application phase and should be supported by a clear code of councillor conduct.

More formal contact between applicants and councillors can usually be arranged by officers. A selection of best practice is highlighted below. Officers should highlight issues, discussion should focus on facts, and minutes should be taken. Debate should not be entered into on the merits of a scheme. In all cases, the borough protocol should clearly indicate how members of the public will be involved in the overall process.

- **Ward councillor briefing:** run by officers, attended by applicants. The facts of a scheme are discussed. Councillors respond only to the facts of the scheme which are communicated to applicants by officers.
- **Development forum:** for strategic schemes, chaired by the head of planning or planning committee chair and attended by a selection of councillors, including ward councillors and representatives of different parties. Applicants make a presentation and ward councillors, but not planning committee members, ask questions of the applicant.
- **Planning committee member briefing:** all planning committee members are invited to a site visit at which applicants make a presentation. The briefing continues at a meeting where the applicant presents the scheme. Officers summarise policy issues, third party views and other issues for consideration.
- **Senior member briefing:** senior councillors (executive members, cabinet and lead members), but not planning committee members, meet applicants and external groups. Subsequently they brief colleagues on the facts of the case – no value judgements are made. On strategic schemes this may involve the full council.

Post Submission Involvement

Councillors can continue to ask further questions and should be informed of progress by officers

Presentations by applicants

After submission, councillors and applicants should build on contact established in the pre application phase.

Councillors can be briefed on an application by the applicant during the determination period.

Information-sharing meetings, attended by councillors and officers where the applicant presents and answers factual questions, are an important part of the determination process. Regard should be given to the borough protocol. Formal minutes should be prepared and reproduced in the officer's report.

Planning panel

Formal meeting held between councillors (possibly a sub-group of the planning committee), officers, applicants and third parties. The meeting can take place at or near the proposed development site. Third parties may ask questions, preferably tabled in advance.

Planning forum

For strategic cases, a forum is convened and chaired by the head of planning, shortly after the application has been submitted. The full planning committee is invited with local ward councillors and third parties. Questions are taken by the applicant from all participants.

Site visits

Site visits by councillors determining strategic schemes are an essential part of the determination process.

Councillors must be familiar with the site before decision making. Site visits by councillors are best practice and are essential in the understanding and consideration of strategic applications. They should take place prior to the committee meeting so that councillors are familiar with context and characteristics.

- All major application sites should be identified for a visit;
- All the planning committee must be invited;
- Applicants should be invited to make a factual presentation and respond to questions;
- If involved in the site visit, third parties should only attend as observers to avoid a debate on the proposal's merits;
- Ward councillors should be involved;
- Councillors should only vote where they have a good understanding of the site and the proposal prior to the committee meeting.

Involvement at Committee and Decision Making

The committee process

Councillors should be familiar with a scheme prior to committee and have met with applicants.

Applicants should be able to present to committee and address issues raised by objectors.

Prior to committee

Councillors should receive essential planning training before they determine applications.

Councillors should be aware of the scheme and should have had the opportunity to raise issues at an early stage whether pre application, post submission, or both.

Councillors should be familiar with the site and have undertaken a site visit.

Pre-committee meetings between officers and the chair (and other senior members) enable strategic applications to be highlighted and procedural committee issues agreed.

The protocol should include a proper opportunity for applicants to consider and respond to objections.

Given the time constraints of committee meetings, the most complex schemes may merit a special meeting, or a series of meetings, to enable the issues to be discussed in appropriate detail. One of the meetings may be held at the proposed site.

At committee

Clear protocols concerning proceedings at planning committee are essential.

- Councillors should be discouraged from requesting a site visit once the application gets to committee and should not request a deferral if they have not attended a pre-committee meeting or an organised site visit.
- Committee members should be present for the entire debate to be able to vote.
- Ward councillors should have the same speaking rights as members of the public.
- The borough protocol / code of conduct should give clear guidance on what constitutes a conflict of interest. To determine validity in advance of the committee meeting, declarations of interest should be raised formally with the borough solicitor or the chief planning officer.

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
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 Wood Cottage 31 Winkhill Drive Harrow HA3 6SB (Ward: Harrow Weald)	P/1077/07/ 13748 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

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
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	15.07.08 @ 10:30
Mr Rohit Dhawan 47 Weston Drive Stammore Middlesex HA2 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	23.07.08 @ 14:00
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	15.07.08 @ 09:00

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	15.07.08 @ 11:45
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	23.07.08 @ 13:15
Mr Rajendra T Shah 21 Broadwalk Pinner Road Harrow HA2 6ED 37 (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 13.05.08	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	23.07.08 @ 12:45
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 30 Westbere Drive Pinner 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
40 / Grange 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
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 25.06.08	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 HA4 4DA 1 (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 & 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>Mr S Tolley 42 Kingtons Cobden 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
Mrs S Patel 60 Wellesley Road Harrow Middlesex HA3 7LQ (Ward: Greenhill)	P/3120/07/ 3827 APP/M5450/A/ 08/2076319 BA	CONVERSION OF DWELLINGHOUSE INTO 3 FLATS; SINGLE STOREY REAR EXTENSION; EXTERNAL ALTERATIONS.	Sent 17/06/08	Sent 17/06/08 (Q)	Due 05/08/08	TBA
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	Sent 17/06/08	Sent 17/06/08 (Q)	Due 05/08/08	TBA
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	Sent 19/06/08	Sent 19/06/08 (Q)	Due 07/08/08	TBA

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	Sent 19/06/08	Sent 19/06/08 (Q)	Due 07/08/08	TBA
Mr & Mrs Kiany 109 Rowlands Avenue Hatch End HA5 4AW (Ward: Hatch End)	P/2774/07/ 3832 APP/M5450/A/ 08/2077075 BA	SINGLE STOREY DETACHED DWELLINGHOUSE IN THE REAR GARDEN WITH ACCESS FROM SADDLERS CLOSE; NEW VEHICLE ACCESS FROM ROWLANDS AVENUE TO EXISTING DWELLINGHOUSE	Sent 09/07/08	Sent 09/07/08 (Q)	Due 21.08.08	TBA
Mr Odunaiya Westbury Lodge Cottage Cobden 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	Sent 26/06/08	Sent 26/06/08 (Q)	Due 14/08/08	TBA
Mr V K Gupta 236 Headstone Lane Harrow HA2 6LY	P/3281/07/ 3837 APP/M5450/ A/08/207886 SG	SINGLE STOREY REAR EXTENSION; SHED IN REAR GARDEN.	Sent 02.07.08	Sent 02.07.08 (Q)	Due 21/07/08	
Mr & Mrs R Haynes 1 Grove Road Pinner HA5 5HW	P/0720/08 /3838 APP/M5450/A/ /08/2077773 GL	SINGLE STOREY FRONT TO SIDE EXTENSION; SINGLE STOREY SIDE TO REAR EXTENSION; DEMOLITION OF EXISTING GARAGE	Sent 02.07.08	sent 02.07.08 (Q)	Due 21/07/08	

Ms N Butler 45A Meadow Road Pinner Middlesex	P/0522/08 /3839 APP/M5450/A /08/2077966 SB	ALTERATIONS TO ROOF TO FORM END GABLE, TWO REAR DORMERS AND FRONT ROOF LIGHTS AND CONVERSION OF LOFT TO FORM AN ADDITIONAL SELF- CONTAINED FLAT	Sent 02.07.08	Sent 02.07.08 (Q)	Due 21/07/08	
Mr M Patel Bellevue Nugents Park Pinner	P/0396/08 /3840 APP/M5450/ A/08/2075874 GL	DETACHED TWO-STOREY, SIX BEDROOM DWELLING HOUSE; DEMOLITION OF EXISTING HOUSE, NEW VEHICULAR ACCESS AND PARKING	sent 07.07.08	Sent 07.07.08 (Q)	Due 25.08.08	
MacLeod Developments Ltd Commercial Property King Henry Mews Harrow On The Hill E15 0JF 45 (Ward: Harrow on the Hill)	P/0648/08/ 3847 APP/M5450/A/ 08/2078267 MRE	CHANGE OF USE FROM FOOD AND DRINK (USE CLASS A3) TO FINANCIAL AND PROFESSIONAL SERVICES OR BUSINESS USE OR NON-RESIDENTIAL INSTITUTION (USE CLASSES A2 OR B1 OR D1 RESPECTIVELY).	Sent 08.07.08	Sent 08.07.08 (Q)	Due 25.08.08	
H Kara 247 Portland Crescent Stanmore HA7 1LP (Ward: Queensbury)	P/0335/08 /3841 APP/M5450/A /08/2078213 ML	CONVERSION TO TWO FLATS AND DWELLINGHOUSE	Sent 08.07.08	Sent 08.07.08 (Q)	Due 26.08.08	
Ragu S. Lingarajah 436 Alexandra Avenue Harrow HA2 9TW (Ward: Rayners Lane)	P/4264/07/ 3844 APP/M5450/A/ 08/2077963 MT	RETENTION OF SINGLE STOREY REAR EXTENSION.	Sent 09.07.08	Sent 09.07.08 (Q)	Due 18.09.08	

Mr Thomas Walsh 13 Wellington Road Harrow Middlesex (Ward: Wealdstone)	P/1121/08/ 3843 APP/M5450/A/ 08/2077963 BA	2 STOREY SIDE EXTENSION	Sent 10.07.08	Sent 10.07.08 (Q)	Due 19.09.08	
Hearings						
Appellant/Appeal Location/Ward	LPA Ref: PINS Ref: Planner	Appeal Description	Statement Due/Sent	Hearing Date	Venue	
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	East Wing Conference Room

APPEAL DECISIONS APRIL 2008 -

Number of Appeals: 39
 Number of Appeals dismissed: 21
 Number of Appeals allowed: 18
 Number of Part Allowed: 0

 Total Overturns (yellow): 4

Dismissed 1

Allowed 3

Appellant/Appeal Location/Procedure	LPA Ref: PINS Ref: Planner	Appeal Description	Ward	Decision	Date
Mr & Mrs J Broughton 6 Gerard Road Harrow HA1 2ND WRITTEN REPS 47	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
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
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 14 Id Cottage 100 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
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
LancsVille Construction Ltd 103-105 Greenford Road Sudbury Harrow HA1 3QF WRITTEN REPS 49	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
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			
"50" Overview Homes Ltd "50" "ember" 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
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
Osad 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
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 52 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
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 53	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
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
YWCA 5 Sheepcote Road Harrow Middlesex HA2 2JL WRITTEN REPS	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)	Greenhill	Dismissed	09.06.08
W E Black 33 & 34 Pinner Park Gardens Harrow Middlesex HA2 6LQ WRITTEN REPS	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	Headstone North	Dismissed	09.06.08

Appellant/Appeal Location/Procedure	LPA Ref: PINS Ref: Planner	Appeal Description	Ward	Decision	Date
Bewley Homes Plc & Princegate Estates Plc 5 - 11 Manor Road Harrow Middlesex HA1 2NZ Hearing	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	Greenhill	Allowed	11.06.08
Self Build Homes Ltd The Rookery Westfield Lane Kenton Hearing	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	Kenton East	Allowed	18.06.08
London Road Esq 20 Streatfield Road Harrow Middlesex HA3 9BY Hearing	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)	Queensbury	Dismissed	24.06.08
Mr J Feeney 9 Dennis Lane Stanmore Middlesex HA7 4JR WRITTEN REPS	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	Stanmore Park	Dismissed	26.06.08
F Akinlunkuti 42 Nelson Road Stanmore HA7 4ET WRITTEN REPS	P/2536/07 /3782 APP/M5450/A/ 08/2066759 TEM	SINGLE STOREY REAR EXTENSION	Stanmore Park	Allowed	26.06.08

Appellant/Appeal Location/Procedure	LPA Ref: PINS Ref: Planner	Appeal Description	Ward	Decision	Date
Brian Layman 4 Elm Park Stanmore HA7 4BJ WRITTEN REPS	P/0343/07 /3704 APP/M5450/08 A/2051212 TEM	Details Of Parking, Fencing And Refuse Storage, Front Garden Landscaping, And Elevational Alterations To Detached Garden Building, Pursuant To Conditions 1, 2 And 4 Of Planning Permission APP/M5450/C/06/2011119 For The Use Of The Land And Building For Three Flats And The Use Of The Detached Garden Building As A Single Dwellinghouse	Stanmore Park	Allowed	26.06.08
W.E Black LTD Oriel House Royston Grove Foster Essex S11 4HE (Ward: Hatch End)	P/3701/07/ 3779 APP/M5450/A/ 08/2064030 GL	CONSTRUCTION OF BLOCK OF NINE FLATS WITH BASEMENT CAR PARKING.	Hatch End	Dismissed	26.06.08
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	West Harrow	Dismissed	01.07.08
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.	Canons	Dismissed	04.07.08

ENFORCEMENT APPEAL DECISIONS APRIL 2008 -

Appellant/Appeal Location/Procedure	LPA Ref: PINS Ref: Planner	Appeal Description	Ward	Decision	Date
Mr H P Carolan 037 NORWOOD DRIVE HARROW (ENFORCEMENT)	ENF/692/05 /P/3685 APP/M5450/C/ C/07/2052232 SSB	INSTALLED KITCHENETT AND SHOWER IN 7 ROOMS FOR INTENDED BEDSIT USE.		DISMISSED	24.02.08

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