



# STRATEGIC PLANNING COMMITTEE WEDNESDAY 11 MARCH 2009 6.30 PM

COMMITTEE AGENDA  
COMMITTEE ROOMS 1 & 2,  
HARROW CIVIC CENTRE

## MEMBERSHIP (Quorum 3)

Chairman: Councillor Marilyn Ashton

### Councillors:

Husain Akhtar  
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. -

1. Krishna James  
2. Graham Henson  
3. Jerry Milles

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

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**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 11 MARCH 2009

#### **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.

Enc 4.

**Minutes:** (Pages 3 - 6)  
That the minutes of the meeting held on 4 February 2009 be taken as read and signed as a correct record.

5. **Public Questions:**

To receive questions (if any) from local residents/organisations under the provisions of Committee Procedure Rule 19 (Part 4B of the Constitution).

6. **Petitions:**

To receive petitions (if any) submitted by members of the public/Councillors.

7.

#### **Deputations:**

To receive deputations (if any) under the provisions of Committee Procedure Rule 17 (Part 4B) of the Constitution.

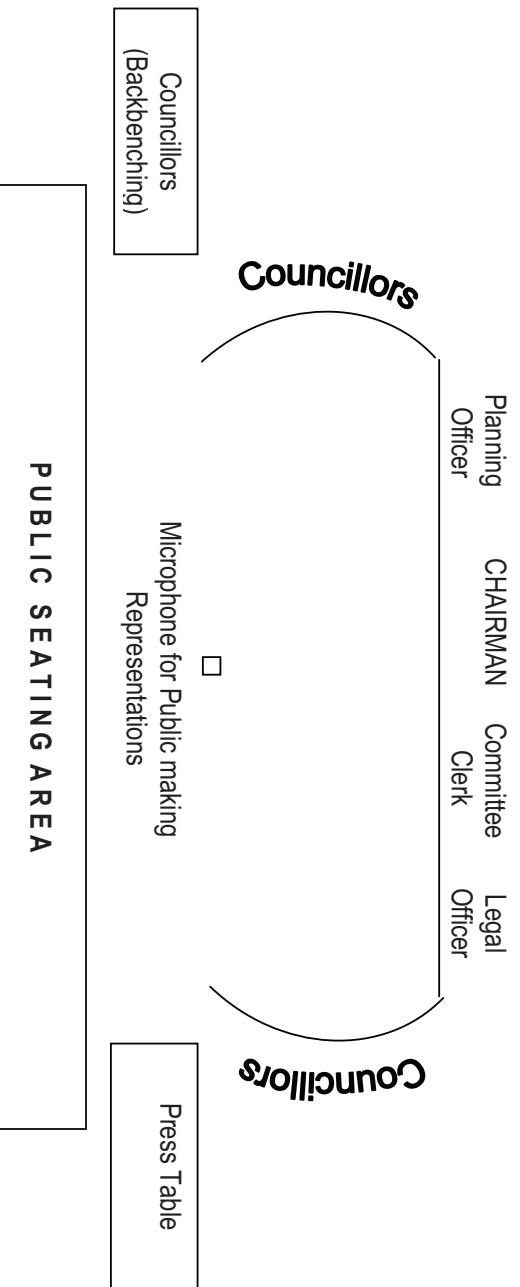
8. **References from Council and other Committees/Panels:**  
To receive references from Council and any other Committees or Panels (if any).
9. **Representations on Planning Applications:**  
To confirm whether representations are to be received, under Committee Procedure Rule 18 (Part 4B of the Constitution), from objectors and applicants regarding planning applications on the agenda.
10. **Planning Applications Received:**  
Report of the Head of Planning - circulated separately.  
  
Members are reminded that, in accordance with the Planning Protocol, where Councillors disagree with the advice of the Chief Planning Officer, it will be the Members' responsibility to clearly set out the reasons for refusal where the Officer's recommendation is for grant. The planning reasons for rejecting the Officer's advice must be clearly stated, whatever the recommendation and recorded in the minutes. The Officer must be given the opportunity to explain the implications of the contrary decision.
- Enc 11. **Planning Appeals Update:** (Pages 7 - 52)  
Report of the Head of Planning – for information.
- Enc 12. **Urgent Non-Executive Decision - Woodpeckers and 9 Eastglade:** (Pages 53 - 56)  
Report of the Director of Legal and Governance Services.
- Enc 13. **Urgent Non-Executive Decision - Land at 1-16 Challiner Court, 1-12 Fern Court, 1-12 Price Court, 1-12 Hines Court and Richards Close, Harrow:** (Pages 57 - 60)  
Report of the Director of Legal and Governance Services.
14. **Member Site Visits:**  
To arrange dates for Member site visits that have been agreed during the course of the meeting (if any).
15. **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 Committees**

Please note that objectors may only speak if they requested to do so before 5pm on the working day before the meeting. In summary, where a planning application is recommended for grant by the Head of Planning, 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 1542). This guide also provides useful information for Members of the public wishing to present petitions, deputations or ask public questions, and the rules governing these procedures at the Strategic Planning Committee.

## Addendum Sheet

In addition to this agenda, an Addendum Sheet is produced on the day of the meeting. This updates the Committee on any additional information received since the formal agenda was published and also identifies any applications which have been withdrawn by applicants or which officers are recommending for deferral. Copies of the Addendum are available for the public in the Committee Room from approximately 6.00 pm onwards.

### Decisions taken by the Strategic Planning Committee

Set out below are the types of decisions commonly taken by this Committee

#### **Refuse permission:**

Where a proposal does not comply with the Council's (or national) policies or guidance and the proposal is considered unacceptable, the Committee may refuse planning permission. The applicant can appeal to the Secretary of State against such a decision. Where the Committee refuse permission contrary to the officer recommendation, clear reasons will be specified by the Committee at the meeting.

#### **Grant permission as recommended:**

Where a proposal complies with the Council's (or national) policies or guidance and the proposal is considered acceptable, the Committee may grant permission. Conditions are normally imposed.

#### **Minded to grant permission contrary to officer's recommendation:**

On occasions, the Committee may consider the proposal put before them is acceptable, notwithstanding an officer recommendation of refusal. In this event, the application will be deferred and brought back to a subsequent meeting. Renotification will be carried out to advise that the Committee is minded to grant the application.

#### **Defer for a site visit:**

If the Committee decides that it can better consider an application after visiting the site and seeing the likely impact of a proposal for themselves, the application may be deferred until the next meeting, for an organised Member site visit to take place.

#### **Defer for further information/to seek amendments:**

If the Committee considers that it does not have sufficient information to make a decision, or if it wishes to seek amendments to a proposal, the application may be deferred to a subsequent meeting.

#### **Grant permission subject to a legal agreement:**

Sometimes requirements need to be attached to a planning permission which cannot be dealt with satisfactorily by conditions. The Committee therefore may grant permission subject to a legal agreement being entered into by the Council and the Applicant/Land owner to ensure these additional requirements are met.

***(Important Note: This is intended to be a general guide to help the public understand the Strategic Planning Committee procedures. It is not an authoritative statement of the law. Also, the Committee may, on occasion, vary procedures).***

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## REPORT OF STRATEGIC PLANNING COMMITTEE

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### MEETING HELD ON 4 FEBRUARY 2009

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Chairman: \* Councillor Marilyn Ashton

Councillors: \* Husain Akhtar \* Julia Merison  
\* Don Billson \* Jerry Miles (3)  
\* Keith Ferry \* Joyce Nickolay  
\* Thaya Idalkkadar

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

#### PART I - RECOMMENDATIONS - NIL

#### PART II - MINUTES

#### Attendance by Reserve Members:

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

<u>Ordinary Member</u>	<u>Reserve Member</u>
Councillor Mirinal Choudhury	Councillor Jerry Miles

#### 344. Right of Members to Speak:

**RESOLVED:** That no Members, who were not members of the Committee, had indicated that they wished to speak at the meeting.

#### 345. Declarations of Interest:

**RESOLVED:** To note that the following interest was declared:

<u>Agenda Item</u>	<u>Member</u>	<u>Nature of Interest</u>
10. Planning Applications Received. Item 2/02 – 2 Junction Road, Harrow	Councillor Paul Osborn	The Member, who was not a Member of the Committee, declared a prejudicial interest in that he lived in the vicinity of the application site. Councillor Osborn left the room during the discussion and decision making on this item.

#### 346. Minutes:

**RESOLVED:** That the minutes of the meeting held on 14 January 2009, be taken as read and signed as a correct record.

#### 347. Public Questions, Petitions and Deputations:

**RESOLVED:** To note that no public questions were put, or petitions or deputations received at this meeting under the provisions of Committee Procedure Rules 19, 16 and 17 respectively.

#### 348. References from Council and other Committees/Panels:

**RESOLVED:** To note that there were no references from Council or other Committees or Panels to be received at this meeting.

#### 349. Representations on Planning Applications:

**RESOLVED:** That in accordance with the provisions of Committee Procedure Rule 18 (Part 4B of the Constitution), representations be received in respect of items 2/02 and 5/01 on the list of planning applications.

350. **Planning Applications Received:**

**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 stated:-

Agenda item

Special Circumstances / Grounds for Urgency

Addendum

This contained information relating to various items on the agenda and was based on information received after the agenda's dispatch. It was admitted to the agenda in order to enable Members to consider all information relevant to the items before them for decision.

and;

(2) 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.

351.

**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.

352.

**Member Site Visits:**

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

353.

**Any Other Urgent Business:**

**Government Proposals with regard to Procedure for Public Hearings**

In accordance with Committee Procedure Rule 9.1(ii), the Chairman had given notice of an item regarding the receipt of a letter from the Minister for Housing and Planning, the Rt Hon Margaret Beckett MP, in response to the Chairman's letter sent on behalf of the Committee.

The Chairman read the contents of the letter to the Committee. Members expressed disappointment that the Government had not conceded anything regarding the concerns raised in the Chairman's letter to the Secretary of State for Communities and Local Government dated 23 September 2008 which the Committee had unanimously given her leave to write on their behalf. It was noted that from April 2009, the Planning Inspectorate would have the authority to decide the form of enquiry and therefore could reject requests for a formal public hearing or public enquiry in favour of written representations.

**RESOLVED:** That the contents of the letter be noted and a copy circulated to the Members in attendance at the meeting.

(Note: The meeting, having commenced at 6.30 pm, closed at 7.50 pm).

(Signed) COUNCILLOR MARILYN ASHTON  
Chairman



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

<b>LIST NO:</b>	2/01	<b>APPLICATION NO:</b>	P/3519/08/RH
<b>LOCATION:</b>	Scanmoor House, 56-60 Northolt Road, Harrow		
<b>APPLICANT:</b>	Eurotraveller Hotel Group		
<b>PROPOSAL:</b>	Change Of Use From Office Building (B1 Use) To A Hotel (C1 Use) With 40 Rooms, Restaurant, Kitchen And Conference Facilities. Roof Extension To Provide Fifth Floor And Two Storey Rear Extension		
<b>DECISION:</b>	GRANTED permission for the development described in the application and submitted plans subject to a legal agreement and the conditions and informatives reported.		
	[The Committee wished it to be recorded that the decision to grant the application was unanimous]		

<b>LIST NO:</b>	2/02	<b>APPLICATION NO:</b>	P/4002/08/GL
<b>LOCATION:</b>	2 Junction Road, Harrow		
<b>APPLICANT:</b>	Mr Anup Vyas		
<b>PROPOSAL:</b>	Redevelopment To Provide Six-Storey Building To Provide 172 Sq.M. Of Office Space At Ground And First Floors; Eight Flats On Four Upper Floors With Glazed Balconies; Roof Terrace; Demolition Of Existing Two-Storey Building (Resident Permit Restricted)		
<b>DECISION:</b>	REFUSED permission for the development described in the application and submitted plans and amended on the addendum for the following reasons:		

1. In the absence of an established principle for the adjoining land by way of an outline application, the proposal would represent a piecemeal development that could prejudice the future development of that site, and could potentially fail to make a positive contribution to the character and local context thereof, the comprehensive development of the area and the principles of good design, contrary to Harrow Unitary Development Plan policy D4 and PPS 3.

2. The proposed development, by reason of excessive bulk, prominent siting and unsatisfactory design, would be unduly obtrusive and overbearing with inadequate space about the building and would detract from the appearance and character of the locality, contrary to Harrow Unitary Development Plan policies D4 and D5.

[Note: The Committee wished it to be recorded that the voting was as follows:

Councillors Husain Akhtar, Marilyn Ashton, Don Billson, Julia Merison, Jerry Miles, Joyce Nickolay and Thaya Idaikadar in support of refusal.  
Councillor Keith Ferry against refusal]

**SECTION 5 - PRIOR APPROVAL APPLICATIONS**

<b>LIST NO:</b>	5/01	<b>APPLICATION NO:</b>	P/4000/08/HG
<b>LOCATION:</b>	Land Outside Of 10 Paines Lane, Pinner		
<b>APPLICANT:</b>	Orange PCS Ltd.		
<b>PROPOSAL:</b>	Prior Approval For Siting And Appearance: 10 Metre High Telecommunications Mast With One Associated Equipment Cabinet And One Metre Pillar		

**DECISION:** 1. That prior approval of siting and appearance is required

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

The proposal, by reason of excessive size and prominent location, would be visually intrusive to the detriment of the visual amenity of neighbouring occupiers, the special architectural and historic character and setting of 31 Paines Lane, a Listed Building, and the semi-rural character of the locality, contrary to policies S1, D4, D11 and D24 of the Harrow Unitary Development Plan.

[Notes: (1) The Committee wished it to be recorded that the decision to refuse the application was unanimous].

(2) The Head of Planning had recommended that the above application be granted].

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## CURRENT APPEALS

WRITTEN REPRESENTATIONS							
Appellant/Appeal Location/Ward	LPA Ref: PINS Ref: Planner	Appeal Description	Questionnaire Due/Sent	Statement Due/Sent	Final Comments Due/Sent	Site visit Date/Time	Notes
Mr M/S Dilhar, Reena/Sapna/Ria 264-266 Northolt Road South Harrow HA3 0QX  (Ward: Roxeth)	APP/M5450/A /09/2093961  P/2045/08 /3938  HG	TWO STOREY REAR EXTENSION TO FORM SHOP EXTENSIONS, COVERED REAR PARKING AREA ON GROUND FLOOR AND EXTENSIONS TO BOTH FIRST FLOOR FLATS; EXTERNAL ALTERATIONS	Sent 29.01.09	Due 26.02.09			
Mr & Mrs Choudhry The Beanz 83B Hindes Road Harrow HA1 1SQ (Ward: Greenhill)	APP/M5450/A /09/2094622  P/2334/08 /3940  SG	SINGLE, FIRST FLOOR AND TWO STOREY REAR EXTENSION; EXTERNAL ALTERATIONS (REVISED)	Sent 03.02.09	Due 03.03.09			
Mr Dejo Abolade 174 Exeter Road Rayners Lane Middlesex HA2 9PJ  (Ward: Rayners Lane)	APP/M5450/A /09/2094107  P/2384/08 /3941  SB	SINGLE STOREY FRONT EXTENSION; EXTERNAL ALTERATIONS AND CONVERSION TO TWO FLATS AND NEW VEHICLE ACCESS	Sent 04.02.09	Due 04.03.09			
Bankmachine Ltd 6 Canons Corner Edware HA8 8AE  (Ward: Canons)	APP/M5450/A /09/2094418  P/1304/08 /3942  SG	ATM ON SHOP FRONTAGE	Sent 05.02.09	Due 05.03.09			

7

## CURRENT APPEALS

Mr Pankaj Kuklarni 15 Fairholme Road Harrow Middlesex HA1 2TL  (Ward: Greenhill)	APP/M5450/A/ 09/2094647  P/2736/08 /3943  GL	CONVERSION OF DWELLINGHOUSE INTO TWO SELF-CONTAINED FLATS (RESIDENT PERMIT RESTRICTED)	Sent 06.02.09	Due 06.03.09			
Mohan Vekaria 64C Chandos Crescent Edgware Middlesex HA8 6HL  (Ward: Edgware)	APP/M5450/A/ /09/2095142  P/2968/08 /3944  FOD	REAR DORMER AND EXTERNAL ALTERATIONS TO FLAT B; FIRST FLOOR SIDE TO REAR EXTENSION TO FLAT C TO FORM DWELLING HOUSE	Sent 10.02.09	Due 10.03.09			
Mr S Jadunandan 11 Heritage View Harrow Middlesex HA1 3TN  (Ward: Harrow on the Hill)	APP/M5450/A/ /09/2095241  P/2338/08 /3945  MRE	SINGLE STOREY SIDE EXTENSION	Sent 10.02.09	Due 10.03.09			
Mr & Mrs Aminoff 12 Winscombe Way Stanmore HA7 3AU  (Ward: Stanmore Park)	APP/M5450/ 09/2096148  P/3722/08 /3946  NR	TWO STOREY SIDE, SINGLE AND TWO STOREY REAR EXTENSIONS WITH FIRST FLOOR JULIET BALCONY AT REAR	Sent 10.02.09	Due 10.03.09			

8

## CURRENT APPEALS

Ballards Mews High Street Edgware	APP/M5450/C /09/2095091  ENF/0095/07 /P/3947  SSB	WITHOUT PLANNING PERMISSION, THE INSTALLATION OF TWO EXTRACT FLUES IN THE ROOF OF THE WORKSHOP BUILDING SITUATE ON THE LAND	Sent 11.02.09	Due 11.03.09			
Mr Michael Potts Land at rear of Laurel Cottage Church Lane Pinner HA5 3AB  (Ward: Pinner)	APP/M5450/A /09/2095000  P/2724/08 /3948  SB	OUTLINE APPLICATION: (ALL MATTERS RESERVED) SINGLE AND TWO STOREY DETACHED DWELLING HOUSE WITH ACCOMMODATION IN ROOFSPACE; INTEGRAL GARAGE AND OFF STREET PARKING	Sent 13.02.08	Due 13.02.09			
Mrs N Siddiqui 85 Greenway Pinner HA5 3SN  (Ward: Pinner)	APP/M5450/A/ 09/2096075  P/2432/08 /3949  HG	RETENTION OF SINGLE STOREY SIDE TO REAR EXTENSION	Sent 11.02.09	Due 11.03.09			
Harrow School Harrow School Porlock Avenue Harrow  (Ward: Harrow on the Hill)	APP/M5450/A /09/2096497  P/3416/08 /3950  SMc	REPLACEMENT OF EXISTING 1.4m HIGH TIMBER BOUNDARY FENCE WITH PROPOSED 1.95m HIGH BLACK METAL PALISADE FENCE ALONG PORLOCK AVENUE	Sent 16.02.09	Due 16.03.09			
Ms Marcia Clarke 24 Wood End Road Harrow Middlesex  (Ward: Harrow on the Hill)	APP/M5450/A/ 09/2096857  P/2620/08 /3951  HG	RETENTION OF SINGLE STOREY SIDE TO REAR EXTENSION; DEMOLITION OF GARAGE	Sent 19.02.09	Due 19.03.09			

## CURRENT APPEALS

Mr Mohammed Rafeek Zubair 52 Adderley Road Harrow Middlesex HA3 7HT	APP/M5450/C /2092986  ENF/0293/07 /P/3952  SSB	WITHOUT PLANNING PERMISSION, THE ERECTION OF A SINGLE STOREY CONSERVATORY STYLE EXTENSION ON THE LAND	Sent 23.02.09	Due 23.03.09			
Mr Sunil Jakharia 63 Kenmore Avenue Kenton Harrow HA3 8PA  (Ward: Kenton West)	APP/M5450/A /09/2097146  P/3413/08 /3954  NR	SINGLE STOREY FRONT, SINGLE/TWO STOREY SIDE AND REAR EXTENSION, EXTERNAL ALTERATIONS INCLUDING ACCESS RAMP AT FRONT. CONVERSION TO TWO FLATS AND ATTACHED DWELLINGHOUSE	Sent 24.02.09	Due 24.03.09			
Mr D Altman Heath Lodge Tanglewood Close Stanmore HA7 3JA  (Ward: Stanmore Park)	APP/M5450/A /09/2096657  P/1781/08 /3955  NR	SINGLE/TWO STOREY SIDE AND SINGLE STOREY REAR EXTENSION, WITH LOWER PATIO, ROOF TERRACE, EXTERNAL ALTERATIONS	Sent 24.02.09	Due 24.03.09			
Mr Sanjay Budhdeo 109 Herga Road Harrow HA3 5AU  (Ward: Marlborough)	APP/M5450/A /09/2097564  P/3078/08 /3956  JB	CONTINUED USE OF DWELLINGHOUSE AS TWO FLATS	Due 02.03.09	Due 30.03.09			

## CURRENT APPEALS

<p>Mr Sunjay Budhdeo 40 Bedford Road Harrow Middlesex HA1 4LZ</p> <p>(Ward: Headstone South)</p>	<p>APP/M5450/A /09/2097562</p> <p>P/3080/08 /3957</p> <p>SG</p>	<p>CONTINUED USE OF DWELLINGHOUSE AS TWO FLATS</p>	<p>Due 02.03.09</p>	<p>Due 30.03.09</p>			
<p>Mr G.C Williams 76 Eastern Avenue Pinner Middlesex HA5 1NJ</p> <p>(Ward: Pinner South)</p>	<p>APP/M5450/A /09/2096052</p> <p>P/3426/08 /3958</p> <p>MT</p>	<p>SINGLE AND TWO STOREY SIDE TO SINGLE STOREY REAR EXTENSION</p>	<p>Due 02.03.09</p>	<p>Due 30.03.09</p>			
<p>Mr Shailesh Teli 32 - 32A Streatfield Road Harrow Middlesex HA3 9BS</p> <p>(Ward: Queensbury)</p>	<p>APP/M5450/A /09/2097306</p> <p>P/3015/08 /3959</p> <p>FOD</p>	<p>RETENTION OF DETACHED OUTBUILDING IN EACH REAR GARDEN OF 32 AND 32A STREATFIELD ROAD</p>	<p>Due 03.03.09</p>	<p>Due 31.03.09</p>			

## CURRENT APPEALS

HEARINGS							
Appellant/Appeal Location/Ward	LPA Ref: PINS Ref: Planner	Appeal Description	Questionnaire Due/Sent	Statement Due/Sent	Hearing Date	Venue	Notes
Mr R Karia 'Turf Hills' Priory Close Stanmore Middlesex  (Ward: Stanmore Park)	P/1451/08 /3881  APP/M5450/A/ 08/2083636  ML	REPLACEMENT SINGLE/TWO STOREY HOUSE WITH ROOMS IN FRONT ROOFSPACE	Sent 10.09.08	Sent 08.10.08	11.02.09 (cancelled)		Appeal held in abeyance awaiting decision on new application
By Wood Homes (Stanmore) LTD 183 Whitchurch Lane Edgware Middlesex HA8 6QT  (Ward: Canons)	P/1618/08 /3909  APP/M5450/A/ 08/2087396  NR	SINGLE STOREY FRONT, SIDE AND REAR, TWO STOREY/ FIRST FLOOR SIDE EXTENSIONS, REAR DORMERS, CONVERSION TO FOUR FLATS WITH EXTERNAL ALTERATIONS	Sent 06.11.08	Sent 04.12.08	12.03.08	Committee Room 6	
Fruition Properties Former Case is Altered Public House 74 High Street Wealdstone HA3 7AF  (Ward: Wealdstone)	P/1673/08 /3910  APP/M5450/A/ 08/2088435  Ransford Stewart	REDEVELOPMENT TO PROVIDE 24 FLATS IN 3 SEPARATE BLOCKS RANGING BETWEEN 4 AND 6 STOREYS IN HEIGHT; 352 SQUARE METRES OF RETAIL FLOOR SPACE (USE CLASS A1) AT GROUND FLOOR LEVEL (RESIDENT PERMIT RESTRICTED)	Sent 07.11.08	Sent 05.12.08	10.02.09	Committee Rooms 1 & 2	



## CURRENT APPEALS

Sterling Estates 69 Spencer Road Harrow Middlesex HA3 7AN  (Ward: Wealdstone)	P/2239/08 /3920  APP/M5450/A /08/2085969  KR	CONVERSION OF DWELLINGHOUSE INTO THREE SELF-CONTAINED FLATS; SINGLE-STOREY SIDE EXTENSION; EXTERNAL ALTERATIONS (RESIDENT PERMIT RESTRICTED)	Sent 18.11.08	Sent 16.12.08	19.03.09	South Wing Conf Rm	
Mr M Akhtar Knoll House Warren Lane Stanmore  (Ward: Canons)	P/2670/08 /3916  APP/M5450/A /08/2089459  NR	DEMOLITION OF EXISTING DWELLING HOUSE AND STABLE BLOCK, REPLACEMENT TWO STOREY DWELLING HOUSE	Sent 21.11.08	Sent 19.12.08	18.03.09	South Wing Conf Rm	
Mr & Mrs Parnell Land r/o Laureston Park Drive and 106 Uxbridge Road Harrow Weald  (Ward: Harrow Weald)	P/1217/08 3908  APP/M5450/A /08/2088113  GL	DETACHED DWELLINGHOUSE AND DETACHED DOUBLE GARAGE; DEMOLITION OF EXISTING GARAGE	Sent 05.11.08	Sent 18.12.08	24.03.09	Churchill Place	
M Hussain Side of 40 Spencer Road Harrow Weald HA3 7AN  (Ward: Wealdstone)	P/1951/08 /3923  APP/M5450/A/ 08/2090397  GL	RETENTION OF SINGLE/TWO- STOREY SIDE EXTENSION PROVIDING AN ATTACHED DWELLING HOUSE; USE OF EXISTING HOUSE AS TWO FLATS; SINGLE-STOREY REAR EXTENSION	Sent 02.12.08	Sent 06.01.09	26.03.09		

## CURRENT APPEALS

<p>Mr Phil Smith 10 Dearne Close Stanmore Middlesex</p> <p>(Ward: Stanmore Park)</p>	<p>P/1384/08 /3932</p> <p>APP/M5450/A /08/2091870</p> <p>RD</p>	<p>SINGLE STOREY FRONT EXTENSION TO ATTACHED SIDE GARAGE.</p>	<p>Sent 31.12.08</p>	<p>Due 28.01.09</p>	<p>01.04.09</p>		
<p>Mr A Fazal 68 Pinner Park Avenue Harrow Middlesex HA2 6LF</p> <p>(Ward: Headstone North)</p>	<p>P/3380/08 /3953</p> <p>APP/M5450/A /09/2096810</p> <p>SG</p>	<p>TWO STOREY DWELLINGHOUSE ATTACHED TO 68 PINNER PARK AVENUE; 2.1M HIGH SIDE AND REAR BOUNDARY FENCES; NEW VEHICULAR ACCESS (OFF HOLMWOOD CLOSE) TO A PARKING SPACE FOR 68 PINNER PARK AVENUE; REAR PATIO TO NEW HOUSE</p>	<p>Sent 23.12.08</p>	<p>Due 23.03.09</p>	<p>TBA</p>		

## CURRENT APPEALS

INQUIRIES							
Appellant/Appeal Location/Ward	LPA Ref: PINS Ref: Planner	Appeal Description	Questionnaire Due/Sent	Rule 6 Statement Due/Sent	Inquiry Date	Venue	Notes
London Underground and Parkridge Developments  Former Travis Perkins 19 Pinner Road Harrow  (Ward: Headstone South)	P/0596/08 /3904  APP/M5450/A /08/2087875  DC	REDEVELOPMENT OF BUILDERS YARD: NINE STOREY BUILDING WITH BASEMENT COMPRISING A GROUND FLOOR CAFÉ/RESTURANT (CLASS A3 USE), 3458 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	Sent 31.10.08	Due 28.11.08	12, 13, 14, 15 May 09	TBC	

15

## CURRENT APPEALS

Mr & Mrs Goremsandu 85A Whitchurch Lane Edgware Middlesex  (Ward:	ENF/956/05 /P/3899  APP/M5450/C /08/2085225  SSB	SINGLE STOREY REAR EXTENSION	Due 23.10.08	Due 20.11.08	30.04.08	Committee Rm 3	
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## APPEALS AWAITING DECISION

WRITTEN REPRESENTATIONS							
Appellant/Appeal Location/Ward	LPA Ref: PINS Ref: Planner	Appeal Description	Questionnaire Due/Sent	Statement Due/Sent	Final Comments Due/Sent	Site visit Date/Time	Notes
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)	expired	TBA	
35 Buckingham Gardens Edware Middlesex	ENF/0551/07 /P/3836  APP/HH/08 /672  LH	HIGH HEDGES	Sent 26.06.08	N/A	N/A	TBA	
Ms Jones 197 Northolt Road South Harrow HA2 0NG  (Ward: Harrow on the Hill)	P/3553/07/ 3845  APP/M5450/A/ 08/2078767  SB5	CHANGE OF USE OF PART OF GROUND FLOOR FROM RESIDENTIAL (CLASS C3) TO RETAIL (CLASS A1)	Sent 11.07.08	Sent 11.07.08	expired	TBA	
Mrs Monica Pryne 2 Headstone Lane Harrow Middlesex  (Ward: Headstone North)	P/1432/08/ 3849  APP/M5450/A/ 08/2078821  GL	RETENTION OF CONSERVATORY AT SIDE	Sent 14.07.08	Sent 14.07.08 (Q)	expired	TBA	

17

## APPEALS AWAITING DECISION

Mr M B Janani 57 Oxford Road Harrow HA1 4JH  (Ward: Headstone South)	P/3923/07/ 3861  APP/M5450/A 08/2080350	CONVERSION OF DWELLINGHOUSE INTO TWO SELF CONTAINED RESIDENTIAL UNITS; SINGLE STOREY REAR EXTENSION.	Sent 29.07.08	Sent 29.07.08 (Q)	expired	TBA	
Mr Vithlani 51B High Street Wealdstone HA3 5DQ  (Ward: Wealdstone)	P/4232/07 /3874  APP/M5450/A /08/2082336  RM	CHANGE OF USE AND CONVERSION OF FIRST + SECOND FLOORS INTO 4 STUDIO FLATS	Sent 29.08.08	Sent 29.08.08 (Q)	expired	TBA	
Mr R Sarna 31 Cannonbury Avenue Pinner HA5 1TW  (Ward: Pinner South)	P/1680/08 /3875  APP/M5450/A /08/2082580  HG	RETENTION OF REAR CONSERVATORY	Sent 29.08.08	Sent 29.08.08 (Q)	expired	TBA	
R Selvaratnam 29 Rayners Lane Harrow HA2 0UD  (Ward: Rayners Lane)	P/0127/08 /3877  APP/M5450/A /08/2077191  EJ	RETENTION OF SINGLE STOREY SIDE AND REAR EXTENSION	Sent 03.09.08	Sent 03.09.08 (Q)	expired	TBA	

## APPEALS AWAITING DECISION

Mr V Neil 7 Veldene Way Harrow HA2 9BH  (Ward: Roxbourne)	P/1629/08/ 3884  APP/M5450/A/ 08/2084385  SB	SINGLE STOREY FRONT, SIDE AND REAR EXTENSION TO FORM NEW DWELLING; ENLARGED VEHICLE ACCESS; SINGLE STOREY REAR EXTENSION TO EXISTING DWELLING	Sent 17.09.08	Sent 17.09.08 (Q)	expired	TBA	
Mr M Shah 23 Nibthwaite Road Harrow Middlesex HA1 1TB  (Ward: Marlborough)	P/0076/08 /3880  APP/M5450/A/ 08/2082823  BA	CONVERSION OF DWELLINGHOUSE TO TWO FLATS; SINGLE STOREY SIDE TO REAR EXTENSION; ROOF ALTERATIONS TO FORM GABLE END AND REAR DORMER (RESIDENT PERMIT RESTRICTED)	Sent 04.08.08	Sent 02.10.08	expired	TBA	
Mr Kwang Cho 6 The Croft Pinner Middlesex HA5 5EX  (Ward: Rayners Lane)	P/1708/08 /3892  APP/M5450/A/ /08/2086476  EJ	SINGLE AND FIRST FLOOR/TWO STOREY REAR EXTENSION	Sent 14.10.08	Sent 14.10.08 (Q)	Due 01.12.08	TBA	
NVSM 73 Hindes Road Harrow HA1 1SL  (Ward: Greenhill)	P/2469/08 /3895  APP/M5450/A/ /08/2086457  JB	CONVERSION OF DWELLINGHOUSE INTO THREE SELF-CONTAINED FLATS; SINGLE-STOREY REAR EXTENSION; ROOF EXTENSION COMPRISING HIP TO GABLE AND REAR DORMER; EXTERNAL ALTERATIONS (RESIDENT PERMIT RESTRICTED)	Sent 16.10.08	Sent 16.10.08 (Q)	Due 04.12.08	TBA	

## APPEALS AWAITING DECISION

<p>Chasewood Developments LTD 32 Roxborough Road Harrow HA1 1PA  (Ward:Greenhill)</p>	<p>P/1655/08 /3894  APP/M5450/A /08/2086619  GL</p>	<p>CONVERSION OF DWELLINGHOUSE INTO THREE FLATS; SINGLE/TWO- STOREY SIDE EXTENSION; LOFT CONVERSION WITH REAR DORMER AND TWO FRONT ROOF LIGHTS (RESIDENT PERMIT RESTRICTED)</p>	<p>Sent 15.10.08</p>	<p>Sent 12.11.08</p>	<p>Due 03.12.08</p>		
<p>Mr P Patel 1 Hillfield Close Harrow HA2 6AZ  (Ward: Headstone South)</p>	<p>P/0559/08 /3896  APP/M5450/A /08/2086735  GL</p>	<p>SINGLE STOREY SIDE TO REAR EXTENSION</p>	<p>Sent 17.10.08</p>	<p>Sent 17.10.08 (Q)</p>	<p>Due 04.12.08</p>	<p>TBA</p>	
<p>Mr I B Kathuria 28 Roxborough Park Harrow Middlesex  (Ward: Greenhill)</p>	<p>P/1375/08 /3897  APP/M5450/A /08/2087248  GL</p>	<p>CONVERSION OF RESIDENTIAL PREMISES INTO 7 FLATS; TWO-STOREY REAR EXTENSION; EXCAVATION OF PART OF REAR GAREN TO FORM LIGHTWELL; EXTERNAL ALTERATIONS (RESIDENT PERMIT RESTRICTED)</p>	<p>Sent 22.10.08</p>	<p>Sent 22.10.08 (Q)</p>	<p>Due 10.12.08</p>		
<p>Mr Zak Arshad 483 Rayners Lane Harrow Middlesex HA5 5DN  (Ward: Rayners Lane)</p>	<p>P/2447/08 /3898  APP/M5450 /A/08/2086869  MT</p>	<p>REPLACEMENT SINGLE AND TWO STOREY DETACHED DWELLINGHOUSE WITH ACCOMMODATION IN THE ROOF SPACE (REVISED)</p>	<p>Sent 22.10.08</p>	<p>Sent 22.10.08 (Q)</p>	<p>Due 10.12.08</p>		



## APPEALS AWAITING DECISION

Mr Mukesh Patel Bellevue Nugents Park Pinner Middlesex  (Ward: Hatch End)	P/2070/08 /3905  APP/M5450/ A/08/2087443  GL	DETACHED TWO-STOREY DWELLING HOUSE; DEMOLITION OF EXISTING HOUSE, NEW VEHICULAR ACCESS AND PARKING	Sent 30.10.08	Sent 30.10.08 (q)	Due 18.12.08		
Ms M Toussaint 20 Lynwood Close Rayners Lane Middlesex HA2 9PR  (Ward: Rayners Lane)	P/2404/08 /3906  APP/M5450/A /08/2087957  EJ	SINGLE STOREY SIDE & REAR EXTENSION	Sent 31.10.08	Sent 31.10.08 (q)	Due 19.12.08		
Mrs R Sritharan 5 - 7 Eastcote Lane South Harrow Middlesex  (Ward: Roxeth)	P/2517/08 /3912  APP/M5450/A /08/2089073  MT	CONVERSION OF TWO DWELLING HOUSES INTO 5 FLATS; SINGLE STOREY FRONT AND TWO STOREY SIDE AND REAR EXTENSIONS; ROOF EXTENSIONS AT REAR TO BOTH PROPERTIES; EXTERNAL ALTERATIONS	Sent 16.11.08	Sent 16.11.08 (q)	Due 21.01.09		
Mr John Vargas 3 Meadow View Harrow Middlesex  (Ward: Harrow on the Hill)	P/2566/08 /3913  APP/M5450/A /08/2089203  SMc	SINGLE STOREY OUTBUILDING IN REAR GARDEN	Sent 17.11.08	Sent 17.11.08 (Q)	Due 05.01.09		

## APPEALS AWAITING DECISION

W E Black Ltd 21 Corbins Lane Harrow Middlesex HA2 8EL  (Ward: Roxeth)	P/2954/08 /3918  APP/M5450/A /08/2089146  SB	REDEVELOPMENT TO PROVIDE NINE FLATS IN TWO x TWO/THREE STOREY BLOCKS WITH PARKING AND ACCESS FROM MEADOW GATE	Sent 18.11.08	Sent 18.11.08 (Q)	Due 06.01.09		
Neville & Angela Pereira 3 Green Lane Cottages Green Lane Stanmore Middlesex  (Ward: Stanmore Park)	ENF/0263/07 /P/3917  APP/M5450/C /08/2087162	THE REPLACEMENT OF TWO TIMBER FRAMED HORN STYLE SASH WINDOWS IN THE FRONT ELEVATION OF THE DWELLING SITUATE ON THE LAND WITH TWO UPVC CASEMENT WINDOWS	Sent 21.11.08	Due 19.12.08	Due 09.01.09		
M H Vanarkadie 4 Eastcote Lane South Harrow HA2 8BP  (Ward: Roxbourne)	P/0372/08 /3921  APP/M5450/X /2087261	CERTIFICATE: USE OF PART OF THE GROUND FLOOR OF THE HOUSE AS A SOLICITORS OFFICE	Sent 21.11.08	Due 19.12.08	Due 09.01.09		
Hatch End Lawn Tennis Company LTD 20 Clonard Way Hatch End Pinner  (Ward: Hatch End)	P/1943/08 /3922  APP/M5450/A /08/2090072  GL	INSTALLATION OF FLOODLIGHTING TO COURTS 1 AND 4	Sent 28.11.08	Sent 28.11.08 (Q)	Due 16.01.09		

## APPEALS AWAITING DECISION

Mr D Roberts 14 Sequoia Park Pinner Middlesex HA5 4BS  (Ward: Hatch End)	P/2813/08 /3924  APP/M5450/A /08/2090356  JB	SINGLE/TWO STOREY SIDE TO REAR EXTENSION	Sent 14.12.08	Sent 14.12.08 (Q)	Due 22.01.09		
Mr Jay Vandra 55 Paines Lane Pinner Middlesex HA5 3BX  (Ward: Pinner)	P/2987/08 /3925  APP/M5450/A /08/2089794  EJ	DEMOLITION OF BUNGALOW AND REPLACEMENT TWO- STOREY DETACHED DWELLING WITH HABITABLE ROOFSPACE	Sent 04.12.08	Sent 04.12.08 (Q)			
Mr Azad Kasro 16 South Hill Grove Harrow HA1 3PR  (Ward: Harrow on the Hill)	P/1328/08 /3926  APP/M5450/A /08/2090391  SB	SINGLE STOREY FRONT TO SIDE EXTENSION INCORPORATING FRONT PORCH TO PROVIDE GRANNY ANNEXE	Sent 11.12.08	Sent 11.12.08 (Q)			
Mrs Neeta Gokal 23 Jellicoe Gardens Stanmore Middlesex  (Ward: Stanmore Park)	P/2848/08 /3927  APP/M5450/A /08/2089908  NR	SINGLE STOREY REAR EXTENSION (REVISED)	Sent 09.12.08	Sent 09.12.08 (Q)			

## APPEALS AWAITING DECISION

<p>Mr Rolly Ltd Land adjacent to Compass House Pynnacles Close Stanmore HA7 4AF  (Ward: Stanmore Park)</p>	<p>P/2323/08 /3928  APP/M5450/A /08/2091174  ML</p>	<p>DETACHED 3 STOREY BUILDING WITH PARKING, BIN/CYCLE STORAGE AND ENTRANCE ON GROUND FLOOR, AND 2 FLOORS OF OFFICES (CLASS B1) ON UPPER FLOORS, ACCESS FROM CHURCH ROAD.</p>	<p>Sent 19.12.08</p>	<p>Sent 16.01.09</p>			
<p>Mr Kuvji Karsandas 40 Braithwaite Gardens Stanmore Middlesex  (Ward: Belmont)</p>	<p>P/2155/08 /3929  APP/M5450/A /08/2091491  NR</p>	<p>RETENTION OF TWO STOREY SIDE EXTENSION AND SINGLE STOREY REAR AND FRONT EXTENSION INCLUDING FRONT PORCH, WITH PARAPET TO TWO STOREY SIDE EXTENSION, AND INCREASED HEIGHT AND PARAPET TO PART OF SINGLE STOREY REAR EXTENSION</p>	<p>Sent 19.12.08</p>	<p>Sent 19.12.08 (Q)</p>			
<p>Lukka Care Homes Ltd The Flying Eagle Public House Mollison Way Edgware  (Ward: Edgware)</p>	<p>P/1222/08 /3930  APP/M5450/A /08/2091323  RP</p>	<p>CONSTRUCTION OF CARE HOME (63 BEDSPACES) AND ASSOCIATED WORKS</p>	<p>Sent 23.12.08</p>	<p>Sent 23.12.08 (Q)</p>			
<p>Mr I Joslin 18 Woodhall Gate Pinner Middlesex HA5 4TL  (Ward: Hatch End)</p>	<p>P/1444/08 /3931  APP/M5450/A/ 08/2092007  GL</p>	<p>TWO STOREY REAR EXTENSION</p>	<p>Sent 23.12.08</p>	<p>Sent 23.12.08 (Q)</p>			

## APPEALS AWAITING DECISION

<p>MR C BRETT 1 The Ridgeway Stanmore Middlesex  (Ward: Belmont)</p>	<p>P/1092/08 /3933  APP/M5450/A /08/2091564  NR</p>	<p>SINGLE STOREY SIDE EXTENSION WITH LINK TO EXISTING DWELLING</p>	<p>Sent 14.01.09</p>	<p>Sent 14.01.09 (Q)</p>			
<p>Mr J Donovan 58/60 Nibthwaite Road Harrow Middlesex  (Ward: Marlborough)</p>	<p>P/1983/08 /3934  APP/M5450/A /09/2093771  GL</p>	<p>CONVERSION OF TWO DWELLING HOUSES TO SIX FLATS; ALTERATIONS TO ROOF TO FORM END GABLES AND REAR DORMERS; SINGLE AND TWO-STOREY EXTENSIONS TO BOTH PROPERTIES; FORMATION OF NEW VEHICULAR ACCESS TO HAMILTON ROAD; 1.8M HIGH BOUNDARY FENCE WITH SLIDING GATE; EXTERNAL</p>	<p>Sent 19.01.09</p>	<p>Sent 19.01.09 (Q)</p>			
<p>Miss N &amp; S Arian 29 Carlton Avenue Harrow HA3 8AX  (Ward: Kenton West)</p>	<p>P/3153/08 /3935  APP/M5450/A /08/2092766  TEM</p>	<p>RETENTION OF CONVERSION OF DWELLINGHOUSE INTO TWO FLATS AND PROPOSED SINGLE STOREY REAR EXTENSION AND DEMOLITION OF SIDE GARAGE</p>	<p>Sent 20.01.09</p>	<p>Sent 20.01.09 (Q)</p>			

## APPEALS AWAITING DECISION

HEARINGS							
Mr Patel 113 Kingshill Drive Kenton HA3 8QT  (Ward: Kenton West)	P/0619/08 /3887  APP/M5450/A /08/2084634  SG	SINGLE AND TWO STOREY REAR EXTENSION	Sent 29.09.08	Sent 27.10.08	17.02.09	South Wing Conf Rm	

## APPEALS AWAITING DECISION

INQUIRIES							
<p>Village Homes (Southern) LLP Land forming part of Woodpeckers, Moss Lane and 9 Eastglade, Pinner HA5 3AW and HA5 3AN  (Ward: Stanmore Park)</p>	<p>P/2309/07/ COU/3763</p> <p>APP/M5450/A/ 08/2064293</p> <p>SB</p>	<p>DEMOLITION OF 9 EASTGLADE AND ERECTION OF 4 TWO STOREY DETACHED HOUSES WITH ACCOMMODATION AT LOFT LEVEL WITH DOUBLE GARAGES, LAYOUT OF ACCESS ROAD AND VEHICULAR ACCESS ONTO EASTGLADE (OUTLINE APPLICATION FOR LAYOUT, ACCESS AND SCALE)</p>	<p>Sent 12.02.08</p>				
	<p>P/0208/08/ 3801</p> <p>APP/M5450/A/ 08/2072296</p> <p>SB</p>	<p>DEMOLITION OF 9 EASTGLADE AND ERECTION OF 3 SINGLE/ TWO STOREY DETACHED HOUSES WITH ACCOMMODATION AT LOFT LEVEL WITH DOUBLE GARAGES, LAYOUT OF ACCESS ROAD AND VEHICULAR ACCESS ONTO EASTGLADE</p>	<p>24, 25, 26 &amp; 27 February 2009</p>	<p>Council Chamber</p>			

## APPEALS AWAITING DECISION

	P/2563/08/ 3885  APP/M5450/A /08/2084841  SB	DEMOLITION OF 9 EASTGLADE AND ERECTION OF TWO SINGLE / TWO STOREY DETACHED HOUSES WITH BASEMENTS AND DOUBLE GARAGES, LAYOUT OF ACCESS ROAD AND VEHICULAR ACCESS ONTO EASTGLADE	Sent 23.09.08	Due 21.10.08		
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## PLANNING APPEAL DECISION OCTOBER-DECEMBER 2008

29

Appellant/Appeal Location/Procedure	LPA Ref: PINS Ref: Planner	Appeal Description	Ward	Decision	Date	Costs	Notes
Mrs G.A Nightingale 40 Norman Crescent Pinner Middlesex HA5 3QN	P/4095/07 /3803  APP/M5450/A/ 08/2071554  (DG)	SINGLE STOREY SIDE EXTENSION	Pinner	Dismissed	08/10/2008		
Mr Laxmidas Dabasia 46 Canons Drive Edgware HA8 7QY	P/1668/08 3866  APP/M5450/A/ 08/2081896  ML	SINGLE STOREY REAR AND BASEMENT EXTENSIONS, FRONT AND REAR DORMERS, FIRST FLOOR REAR INFILL EXTENSION; EXTERNAL ALTERATIONS	Canons	Allowed	06/10/2008		
Mr T Raphael 18 Elm Grove Harrow HA2 7JE	P/3598/07/ DFU/3816  APP/M5450/A/ 08/2072730  EJ	SINGLE STOREY FRONT, SIDE AND REAR EXTENSIONS	Kenton West	Dismissed	08/10/2008		
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)	Belmont	Allowed	13/10/2008		

## PLANNING APPEAL DECISION OCTOBER-DECEMBER 2008

Mr Karsan Versani 230 Portland Crescent Stanmore Middlesex HA7 1LS	P/3875/07/ DFU/3810  APP/M5450/A/ 08/2074146  ML	DETACHED TWO STOREY DWELLINGHOUSE IN REAR GARDEN WITH ROOM IN ROOF SPACE	Queensbury	Dismissed	14/10/2008		
Mr D Son 20 Canons Drive Edgware HA8 7QS	P/0205/08/ DFU/3811  APP/M5450/A/ 08/2072502  NR	SINGLE STOREY REAR EXTENSION; REAR DORMER AND ROOF EXTENSION	Canons	Allowed	14/10/2008		
Mr & Mrs P Patel 113 Village Way Pinner HA5 5AA	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	Rayners Lane	Dismissed	14/10/2008		
Selective Homes 86 Hindes Road Harrow HA1 1SQ	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)	Greenhill	Dismissed	15/10/2008		

**PLANNING APPEAL DECISION OCTOBER-DECEMBER 2008**

Mrs V Howell 8 Salisbury Road Harrow Middlesex	P/3763/07/ 3802  APP/M5450/A/ 08/2069700  BA	CONVERSION OF DWELLINGHOUSE INTO TWO FLATS; SINGLE STOREY REAR SIDE EXTENSION	Headstone South	Allowed	20/10/2008		
Ventra Investments Ltd 8 & 9 Kenton Road Harrow HA1 2BW	P/3764/07 /3804  APP/M5450/A/ 08/2071872  GL	SINGLE STOREY REAR EXTENSION TO PROVIDE ADDITIONAL BEDROOM TO GROUND FLOOR REAR FLAT; TERRACE FOR GROUND FLOOR REAR FLAT; BIN STORES FOR ALL FLATS; EXTERNAL ALTERATIONS.	Greenhill	Dismissed	20/10/2008		
	P/3765/07 /3805  APP/M5450/ A/08/2072937  GL	CONVERSION OF A DWELLING HOUSE INTO FIVE FLATS; SINGLE STOREY INFILL REAR EXTENSION; EXTERNAL ALTERATIONS. (RESIDENT PERMIT RESTRICTED)					
Mr & Mrs Shah and Mr & Mrs Tolia 45 & 45A Howberry Road Edgware Middlesex HA8 6SX	P/3203/ 07/CFU/3823  APP/M5450/A/ 08/2074471  DT	DEMOLITION OF 2 HOUSES AND CONSTRUCTION OF 10 FLATS AND 10 PARKING SPACES	Canons	Dismissed	24/10/2008		

## PLANNING APPEAL DECISION OCTOBER-DECEMBER 2008

St Georges Parochial Council St. Georges Church Sports Gound Pinner View Harrow HA1 4RJ	P/2569/07/ 3826  APP/M5450/A/0 8 /2075518  RP	DEVELOPMENT TO PROVIDE 7x1 BED FLATS, 8x2 BED FLATS, 4x2 STOREY HOUSES, 8x2.5 STOREY HOUSES, COMMUNITY HALL, ACCESS PARKING FOR CHURCH HALL; RETENTION OF 0.7 HA OF OPEN SPACE.	Headstone South	Dismissed	27/10/2008		
Mr Eugene Ebhogiaye 114 Broomgrove Gardens Edgware HA8 5RL	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.	Edgware	Dismissed	5.11.08		
Ablegrange Supported Living Ltd 224 Somervell Road South Harrow HA2 8TS	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	roxeth	Dismissed	14.11.08		
West End Lawn Tennis Club (Pinner) Ltd Cuckoo Hill Road Pinner HA5 1AY	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	Pinner South	Dismissed	11.11.08		

**PLANNING APPEAL DECISION OCTOBER-DECEMBER 2008**

33

<p>Mr A Gholizadeh 18 Tintagel Drive Stanmore HA7 4SR</p>	<p>P/3724/07/ DFU/3817  APP/M5450/A/ 2074907  ML</p>	<p>SINGLE STOREY REAR EXTENSION, RAISED REAR PATIO WITH RAMPED ACCESS TO REAR GARDEN, CONVERSION TO TWO FLATS</p>	<p>Canons</p>	<p>Allowed</p>	<p>04.11.08</p>		
<p>Mr T C Hurley 49 Spencer Road Harrow HA3 7AN</p>	<p>P/2964/ 07/DFU/3820  APP/M5450/A/ 08/2074982  GL</p>	<p>RESERVED MATTERS PURSUANT TO CONDITION NO'S 2 (A - DESIGN; EXTERNAL APPEARANCE; C - MEANS OF ACCESS; D - LANDSCAPING; E - INTERNAL FLOOR LAYOUT AND F - BOUNDARY TREATMENT) AND 4 (DETAILS OF OFF- STREET PARKING &amp; FORECOURT LANDSCAPING) ATTACHED TO OUTLINE PERMISSION P/868/06/DOU GRANTED ON 26 MAY 2006 FOR TWO STOREY SIDE EXTENSION TO CREATE SEPERATE DWELLING HOUSE (RESIDENT PERMIT RESTRICTED)</p>	<p>Wealdstone</p>	<p>Allowed</p>	<p>23.10.08</p>		
<p>Dr N S Tolley Blackgates Church Lane Pinner HA5 3AA</p>	<p>P/1328/07 /DCO/3821  APP/M5450/A/ 08/2074184  SB</p>	<p>RETENTION OF TREE HOUSE IN REAR GARDEN</p>	<p>Pinner</p>	<p>Dismissed</p>	<p>4.11.08</p>		

## PLANNING APPEAL DECISION OCTOBER-DECEMBER 2008

D R Reeves 53 Hill Road Pinner Middlesex HA5 1LD	P/0860/ 08/DFU/3822  APP/M5450/A/ 08/2073887  EJ	SINGLE STOREY SIDE AND REAR EXTENSION; REAR DORMER AND ROOFLIGHTS; EXTERNAL ALTERATIONS TO ROOF	Pinner South	Allowed	14.11.08		
Mrs Ahmed 594 Kenton Lane Harrow Middlesex HA3 7LQ	P/0042/ 08/DFU/3825  APP/M5450/A/ 08/2075920  RM	ALTERATIONS TO ROOF TO FORM END GABLE AND REAR DORMER.	Wealdstone	Allowed	20.11.08		
Mr & Mrs Patel 65 Yeading Avenue Rayners Lane HA2 9RL	P/2797/07/ 3830  APP/M5450/A/ 08/2075512  OH	SINGLE STOREY REAR EXTENSION AND CONVERSION OF DWELLINGHOUSE TO TWO FLATS	Rayners Lane	Allowed	19.11.08		
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	Pinner South	Allowed	19.11.08		

## PLANNING APPEAL DECISION OCTOBER-DECEMBER 2008

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	Hatch End	Dismissed	20.11.08		
Mr Thomas Walsh 13 Wellington Road Harrow Middlesex	P/1121/08/ 3843  APP/M5450/A/ 08/2077963  BA	2 STOREY SIDE EXTENSION	Wealdstone	Allowed	19.11.08		
Mr N Pattni 14-16 Gordon Avenue Stanmore HA7 3QD	P/2917/07 /3834  APP/M5450/A/ 08/2075864  DC3	REDEVELOPMENT TO PROVIDE A TWO STOREY BLOCK OF 10 FLATS WITH ROOMS IN ROOF SPACE, UNDERGROUND PARKING AND VEHICULAR ACCESS	Stanmore Park	Dismissed	07.11.08		
Village Homes 76-78 Wellington Road 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	Hatch End	Allowed	26.11.08		

**PLANNING APPEAL DECISION OCTOBER-DECEMBER 2008**

Mrs S Patel 60 Wellesley Road Harrow	P/3120/07/ 3827  APP/M5450/A/ 08/2076319  BA	CONVERSION OF DWELLINGHOUSE INTO 3 FLATS; SINGLE STOREY REAR EXTENSION; EXTERNAL ALTERATIONS.	Greenhill	Dismissed	09.11.08		
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.		Part Allowed	19.11.08		
Ragu S. Lingarajah 436 Alexandra Avenue Harrow HA2 9TW	P/4264/07/ 3844  APP/M5450/A/ 08/2077963  MT	RETENTION OF SINGLE STOREY REAR EXTENSION.	Rayners Lane	Allowed	24.11.08		
Mr L Redhead 50 & 52 Corbins Lane Harrow HA2 8EJ	P/0538/08RM/ 3831  APP/M5450/A/ 08/2075505  RP	OUTLINE: REDEVELOPMENT TO PROVIDE 3 STOREY BLOCK OF 14 FLATS, ACCESS ROAD, REAR PARKING AREA AND CYCLE STORAGE	roxeth	Dismissed	29.12.08		



**PLANNING APPEAL DECISION OCTOBER-DECEMBER 2008**

<p>Mr K Seera 190 Malvern Avenue Harrow HA2 9HE</p>	<p>P/0402/08/ 3846  APP/M5450/A/ 08/2079070  EJ</p>	<p>TWO STOREY SIDE EXTENSION AND SINGLE STOREY REAR EXTENSION; ALTERATIONS TO ROOF</p>	<p>Roxbourne</p>	<p>Allowed</p>	<p>27.11.08</p>		
<p>D Lakhani 72 Uxbridge Road Harrow Weald HA3 6DL</p>	<p>P/4103/07/ 3848  APP/M5450/A/ 08/2078507  BA</p>	<p>FIRST FLOOR EXTENSION OVER EXISTING REAR EXTENSION TO PROVIDE TWO ADDITIONAL FLATS; EXTERNAL ALTERATIONS; SIDE ENTRANCE PORCH AND WIDENING OF EXISTING CROSSOVER TO PROVIDE TWO PARKING SPACES.</p>	<p>Harrow Weald</p>	<p>Dismissed</p>	<p>27.11.08</p>		
<p>Yew Walk Residents Yew Walk Harrow Middlesex</p>	<p>P/2710/07/ 3851  APP/M5450/A/ 08/2078842  OH</p>	<p>ERECTION OF ELECTRONIC GATES ACROSS VEHICLE CARRIAGE WAY AND PEDESTRIAN GATE AND RAILINGS AT SIDE; GATE PIERS AND 4 BOLLARDS; NEW WOODEN TRELLIS FENCING TO SOUTH EAST BOUNDARY</p>	<p>harrow on the Hill</p>	<p>Dismissed</p>	<p>26.11.08</p>		

**PLANNING APPEAL DECISION OCTOBER-DECEMBER 2008**

<p>Mr J Donovan 58/60 Nibthwaite Road Harrow HA1 1TA</p>	<p>P/0789/08 /3853  APP/M5450/A/ 08/2078613  BA</p>	<p>CONVERSION OF TWO DWELLINGHOUSES TO EIGHT SELF-CONTAINED FLATS; TWO-STOREY REAR EXTENSIONS; TWO REAR DORMERS; FORMATION OF NEW VEHICLUAR ACCESS TO HAMILTON ROAD; 1.8M BOUNDARY FENCE, SLIDING GATE AND EXTERNAL ALTERATIONS</p>	<p>marlborough</p>	<p>Dismissed</p>	<p>24.11.08</p>		
<p>Mrs A D Nathwani Rear of 21-23 Springfield Road (First Floor) Harrow HA1 1QF</p>	<p>P/1129/08/ 3855  APP/M5450/A/ 08/2079456  BA</p>	<p>CHANGE OF USE OF REAR FIRST FLOOR A1 UNIT TO ONE BEDROOM FLAT (RESIDENT PERMIT RESTRICTED)</p>	<p>Greenhill</p>	<p>Dismissed</p>	<p>24.11.08</p>		
<p>Mr &amp; Mrs Bristow 39 Graham Road Harrow HA3 5RP</p>	<p>P/3833/07/ 3856  APP/M5450/A/ /08/2079687  GL</p>	<p>CONVERSION OF DWELLINGHOUSE INTO FOUR FLATS; SINGLE STOREY SIDE TO REAR EXTENSION; FIRST AND SECOND FLOOR REAR EXTENSIONS; TWO DORMERS ON FRONT ROOF SLOPE.</p>	<p>Wealdstone</p>	<p>Allowed</p>	<p>04.12.08</p>		

## PLANNING APPEAL DECISION OCTOBER-DECEMBER 2008

Mr Tim Nutt 759, 761, 763 Kenton Lane Harrow Middlesex HA3 6AW	P/1356/08/ 3882  APP/M5450/A/ /08/2083941  RP	DEMOLITION OF THREE HOUSES AND CONSTRUCTION OF 14 X 2 BED FLATS	Harrow Weald	Dismissed	04.12.08		
Mrs Chick 117 Malvern Avenue Harrow HA2 9HG	P/3607/07/ /3857  APP/M5450/A/0 8 /2079717  ME	EXTERNAL ALTERATIONS AND CONVERSION OF DWELLINGHOUSE (INCLUDING INTEGRAL GARAGE) TO THREE FLATS	Roxbourne	Dismissed	08.12.08		
Mr Jagdish Varsani 90 Becmead Avenue Harrow HA3 8HB	P/0733/08/ /3858  APP/M5450/A/ 08/2079241  BS	DETACHED BUNGALOW IN REAR GARDEN	Kenton West	Dismissed	01.12.08		
H Patel 61 A Station Road North Harrow HA2 7SL	P/0392/08/ 3859  APP/M5450/A/ 08/2079553  SB	CONVERSION FROM ONE FLAT TO THREE FLATS; TWO STOREY REAR INFILL EXTENSION; FIFTH FLOOR EXTENSION AT ROOF LEVEL, EXTERNAL ALTERATIONS	West Harrow	Dismissed	24.11.08		

## PLANNING APPEAL DECISION OCTOBER-DECEMBER 2008

Mr Imran Haq 99 Headstone Road Harrow HA1 1PG	P/1847/08/ 3868  APP/M5450/A/ 08/2081488	CONVERSION OF DWELLING HOUSES INTO FOUR FLATS TOGETHER WITH SINGLE- STOREY REAR EXTENSION	Greenhill	Dismissed	08.12.08		
Mr & Mrs Kiany 109 Rowlands Avenue Hatch End HA5 4AW	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	Hatch End	Dismissed	24.11.08		
Mrs Mary Lewis 34 Elm Park Road Pinner HA5 3LH	P/1244/08 /3876  APP/M5450/A/ 08/2082661  MRE	TWO STOREY SIDE & REAR EXTENSION; REAR PATIO AND TIMBER GATE TO 1.6M HEIGHT AT FRONT; DEMOLITION OF SIDE GARAGE; EXTERNAL ALTERATIONS	Pinner	Allowed	14.11.08		
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 EXTEHNSION; DEMOLITION OF EXISTING GARAGE		Allowed	16.11.08		

## PLANNING APPEAL DECISION OCTOBER-DECEMBER 2008

MacLeod Developments Ltd Commercial Property King Henry Mews Harrow On The Hill HA2 0JF	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	Allowed	19.12.08		
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## PLANNING APPEAL DECISION JANUARY-

Appellant/Appeal Location/Procedure	LPA Ref: PINS Ref: Planner	Appeal Description	Ward	Decision	Date	Costs	Notes
David Newman 10C - 12C Station Parade Northolt Road South Harrow HA2 8HB	P/0172/08/ /3889  APP/M5450/A/ /08/2085858  SB	2 x TWO STOREY DWELLINGHOUSES AT REAR OF 11-12 STATION PARADE (SEMI-DETACHED) AND PROVISION OF ACCESS BALCONY FROM STATION PARADE	Roxeth	Dismissed	05.01.09		
Mr & Mrs Koslover 14 Handel Close Edgware HA8 7QZ	P/1077/08/ 3860  APP/M5450/A/ 08/2080170  BS	FIRST FLOOR SIDE EXTENSION ADJACENT TO No.12, SINGLE/TWO STOREY SIDE EXTENSION ADJACENT TO No.15 HANDEL CLOSE	Canons	Dismissed	09.01.09		
Mr & Mrs SR Ghantiwala 62 Paines Lane Pinner HA5 3BT	P/0428/08/ 3862  APP/M5450/A/ 08/2078232  SB	FIRST FLOOR SIDE TO REAR EXTENSION; EXTERNAL ALTERATIONS AND EXTENSION TO PATIO AT REAR	Pinner	Allowed	09.01.09		
MT Momenfam 71 High Worple Harrow HA2 9SA	P/0752/08/ /3865  APP/M5450/A/ 08/2080780  MT	RETENTION OF TWO STOREY SIDE EXTENSION (WITHOUT 1M FIRST FLOOR SETBACK) AND SINGLE STOREY REAR EXTENSION	Rayners Lane	Allowed	09.01.09		

**PLANNING APPEAL DECISION JANUARY-**

Bankmachine Ltd. 43 High Street Harrow Middlesex HA1 3HZ  (Ward:Harrow on the Hill)	P/2363/08 /3907  APP/M5450/A /2088058  OH	RETENTION OF CASH MACHINE (ATM) IN SHOPFRONT AND PROPOSED EXTERNAL ALTERATIONS	Harrow on the Hill	Allowed	26.01.09		
	ENF/0056/ 08/P/3911  APP/M5450/C /08/2084139  SSB	UNAUTHORISED CASH MACHINE					
Vispasp Sarkari 23 Nolton Place Edgware Middlesex	ENF/366/06/ P/3878  APP/M5450/C /08/2081955	(i) use of main dwelling as four flats and (ii) use of outbuilding as 2 flats		Allowed	18.02.09		
Mrs S Palmer 115 Eascote Lane South Harrow Middlesex	P/0377/08 /3872  APP/M5450/A/ 08/2082496  SB	OUTLINE FOR LAYOUT, SCALE, APPEARANCE AND ACCESS: REDEVELOPMENT TO PROVIDE 7 FLATS IN TWO x TWO STOREY BUILDINGS; 9 CAR PARKING SPACES	Roxeth	Dismissed	26.01.09		

43

## PLANNING APPEAL DECISION JANUARY-

T Panchal 2 Bancroft Road Harrow HA3 5ND	P/0719/08/ /3890  APP/M5450/A/ 08/2086083  GL	CONVERSION OF DWELLINGHOUSE TO TWO FLATS	Harrow Weald	Dismissed	30.01.09		
Mr N Balasubramaniam 34 Station Road North Harrow HA2 7SE	P/0762/08/ 3870  APP/M5450/A/ /08/2081490  GL	CHANGE OF USE FROM RETAIL SHOP (CLASS A1) TO RESTAURANT/ TAKEAWAY (CLASS A3/A5); SINGLE- STOREY REAR EXTENSION;EXTERNAL ALTERATIONS	Headstone South	Allowed	16.01.09		
Mr T McDonald 28 Ventnor Avenue Stanmore HA7 2HU  (Ward: Belmont)	P/0787/08/ /3871  APP/M5450/A/ 08/2082154  SG	SINGLE STOREY REAR EXTENSION	Belmont	Allowed	19.02.09		



## PLANNING APPEAL DECISION JANUARY-

<p>Banner Homes limited 55 Gordon Avenue Stanmore Middlesex</p> <p>(Ward: Stanmore Park)</p>	<p>P/0830/08/ 3833</p> <p>APP/M540/A/ 08/2075531</p> <p>ML</p>	<p>DEMOLITION OF EXISTING BUILDING AND REDEVELOPMENT TO PROVIDE TERRACE OF 5 X TWO STOREY HOUSES WITH ROOMS IN ROOFSpace FRONTING GORDON AVENUE, WITH PARKING AND PERGOLA AT FRONT AND DOUBLE GARAGE AT REAR ACCESSED FROM WEYMOUTH WALK (REVISED)</p>	<p>Stanmore Park</p>	<p>Dismissed</p>	<p>29.01.09</p>		
<p>P Dhillon 83 Brampton Grove Kenton HA3 8LE</p>	<p>P/1001/08/ 3852</p> <p>APP/M5450/A/ 08/2077372</p> <p>RD</p>	<p>SINGLE STOREY REAR EXTENSION</p>	<p>Kenton West</p>	<p>Dismissed</p>	<p>24.02.09</p>		
<p>Mr Amos Sivan - ASB Architects 30 Nelson Road Stanmore HA7 4ET</p>	<p>P/1220/08/ /3893</p> <p>APP/M5450/A/ /08/2086080</p> <p>BS</p>	<p>TWO STOREY SIDE AND SINGLE STOREY REAR EXTENSIONS: FRONT DORMER</p>	<p>Stanmore Park</p>	<p>Dismissed</p>	<p>04.02.09</p>		
<p>Mr L Redhead 50 &amp; 52 Marsh Road Pinner Middlesex HA5 5NQ</p>	<p>P/1247/08/ DFU/3850</p> <p>APP/M5450/A/ 08/2078610</p> <p>SB</p>	<p>OUTLINE: LAYOUT, SCALE AND ACCESS FOR DEMOLITION OF EXISTING DWELLINGHOUSES AND REPLACEMENT THREE STOREY BUILDING PROVIDING NINE FLATS</p>	<p>Pinner South</p>	<p>Dismissed</p>	<p>20.02.09</p>		

**PLANNING APPEAL DECISION JANUARY-**

Dr Sam Afshar 11 Jellicoe Gardens Stanmore HA7 3NS	P/1253/08 /3886  APP/M5450/A /08/2084591  BS	FIRST FLOOR SIDE EXTENSION	Stanmore Park	Dismissed	16.02.09		
Mr & Mrs R Christie 12 Ashburnham Avenue Harrow Middlesex	P/1399/08 /3914  APP/M5450/A /08/2089421  LMc	RETENTION OF ROOF HEIGHT ON EXISTING TWO STOREY SIDE TO REAR EXTENSION	Greenhill	Dismissed	24.02.09		
Lloyds TSB 36 High Street Wealdstone HA3 7AD	P/1607/08 /3915  APP/M5450/ A/08/2089597  JB	INSTALLATION OF ATM (CASH MACHINE) ON FRONT ELEVATION	Marlborough	Dismissed	26.02.09		
Mr L McDermott 7 Wetheral Drive Stanmore HA7 2HG	P/1654/08 /3891  APP/M5450/A /08/2082993  FOD	RETENTION OF AND ALTERATIONS TO FIRST FLOOR REAR EXTENSION	Belmont	Dismissed	27.01.09		

**PLANNING APPEAL DECISION JANUARY-**

Mr Kishore and Anjana Vasa 394 High Road Harrow Middlesex	P/2274/08 /3903  APP/M5450/A /08/2087130  SG	CONTINUED USE OF GROUND FLOOR OF EXISTING DWELLINGHOUSE FOR COMMERCIAL PURPOSES (CLASS B1)	Harrow Weald	Dismissed	05.02.09		
Orange PCS Limited Highway Land Uxbridge Road (Near Junction with Brookshill)	P/2392/08 /3888  APP/M5450/A /08/2085325  GL	PRIOR APPROVAL FOR SITING AND APPEARANCE: REPLACEMENT OF 8M TELECOMMUNICATIONS MAST WITH 12M HIGH TELECOMMUNICATIONS MAST	Harrow Weald	Allowed	30.01.09		
Ismail Mohamoud 2 Queensbury Circle Parade Stanmore Middx HA3 9HH	P/3775/07 /3854  APP/M5450/A /08/2079176  TEM	CHANGE OF USE OF PART OF SHOP UNIT FROM RETAIL TO MINI-CAB OFFICE (CLASS A1 TO SUI GENERIS)	Queensbury	Dismissed	23.01.09		
Harrow Weald Lawn Tennis Club 49 - 51 College Road Harrow Weald Harrow	P/3880/07/ 3869  APP/M5450/A /08/2081660  GL	REMOVAL OF CONDITION 4 ATTACHED TO APP/M5450/A/01/1073405/LBH REF: EAST/10/01/FUL (TO CONTINUE USE OF FLOODLIGHTS WITHOUT FITTING DIRECTIONAL SHIELD LOUVRES).	Harrow Weald	Allowed	16.02.09		

47

## PLANNING APPEAL DECISION JANUARY-

<p>Mr A Shah 132 Camrose Avenue Edgware Middlesex</p>	<p>P/4027/07/ 3867  APP/M5450/X/ 08/2075358  GW</p>	<p>CERTIFICATE: DEMOLITION OF EXISTING CONSERVATORY AND CONSTRUCTION OF SINGLE STOREY REAR EXTENSION.</p>	<p>Edgware</p>	<p>Dismissed</p>	<p>18.02.09</p>		
<p>Mr Odunaiya Westbury Lodge Cottage Chapel Lane Pinner</p>	<p>P/4114/07 /3835  APP/M5450/A/ 08/2069826  MT</p>	<p>SINGLE AND FIRST FLOOR SIDE EXTENSION; TWO STOREY REAR EXTENSION</p>	<p>Pinner South</p>	<p>Dismissed</p>	<p>10.02.09</p>		
<p>Tarlochan Ghorthe Stella Maris 39 Oakhill Avenue Pinner</p>	<p>P/4259/07 /3883  APP/M5450/A/ 08/2082744</p>	<p>REDEVELOPMENT TO PROVIDE 2/3 STOREY BLOCK WITH BASEMENT OF 3 SELF- CONTAINED FLATS, WITH PARKING IN BASEMENT AND BIN STORE AT SIDE (AND ACCESS)</p>	<p>Pinner</p>	<p>Dismissed</p>	<p>20.01.09</p>		

## HOUSEHOLDER FASTRACK PILOT CASES

Appellant/Appeal Location/Ward	LPA Ref: PINS Ref: Planner	Appeal Description	Questionnaire Due/Sent	Decision Due	Decision	Decision Date	Notes
Nalmi Joshi 30 Canons Drive Edgware Middlesex  (Ward: Canons)	P/2991/07 /3752  APP/M5450/A/0 8 /2063840  TEM	CAR PORT IN REAR GARDEN, ACCESS FROM LAKE VIEW	Due 22.01.08  Sent 16.01.08	08/04/2008	Allowed	11.03.08	
Paul Keyland 131 Norman Crescent Pinner HA5 3QJ  (Ward: Pinner)	P/3577/07 /3777  APP/M5450/A/ 08/2067302  OH	TWO STOREY FRONT EXTENSION	Due 26.02.08  Sent 20.02.08	13.05.08	Dismissed	02.05.08	
Mr P R Amin 34 Watersfield Way Edgware Middlesex HA8 6RZ  (Ward: Canons)	P/1251/08/ 3842  APP/M5450/A/ 08/2078432  TEM	FIRST FLOOR REAR EXTENSION	Due 01.07.08  Sent 27.06.08	30.09.08	Allowed	08.09.08	
Bev Davidson 17 Abbey Close Pinner HA5 2AW (Ward:Pinner)	P/0334/08/ 3863  APP/M5450/A/ /08/2080873  EJ	NEW VEHICULAR ACCESS AND HARDSURFACING ON FORECOURT WITH LANDSCAPING	Due 04.08.08  Sent 01.08.08	03.10.08	Dismissed	17.09.08	

## HOUSEHOLDER FASTRACK PILOT CASES

<p>Mrs Mary Lewis 34 Elm Park Road Pinner HA5 3LH  (Ward: Pinner)</p>	<p>P/1244/08 /3876  APP/M5450/A/ 08/2082661  MRE</p>	<p>TWO STOREY SIDE &amp; REAR EXTENSION; REAR PATIO AND TIMBER GATE TO 1.6M HEIGHT AT FRONT; DEMOLITION OF SIDE GARAGE; EXTERNAL ALTERATIONS</p>	<p>Due 29.08.08  Sent 28.08.08</p>	<p>14.11.08</p>	<p>Allowed</p>	<p>14.11.08</p>	
<p>Mr K. Patel 34 Gordon Avenue Stanmore HA7 3QH  (Ward: Stanmore Park)</p>	<p>P/1890/08 /3901  APP/M5450/A/ /08/2085383  RD</p>	<p>ALTERATIONS AND RETENTION OF SINGLE STOREY EXTENSION ATTACHED AND PROJECTING FORWARD OF THE APPROVAL SIDE EXTENSION</p>	<p>Due 21.10.08  Sent 21.10.08</p>	<p>31.12.08</p>	<p>Dismissed</p>	<p>07.01.09</p>	
<p>Mr and Mrs Chandarana 118 Warneford Road Queensbury Middlesex HA3 9HY  (Ward: Kenton East)</p>	<p>P/2079/08 /3902  APP/M5450/A/ /08/2086314  NR</p>	<p>SINGLE STOREY FRONT, SINGLE AND TWO STOREY SIDE EXTENSION</p>	<p>Due 23.10.08  Sent 21.10.08</p>	<p>02.01.09</p>	<p>Dismissed</p>	<p>08.01.09</p>	
<p>Mr Fisher 44 Lady Aylesford Avenue Stanmore HA7 4FH  (Ward: Stanmore Park)</p>	<p>P/3116/08 /3936  APP/M5450/A/ 09/2094214  TEM</p>	<p>CONVERSION OF GARAGE TO HABITABLE ROOM WITH EXTERNAL ALTERATIONS</p>	<p>Sent 19.01.09</p>				

## HOUSEHOLDER FASTRACK PILOT CASES

Mr Prakash Patel 48 Lady Aylesford Avenue Stanmore Middlesex (Ward: Stanmore Park)	P/3158/08 /3937 APP/M5450/A /09/2093233 SG	SINGLE/TWO STOREY REAR AND BASEMENT EXTENSIONS, ADDITIONAL WINDOWS IN FIRST AND SECOND FLOOR FLANK WALLS.	Sent 21.01.09				
Mr. & Mrs. G Orengo 10 Hillcrest Avenue Pinner HA5 1AJ (Ward: Pinner South)	P/3196/08 /3939 APP/M5450/A /09/2094956 SMC	TWO STOREY SIDE EXTENSION; SINGLE STOREY REAR EXTENSION AND SINGLE STOREY SIDE EXTENSION	Sent 23.01.09				

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<b>Committee:</b>	Strategic Planning Committee
<b>Date:</b>	11 March 2009
<b>Subject:</b>	INFORMATION REPORT – Urgent Non-Executive Decision: Woodpeckers and 9 Eastglade Public Inquiry.
<b>Responsible Officer:</b>	Hugh Peart - Director of Legal and Governance Services
<b>Portfolio Holder:</b>	Councillor Marilyn Ashton - Portfolio Holder for Planning, Development and Enterprise
<b>Exempt:</b>	No
<b>Enclosures:</b>	None.

### **Section 1 – Summary**

The Urgent Non-Executive Decision procedure, set out in Part 3 of the Council's Constitution, requires all decisions taken under the procedure to be reported to the appropriate Committee. The Committee is requested to note the action taken under the Urgent Non-Executive Decision procedure, as outlined in Section 2 below.

### **FOR INFORMATION**

## **Section 2 – Report**

### **CIRCUMSTANCES**

Planning application P/2307/07/COU was refused under delegated powers on 1<sup>st</sup> October 2007. This application sought outline planning permission (Layout, Access and Scale) for the demolition of 9 Eastglade and the erection of 4, two storey detached houses, with accommodation at loft level, double garages and layout of access road and vehicular access onto Eastglade.

Planning application P/0208/08/CFU was reported to the Strategic Planning Committee on 17<sup>th</sup> March 2008. This application sought planning permission for the demolition of 9 Eastglade and the erection of 3 single/two storey detached houses with accommodation at loft level, with double garages, layout of access and vehicular access onto Eastglade. The application was recommended for refusal, the Committee resolved accordingly.

Planning application P/2563/08 was reported to the Development Management Committee on the 3<sup>rd</sup> September 2008. This application sought planning permission for the demolition of 9 Eastglade and erection of 2, single/two storey detached houses with basements and double detached garages, layout of access road and vehicular access onto Eastglade. The application was recommended for refusal and the Committee resolved accordingly.

The appellant had appealed against the Council's decision to refuse planning permission for each of the above applications. The Planning Inspectorate had co-joined all three appeals into one appeal which would be heard at a Public Inquiry which was scheduled to take place on the 24<sup>th</sup> to 27<sup>th</sup> February 2009.

The applicant had provided a full ecological survey as part of the appeal submission to the Planning Inspectorate. The Council's Ecological Consultant was satisfied with the additional information provided and that there were now no grounds for the Council to pursue this reason for refusal. The Council was therefore prepared to withdraw reason for refusal number 5 relating to ecology/biodiversity in relation to the Council's decisions on the three planning applications references: P/2309/07/COU, P/0208/08/CFU and P/2563/08.

As the latter two planning applications were reported to the Strategic Planning Committee and the Development Management Committee respectively, Committee resolution was required to not pursue the reason for refusal relating to ecology.

## ACTION SOUGHT

Action Proposed: To withdraw refusal reason 5 relating to ecology/biodiversity on the Council's decisions for three planning applications, references: P/2309/07/COU, P/0208/08/CFU and P/2563/08. The application site formed part of Woodpeckers, Moss Lane, HA5 3AW and 9 Eastglade, Pinner, HA5 3AN. These decisions had been appealed and a Public Inquiry was scheduled to take place on 24 – 27 February 2009.

Reason no. 5 of the Council's decision to refuse planning permission in relation to all three applications read as follows:-

*The proposed scheme fails to provide sufficient information regarding biodiversity and in the absence of such information and justification the proposed development would be inappropriate and would be potentially harmful to features of natural conservation or ecological value on the site contrary to policies D4, EP262, EP27 and EP28 of the Harrow Unitary Development Plan (2004).*

Date of Request for Action: 13 February 2009

Reason for Urgency: The next available Committee dates were 25<sup>th</sup> February 2009 (Development Management Committee) and 11<sup>th</sup> March 2009 (Strategic Planning Committee.) The Public Inquiry commenced on the 24<sup>th</sup> February 2009 and would run for 4 days.

Given the tight timescale, urgent resolution was required prior to the commencement of the Inquiry.

Decision: Officer Recommendation agreed.

## **Section 3 – Further Information**

None.

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

Contact: Miriam Wearing, Senior Democratic Services Officer, 020 8424 1542

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

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<b>Committee:</b>	Strategic Planning Committee
<b>Date:</b>	11 March 2009
<b>Subject:</b>	INFORMATION REPORT – Urgent Non-Executive Decision: Land at 1-16 Challiner Court, 1-12 Fern Court, 1-12 Price Court, 1-12 Hines Court and Richards Close, Harrow
<b>Responsible Officer:</b>	Hugh Peart - Director of Legal and Governance Services
<b>Portfolio Holder:</b>	Councillor Marilyn Ashton - Portfolio Holder for Planning, Development and Enterprise
<b>Exempt:</b>	No
<b>Enclosures:</b>	None.

### **Section 1 – Summary**

The Urgent Non-Executive Decision procedure, set out in Part 3 of the Council's Constitution, requires all decisions taken under the procedure to be reported to the appropriate Committee. The Committee is requested to note the action taken under the Urgent Non-Executive Decision procedure, as outlined in Section 2 below.

### **FOR INFORMATION**

## **Section 2 – Report**

### **CIRCUMSTANCES**

Planning Application P/2843/08 was reported to the Strategic Planning Committee on 3 December 2008. The application sought planning permission for the demolition of 55 dwellings and the construction of a 47 unit “extra care” scheme and 29 flats together with landscaping and other works on land at 1-16 Challiner Court, 1-12 Fern Court, 1-12 Price Court, 1-12 Hines Court and Richards Close in Harrow.

The application was recommended for approval subject to conditions and the completion of a unilateral undertaking under s106 Town and Country Planning Act 1990 to ensure that:

- land at Becket Fold, Harrow was developed for affordable housing within 10 years of the date of first occupation of the new development or, if funding could not be secured, that Becket Fold be demolished within the same time period.
  - subject to the expiration or termination of the existing tenancy at No. 14 Becket Fold, it would not be further used for residential purposes during a ten year period from the date of first occupation of the new development.
- The Committee resolved accordingly.

However, the terms of the undertaking as reported to the committee did not specify which of the properties in Becket Fold were to be the subject of the undertaking. The amended application red line drawing only includes Nos 9 to 14 inclusive and not the remainder of Becket Fold.

Legal advice is that, as currently expressed, the committee resolution requires the covenants to be given in respect of the entirety of Becket Fold and not those properties forming part of the application site. This was not the intention and a variation of the resolution is therefore required. .

### **ACTION SOUGHT**

Action Proposed: For the avoidance of doubt the resolution should be varied so that the required heads of terms for the unilateral undertaking read as follows:

- To ensure that land known as Nos. 9 to 14 Becket Fold is development for affordable housing within 10 years of the date of first occupation of any of the dwellings comprised in the development hereby approved

- If Homes and Communities Agency (the new name for the Housing Corporation) funding is not available to support the development for affordable housing
  - To apply to the Council for a modification of the covenant; or
  - To demolish Nos. 9 to 14 Becket Fold within 10 years of the date of first occupation of any dwelling comprised in the development hereby approved
- Subject to the expiration or termination of the existing tenancy, not to use No 14 Becket Fold for residential purposes during the ten year period commencing on the date of first occupation of any dwelling comprised in the development hereby approved

Date of Request for Action: 16 February 2009

Reason for Urgency: The matter was considered by the Strategic Planning Committee on 3 December 2008. The applicant has a need to pick up the planning permission to secure the affordable housing funding from the Homes and Communities Agency in the current financial year.

The next available committee date was 11 March given the lead time for preparing committee reports. This therefore made it unlikely that the unilateral undertaking could be in place with sufficient time to enable the application to secure the necessary funding.

Decision: Officer Recommendation agreed.

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

None.

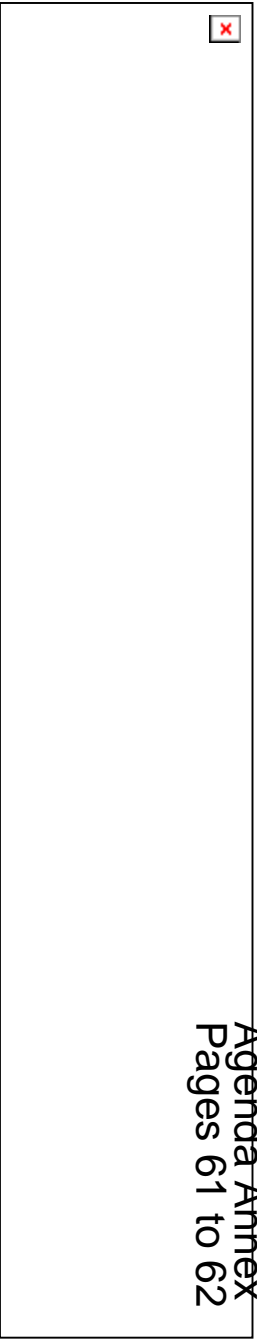
### **Section 4 - Contact Details and Background Papers**

Contact: Miriam Wearing, Senior Democratic Services Officer, 020 8424 1542

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

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**HARROW COUNCIL**

**ADDENDUM**

**STRATEGIC PLANNING COMMITTEE**

**WEDNESDAY 11<sup>TH</sup> MARCH 2009**

**2/01      ADD Condition 4A**

The second floor dormer window in the west side wall shall:

- a) be made of purpose made obscure glass below the transom of the window and
- b) be permanently fixed closed below the height of the transom and shall thereafter be retained in that form.

In respect of the application the agent has requested that the following statement be available to the committee:-

"The current balcony second floor balcony is identical to that previously approved under permission reference P/1201/08/CFU. That permission is extant and was granted on 30th June 2008. It can be lawfully implemented once relevant planning conditions have been discharged and is a compelling material consideration.

In privacy terms, the difference between the two schemes is the substitution of a rooflight with a dormer. The dormer would have a particularly oblique relationship with the neighbouring property and would be obscured and fixed shut up to transom level, preventing any actual or perceived overlooking.

In view of this, we would respectfully invite Members to accept the Officer recommendation and to grant planning permission."

**AGENDA ITEM 9**

**ADVANCE WARNING GIVEN OF REQUESTS TO MAKE REPRESENTATIONS ON  
PLANNING APPLICATIONS**

There are no requests to make representations.

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