



**STRATEGIC PLANNING
COMMITTEE
MONDAY 17 MARCH 2008
6.30 PM**

COMMITTEE AGENDA

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

MEMBERSHIP (Quorum 3)

Chairman: Councillor Marilyn Ashton

Councillors:

**Don Billson
Julia Merison
Narinder Singh Mudhar
Joyce Nickolay (VC)**

**Mrinal Choudhury
Keith Ferry
Thaya Idaikkadar**

Reserve Members:

**1. Manji Kara
2. G Chowdhury
3. Robert Benson
4. Husain Akhtar
5. Dinesh Solanki**

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

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

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

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

HARROW COUNCIL

STRATEGIC PLANNING COMMITTEE

MONDAY 17 MARCH 2008

AGENDA - PART I

Guidance Note for Members of the Public Attending the Strategic Planning Committee (Pages 1 - 2)

1. **Attendance by Reserve Members:**

To note the attendance at this meeting of any duly appointed Reserve Members.

Reserve Members may attend meetings:-

- (i) to take the place of an ordinary Member for whom they are a reserve;
- (ii) where the ordinary Member will be absent for the whole of the meeting; and
- (iii) the meeting notes at the start of the meeting at the item 'Reserves' that the Reserve Member is or will be attending as a reserve;
- (iv) if a Reserve Member whose intention to attend has been noted arrives after the commencement of the meeting, then that Reserve Member can only act as a Member from the start of the next item of business on the agenda after his/her arrival.

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

To agree requests to speak from Councillors who are not Members of the Committee, in accordance with Committee Procedure 4.1.

3. **Declarations of Interest:**

To receive declarations of personal or prejudicial interests, arising from business to be transacted at this meeting, from:

- (a) all Members of the Committee, Sub Committee, Panel or Forum;
- (b) all other Members present in any part of the room or chamber.

4. **Arrangement of Agenda:**

(a) To consider whether any item included on the agenda should be considered with the press and public excluded because it contains confidential information as defined in the Local Government Act 1972;

(b) to receive the addendum sheets and to note any applications which are recommended for deferral or have been withdrawn from the agenda by the applicant.

Enc 5. **Minutes:** (Pages 3 - 6)

That the minutes of the meeting held on 6 February 2008 be taken as read and signed as a correct record.

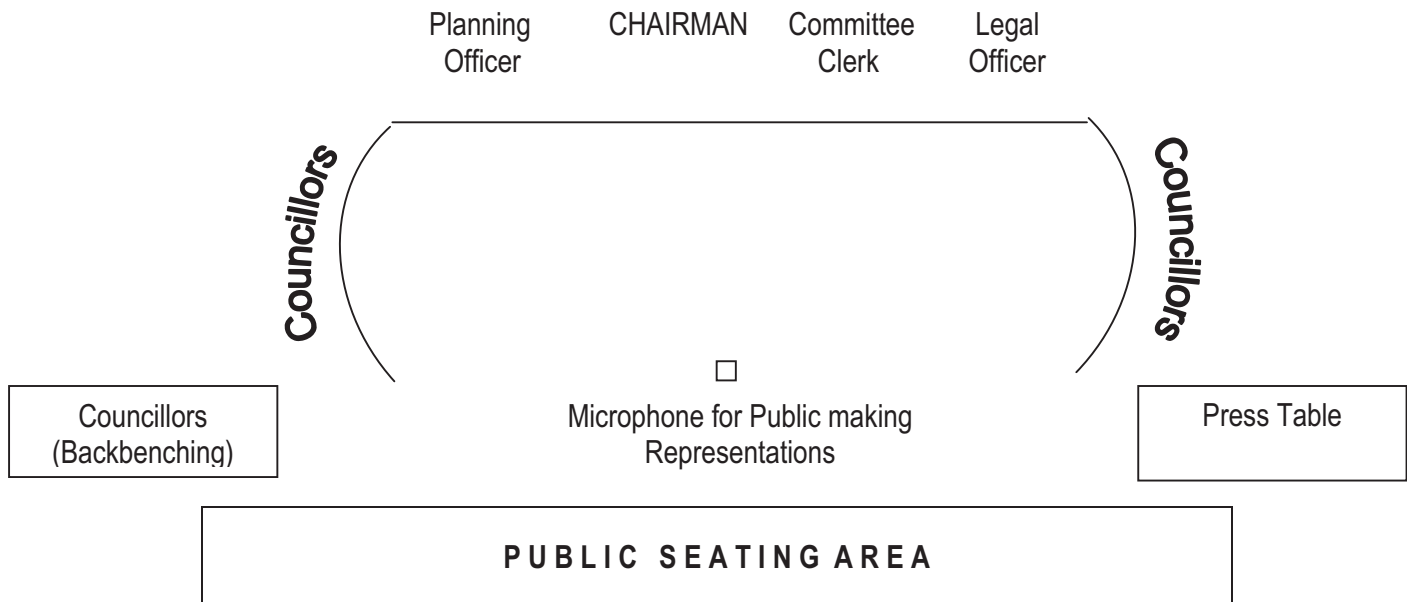
6. **Public Questions:**
To receive questions (if any) from local residents/organisations under the provisions of Committee Procedure Rule 19 (Part 4B of the Constitution).
7. **Petitions:**
To receive petitions (if any) submitted by members of the public/Councillors.
8. **Deputations:**
To receive deputations (if any) under the provisions of Committee Procedure Rule 17 (Part 4B) of the Constitution.
9. **References from Council and other Committees/Panels:**
To receive references from Council and any other Committees or Panels (if any).
10. **Representations on Planning Applications:**
To confirm whether representations are to be received, under Committee Procedure Rule 18 (Part 4B of the Constitution), from objectors and applicants regarding planning applications on the agenda.
11. **Planning Applications Received:**
Report of the Head of Planning - circulated separately.
- Enc 12. **Planning Appeals Update:** (Pages 7 - 12)
Report of the Head of Planning – for information.
- Enc 13. **Cannon Farm Barn:** (Pages 13 - 22)
Report of the Director of Planning, Development and Enterprise.
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

This page is intentionally left blank

**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 6 FEBRUARY 2008

Chairman: * Councillor Marilyn Ashton

Councillors: * Don Billson * Julia Merison
* Mrinal Choudhury * Narinder Singh Mudhar
Keith Ferry * Joyce Nickolay
* Thaya Idaikkadar

* Denotes Member present

PART I - RECOMMENDATIONS - NIL

PART II - MINUTES

194. **Attendance by Reserve Members:**

RESOLVED: To note that there were no Reserve Members in attendance at this meeting.

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

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

196. **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.

197. **Arrangement of Agenda:**

RESOLVED: That 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 agenda's dispatch. It was admitted to enable Members to consider all information relevant to the items before them.
----------	--

198. **Minutes:**

RESOLVED: That the minutes of the meeting held on 16 January 2008, be taken as read and signed as a correct record.

199. **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 (Part 4B of the Constitution) respectively.

200. **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.

201. **Representations on Planning Applications:**

RESOLVED: To note that no requests for representations had been received.

202. **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.

203. **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.

204. **Local Validation Requirements for Planning Applications: Draft for Consultation - January 2008:**

The Committee received a report of the Director of Planning, Development and Enterprise which informed members of a proposed consultation with key stakeholders on new arrangements for validating planning applications in connection with the use of the new national electronic standard planning application form (1APP) being introduced from 6 April 2008.

In response to questions, it was noted that:

- applications could still be made on paper-based systems;
- there would be links with the HARP project;
- it was the responsibility of the Applicant to find the required information; and
- the list could be reviewed after three years.

RESOLVED: That (1) a 6 week consultation on the local criteria for validating applications, prior to the adoption of the new national electronic standard planning application form (1APP) on 6 April 2008 be agreed;

(2) To report back to Development Management Committee on 2 April 2008 on the outcome of the consultation and present the resultant final version of the "Local Validation Requirements for Planning Applications" for adoption and publication prior to 6 April 2008.

205. **Member Site Visits:**

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

206. **Chairman's Announcements:**

The Chairman made two announcements:

1. **Letter from the Department of Communities and Local Government**

The Chairman expressed dissatisfaction that a response to her letter to Ruth Kelly regarding Permitted Development Rights had been received ten months later, without the designation of the signatory, and providing no further information on the matter.

2. **The Planning Bill**

The Chairman informed the Committee that one of the provisions of the Planning Bill was for planning appeals for minor developments to be heard by a panel of local councillors rather than by a planning inspector.

She had written to the Chairman of the LGA, in consultation with the Leader and Deputy Leader, expressing concern at the funding implications for Local Authorities and issues arising from Members deciding appeals.

The Committee discussed the implications of the implementation of such a provision which, in its opinion, would materially affect the role of Members in the planning function. The Director of Planning, Development and Enterprise reported that Government had accepted that independent planning advice would be required by a Committee considering planning appeals.

(Note: The meeting, having commenced at 6.30 pm, closed at 7.55 pm).

(Signed) COUNCILLOR MARILYN ASHTON
Chairman

SECTION 1 – MAJOR APPLICATIONS

LIST NO: 1/01 **APPLICATION NO:** P/3429/07/CFU/AF

LOCATION: Land At 1-4 Eaton Court, Westfield Park, Hatch End

APPLICANT: Preston Bennett

PROPOSAL: Redevelopment of Site to provide a Three-Storey Building to provide 11 Flats with Basement Car Parking

DECISION: GRANTED permission for the development described in the application and submitted plans, subject to the renumbering of the conditions in order to delete the second Condition 16.

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

LIST NO: 1/02 **APPLICATION NO:** P/3214/07/CFU/DT2

LOCATION: Equitable House, Lyon Road, Harrow

APPLICANT: P And Angel Properties Ltd

PROPOSAL: Change of use of part of Office Block to Residential to provide 32 Residential Units with a Two Storey Extension at Roof Level and a Seven Storey Extension and Retention of 1920 Sqm of B1 Floor Space (Resident Permit Restricted)

DECISION: DEFERRED at the request of the officers for further information.

LIST NO: 1/03 **APPLICATION NO:** P/4111/07/CFU/AF

LOCATION: 90-100 Pinner Road, Harrow

APPLICANT: R Dalia

PROPOSAL: Conversion of 1st Floor and Roof Extension to create New 2nd Floor with Flat Roof to Provide 12 x 2 Bedroom Units above Existing Commercial Unit.

DECISION: GRANTED permission for the development described in the application and submitted plans, as amended on the Addendum.

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

LIST NO: 1/04 **APPLICATION NO:** P/3963/07/CFU/DT2

LOCATION: Oxhey Lane Farm, Oxhey Lane, Pinner

APPLICANT: London Borough of Harrow Environmental Services

PROPOSAL: Construction of Earth Embankment, Culverts and Associated Structures and a Flood Diversion Ditch to Provide Flood Storage Area.

DECISION: GRANTED permission for the development described in the application and submitted plans.

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

SECTION 2 – OTHER APPLICATIONS RECOMMENDED FOR GRANT

LIST NO: 2/01 **APPLICATION NO:** P/2719/07/DFU/JK
LOCATION: 19 - 23 High Street, Pinner
APPLICANT: Starbucks Coffee Co (Uk) Ltd
PROPOSAL: New Shopfront on High Street and Bishops Walk
DECISION: DEFERRED to the next meeting to enable clarification of the proposals.

LIST NO: 2/02 **APPLICATION NO:** P/2717/07/DAD/JK
LOCATION: 19 - 23 High Street, Pinner
APPLICANT: Starbucks Coffee (Uk) Ltd
PROPOSAL: Externally Illuminated Fascia and Projecting Signs
DECISION: DEFERRED to the next meeting.

LIST NO: 2/03 **APPLICATION NO:** P/4014/07/DDP/DT2
LOCATION: Former Government Offices Site, Honeypot Lane, Stanmore
APPLICANT: Berkeley Urban Renaissance Ltd
PROPOSAL: Details of Tree and Hedgerow Survey required by Condition 7 of Planning Permission Ref: P/2317/06/Cfu
DECISION: GRANT permission for the development described in the application and submitted plans.

LIST NO: 2/04 **APPLICATION NO:** P/0057/08/DFU/MRE
LOCATION: Alleyway Entrance At Station Parade, Northolt Road, South Harrow
APPLICANT: Jackie McCormack
PROPOSAL: Provision of Alley Gates to the Rear of Station Parade, adjacent to 1 Alexandra Parade and 2 and 4 Alexandra Avenue.
DECISION: Subject to consultation response, GRANT permission for the development described in the application submitted and submitted plans.

APPEALS BEING DEALT WITH

WRITTEN REPRESENTATIONS	LOCAL REF:	OFFICER	QUESTIONNAIRE DUE/SENT	STATEMENT DUE	
5 Sequoia Park, Pinner	P/1058/07/3762	RM2	Sent 08.02.08	10.03.08	
111 High Street, Edgware	P/1311/07/3766	MRE	Sent 18.02.08	17.03.08	
36 Goodhall Close, Stanmore	P/2603/07/3773	JB	Sent 26.02.08	19.03.08	
51 Sheepcote Road, Harrow	P/2272/07/3778	DC	Sent 04.03.08	01.04.08	
33 & 34 Pinner Park Gardens, Harrow	P/3329/07/3780	DC	Due 07.03.08	03.04.08	
Land to the rear of: 280 - 282 High Road	P/3089/07/3781	ST	Due 10.03.08	07.04.08	
42 Nelson Road, Stanmore	P/2536/07/3782	BA	Due 10.03.08	07.04.08	
Braemont & The White House, Reenglass Rd	P/3750/07/3783	ML	Due 11.03.08	08.04.08	
136A Pinner Road, Harrow	P/2292/07/3785	ST	Due 17.03.08	14.04.08	
14 Vernon Drive, Stanmore	P/1820/07/3786	MRE	Due 17.03.08	14.04.08	
16 Bessborough Road, Harrow	P/3753/07/3787	SB	Due 17.03.08	14.04.08	
155 Capel Gardens, Pinner	P/3384/07/3788	GL	Due 18.03.08	15.04.08	
47 Weston Drive, Stanmore	P/3330/07/3789	TEM	Due 18.03.08	15.04.08	
20 Broadwalk, Pinner Road	P/1726/07/3790	TEM	Due 20.03.08	17.04.08	

HEARINGS	LOCAL REF:	OFFICER	STATEMENT DUE/SENT	HEARING DATE	HEARING VENUE
37 Norwood Drive, Harrow (enforcement)	ENF/692/06/3685	GW	Sent 27.11.07	09.04.08	Sth Wing Conf Rm
252 Streatfield Road	P/1644/07/3726	LW	Sent 02.01.08	07.05.08	Est Wing Conf Rm
5-11 Manor Road, Harrow	P/2604/07/3741	DC3 (RP)	Sent 24.01.08	22.04.08	Sth Wing Conf Rm
The Rookery, Westfield Lane	P/1800/07/3742	DC3	Sent 23.01.08		
25 Elms Road	P/2619/07/3746	GL	Sent 15.02.08		
Land Adjacent to Arches, Roxeth Green Ave	P/1288/07/3735	OH (RP)	Due 26.02.07		
Woodpeckers, Moss Lane & 9 Eastglade	P/2309/07/3763	SSB	Due 11.03.07		
43 Winchester Road, Harrow	P/2042/07/3765	LW	Due 17.03.08		

PUBLIC INQUIRIES	LOCAL REF:	OFFICER	STATEMENT DUE/SENT	INQUIRY DATE	INQUIRY VENUE
Longfield, Reenglass Road	P/2514/07/3732	LW	Sent 28.12.07	15.07.08	Council Chamber

Agenda Item 12
 Pages 7 to 12

The Bothy, Old Redding	ENF/0519/06/P/3761	SSB	Sent 05.03.07	
407 - 409 Uxbridge Road, Hatch End	P/3202/07/3784	GL	Due 08.04.07	

APPEALS AWAITING DECISION

WRITTEN REPRESENTATIONS	LOCAL REF:	OFFICER	STATEMENT SENT	FINAL COMMENTS DUE (LPA & APPELLANT ONLY)	SITE VISIT DATE/TIME
91 Harrow View, Harrow	P/3303/06/3683	BA	11.09.07 (Q)	Expired	
Bradenham Works, Bradenham Road, Land O/S Chasewood Park, Sudbury Hill	P/0911/07/3706	TEM	17.10.07 (Q)	Expired	
52 Cambridge Road, Harrow	P/1975/07/3733	OH	12.12.07 (Q)	Expired	
14 Roxeth Green Avenue (Enf)	P/1123/07/3738	GL	13.12.07 (Q)	Expired	
105-109 High Street, Edgware	ENF/744/05/P/3727	SSB	18.12.07	Expired	
16, 18, 20 Avenue Rd and r/o 58 Paines Ln	P/0995/07/3740	MRE	19.12.07 (Q)	Expired	18.02.08 @ 16:00
	P/2567/07/3739	DC3	19.12.07 (Q)	Expired	18.02.08 @ 14:30
∞ 103-105 Greenford Road, Sudbury Hill	P/2541/07/3743	SB	14.01.08(Q)	Expired	17.03.08 @ 11:00
	P/2542/07/3744				
1A Beresford Road, Harrow	P/3149/07/3745	BA	21.01.08 (Q)	Expired	
Weald Cottage, Brookshill Drive	P/1077/07/3748	GL	22.01.08 (Q)	11.03.08	
89 Whitchurch Lane, Edgware	P/2000/07/3749	ML	24.01.08 (Q)	13.03.08	
1 Kynaston Wood, Harrow	P/2551/07/3750	GL	24.01.08 (Q)	13.03.08	
St. Dominics Sixth Form College.	P/0124/07/3751	DT	25.01.08 (Q)	14.03.08	
132 Headstone Drive, Wealdstone	P/2436/07/3755	GL	29.01.08 (Q)	20.03.08	
"Bramber" Porlock Avenue, Harrow	P/3423/07/3756	DC	04.02.08 (Q)	24.03.08	
	P/2529/07/3757				
24 - 26 Jersey Avenue, Stanmore	P/2634/07/3758	GL	05.02.08 (Q)	25.03.08	
465 Alexandra Avenue, Harrow	P/1306/07/3759	SB	07.02.08 (Q)	27.03.08	
26 Hallam Gardens, Pinner	P/2721/07/3760	BA	08.02.08 (Q)	28.03.08	
6 Gerard Road, Harrow	P/2400/07/3747	GL	13.02.08	02.03.08	10.03.08 @ 15:15
1 - 3 Bouverie Road, Harrow	P/2985/07/3767	DT	19.02.08	08.04.08	
Sheridan Hse, 1st to 5th Flrs, 17 St. Anns Rd	P/1297/07/3768	BA	18.02.08	07.04.08	
The Beanz, 83B Hindes Road	P/1559/07/3769	BA	20.02.08	08.04.08	

21 Boxmoor Road, Harrow	P/2613/07/3764	ML1	Sent 15.02.08	04.04.08	
19 - 23 High Street, Pinner	P/2719/07/3753	OH	14.02.08	06.03.08	
	P/2717/07/3754				
53 Springfield Road	P/2626/07/3770	BA	22.02.08	10.04.08	
Dunford Court, Cornwall Road	P/1573/07/3771	GL	22.02.08	10.04.08	
9 Dennis Lane, Stanmore	P/3484/07/3772	LW	22.02.08	10.04.08	
62 Belmont Lane, Stanmore	P/3205/07/3774	LW	25.02.08	14.04.08	
9 Dennis Lane, Stanmore	P/2240/07/3775	LW	26.02.08	14.04.08	
Harrow Weald LTC, 49-51 College Rd	P/1010/07/3776	BA	28.02.08 (Q)	17.04.08	
Oriel House, Royston Grove	P/3701/07/3779	GL	06.03.08 (Q)	24.04.08	

HEARINGS	LOCAL REF:	OFFICER	STATEMENT DUE/SENT	HEARING DATE	LOCATION
1-26 Sunset House, Grant Road, Harrow	P/1905/06/3623	BA	Sent 15.06.07	22.01.08	West wing Conf Rm
Garages adj 1 & 2 Malcolm Court and Land adj 24 & 25 Malcolm Court	P/0264/07/3627	MRE	Sent 27.06.07	05.02.08	Committee Room 6
	P/0268/07/3628				
99 Headstone Road, Harrow	P/0778/07/3659	GL	Sent 13.08.07	06.02.08	West Wing Conf Rm
	P/2435/07/3729		Sent 21.12.07		
Comfort Inn, Northwick Park Road	P/0009/07/3616	RP1	Sent 29.05.07	12.02.08	Council Chamber
25 Elms Road	P/0572/07/3667	GL	Sent 23.08.07	26.02.08	Committee Room 3
PUBLIC INQUIRIES	LOCAL REF:	OFFICER	STATEMENT DUE/SENT	INQUIRY DATE	LOCATION

DECISIONS (since 01.12.07)

	LOCAL REF:	OFFICER	DECISION	DATE	
84 Sandringham Crescent	P/2844/06/3674	AG	DISMISSED	03.12.07	
27 Verwood Road, Harrow	P/2781/06/3682	FP	ALLOWED	06.12.07	
37 High Street, Harrow on the Hill (Advert)	P/0409/07/3698	SB5	DISMISSED	06.12.07	
238 Kenmore Avenue, Harrow	P/0913/07/3661	AD	DISMISSED	06.12.07	

36 Suffolk Road	P/1401/06/3571	GL	ALLOWED	07.12.07
	P/1595/06/3572			
3 Hodgkins Mews, Stanmore	P/0043/07/3669	RB	ALLOWED	10.12.07
6 The Middle Way, Harrow	P/1521/07/3684	GL	ALLOWED	11.12.07
67 London Road, Stanmore	P/3433/06/3675	AD	DISMISSED	13.12.07
Garages at Summit Close	P/2035/06/3648	ML1	ALLOWED	14.12.07
2 Fauna Close, Stanmore	P/0233/07/3673	ML1	ALLOWED	17.12.07
Land R/O Chester Court, Sheepcote Road	P/0200/07/3701	BA	ALLOWED	18.12.07
5 Ferndown Close	P/1750/07/3692	GL	DISMISSED	18.12.07
Land Rear of 51 Kings Road	P/0703/07/3686	RM	DISMISSED	21.12.07
75 Roxeth Green Avenue	P/0881/07/3687	RM	DISMISSED	24.12.07
1 Marlborough Hill, Harrow	P/1389/07/3688	BA	DISMISSED	27.12.07
742 Kenton Lane	P/0208/07/3693	BA	ALLOWED	28.12.07
2 Malcolm Court, Stanmore	P/1653/07/3695	MRE	DISMISSED	31.12.07
91 Drake Road, Harrow	P/1444/07/3697	SB5	ALLOWED	02.01.08
7 Sancroft Road (enforcement)	ENF/236/04/P/3668	NR	ALLOWED	04.01.08
11 Bouveries Road, Harrow (enforcement)	ENF/788/04/P/3656	NR	DISMISSED	07.01.08
The Stables, Pinner Hill Farm, Pinner Hill Rd	P/0588/07/3680	LC3	DISMISSED	07.01.08
	P/0586/07/3681	RM2		
11 Wakehams Hill, Pinner	P/1082/06/3594	OH	ALLOWED	08.01.08
R/O 123-135 Whitchurch Lane	P/1017/06/3579	MRE	ALLOWED	10.01.08
55 Gordon Avenue, Stanmore	P/3305/06/3604	ML	DISMISSED	10.01.08
	P/1757/07/3696			
432 Alexandra Avenue, Harrow	P/0251/07/3699	RM	ALLOWED	10.01.08
318 Pinner Road	P/2911/06/3666	BA	DISMISSED	10.01.08
2 Whitehall Road	P/0555/07/3700	BA	DISMISSED	14.01.08
26 Hillside Crescent, Harrow	P/1888/07/3702	RM	DISMISSED	16.01.08
24 Bentley Way, Stanmore	P/1456/07/3707	LW	ALLOWED	21.01.08
113 College Hill Road, Harrow	P/0194/07/3705	BA	ALLOWED	22.01.08
48 Evelyn Drive, Pinner	P/1765/07/3708	ST	ALLOWED	23.01.08
180A Honeygot Lane, Stanmore	P/3528/06/3710	LW	ALLOWED	23.01.08
250 Uxbridge Road, Hatch End	P/1090/07/3709	SW	ALLOWED	24.01.08
Compass House, Pynacles Close (Office)	P/1587/07/3703	DT2	DISMISSED	28.01.08
Compass House, Pynacles Cl (flats)	P/0032/07/3694	MRE	DISMISSED	28.01.08

98 Marsh Road, Pinner	P/1485/07/3711	RM	ALLOWED	28.01.08
16 Kenneth Gardens, Stanmore	P/1762/07/3712	JB	ALLOWED	28.01.08
23 Northwick Park Road, Harrow	P/1443/07/3715	GL	DISMISSED	29.01.08
36 Goodhall Close, Stanmore	P/1758/07/3714	JB	DISMISSED	04.02.08
65 Eastcote Road, Pinner	P/1045/07/3691	RM	DISMISSED	04.02.08
Ground Coffee Service, 105 Nibthwaite Rd.	P/2011/07/3719	GL	ALLOWED	04.05.08
110 Nibthwaite Road, Harrow	P/1959/07/3713	GL	ALLOWED	06.02.08
The Studio, 47 High Street, Pinner	P/3482/06/3613	DC3	ALLOWED	11.02.08
	P/3484/06/3614			
	P/3476/06/3615			
The Last Post, 424 Alexandra Avenue	P/2065/07/3716	JK	DISMISSED	14.02.08
199 Eastcote Lane, Harrow	P/0518/07/3718	MRE	ALLOWED	14.02.08
4 Aylwards Rise (enforcement)	ENF/0282/07/P/3689		ALLOWED	21.02.08
	ENF/0353/07/P/3690			
39 Lowlands Court, Lowlands Road (Adv)	P/2040/07/3722	ST	ALLOWED	21.02.08
14-40 Headstone Drive, Wealdsone (Adv)	P/2826/07/3721	RM	ALLOWED	21.02.08
→ Winchester Road	P/1725/07/3724	LW	DISMISSED	22.02.08
→ 1 Bridge Street, Pinner	P/1907/07/3737	AF	ALLOWED	25.02.08
Ravensholt, 12 Mount Park Road (Enf)	ENF/353/03/P/3717	SSB	PART ALLOWED	25.02.08
106 Headstone Road	P/2162/07/3725	GL	ALLOWED	26.02.08
32 Rusland Park Road, Harrow (Enf)	ENF/519/05/3720	SSB	PART ALLOWED	27.02.08
35 Mount Drive, (Enf)	ENF/144/05/P/3728	SSB	ALLOWED	28.02.08
17 Elmsleigh Avenue	P/0973/07/3730	LW	ALLOWED	28.02.08
6 Latimer Close	P/2327/07/3731	AG	ALLOWED	28.02.08
470 Rayners Lane, Pinner	P/3430/07/3723	RM	DISMISSED	29.02.08
Land Rear of 540 Uxbridge Road	P/2571/07/3734	RM2	DISMISSED	04.03.08
47 Carlton Avenue, Kenton	P/2022/07/3736	MRE	DISMISSED	04.03.08

FASTRACK HOUSEHOLDER	LOCAL REF:	OFFICER	QUESTIONNAIRE DUE	QUESTIONNAIRE SENT	DECISION EXPECTED
30 Canons Drive, Edgware	P/2991/07/3752	LW	22.01.08	16.01.08	01.04.08
131 Norman Crescent Pinner	P/3577/07/3777	OH	26.02.08	20.02.08	13.05.08

This page is intentionally left blank



Meeting:	Strategic Planning Committee
Date:	17 March 2008
Subject:	Cannon Farm Barn
Key Decision:	No
Responsible Officer:	Graham Jones, Director of Planning, Development and Enterprise
Portfolio Holder:	Councillor Marilyn Ashton
Exempt:	No
Enclosures:	Appendix 1: Schedule of Urgent Works Appendix 2: Drawing No 1/CFB/380

Section 1 – Summary and Recommendations

This report sets out the need to serve an Urgent Works Notice under Section 54 of the Planning (Listed Buildings and Conservation Areas) Act 1990. The notice is required to safeguard the future of Cannon Farm Barn, a grade II listed barn, which is on English Heritage's Buildings At Risk Register.

Recommendations:

The Committee is requested to:

- a) authorise the Director of Legal and Governance Services to take all necessary steps for the preparation, issue and service of an Urgent Works Notice under Section 54 of the Planning (Listed Buildings and Conservation Areas) Act 1990 for the preservation of Cannon Farm Barn.
- b) authorise the Director of Planning, Development and Enterprise to take necessary steps for execution of the works by the Council in the event of non-compliance with the Urgent Works Notice.
- c) authorise the Director of Planning, Development and Enterprise, if necessary, to issue and serve a notice to recover the Council's costs/expenses incurred in carrying out the works.

Reason:

To safeguard the listed building and prevent it from further deterioration and potential collapse.

Section 2 – Report

Background

Cannon Farm Barn is on English Heritage's Buildings at Risk List and is falling into increasingly poor repair. The grade II listed building is collapsing and there are real concerns over its structural integrity. There is also water penetration in a number of places causing rot and loss of historic built fabric. The barn has been on the at risk list for a number of years.

The barn is graded poor by English Heritage which means 'a building or structure with deteriorating masonry and/or a leaking roof and/or defective rainwater goods, usually accompanied by rot outbreaks within and general deterioration of most elements of the building fabric, including external joinery; or where there has been a fire or other disaster which has affected part of the building' (*Buildings At Risk London 2007, English Heritage*).

A Listed Building Consent application was granted for the demolition of a storage area and ancillary offices; as well as the relocation, refurbishment & repair of the barn in 1996. Further consent was given for internal and external repairs and alterations to stabilise the structure in 2000 but works were never undertaken in either case. A recent application for the same works of stabilisation (as those in 2000) was submitted in 2006 but these works have also yet to be carried out.

Council officers have been in correspondence with the owners of the site, trying to encourage them to repair their building for several years. Despite numerous visits and letters, the building is continuing to decay and is now in a parlous state. Urgent action is required therefore to safeguard the listed building and prevent it from further damaging water ingress and potential collapse.

Current situation

The Council employed the services of Oxley Conservation in November 2007 to provide a schedule of urgent works (Appendix 1), which highlights works needed to be urgently undertaken, purely to stabilise the structure and to make the structure wind and watertight. Full repair will be required in due course. The purpose of seeking an Urgent Works Notice is to stop the building getting any worse, while a long term solution is found.

A copy of the consultant's report was forwarded to the owners of the barn in December 2007 to give them the opportunity to take steps voluntarily to execute the proposed works. They have not shown any signs of starting works to date.

The service of an Urgent Works Notice will allow the Council to execute the works in the event of a failure by the owners to do so within the time specified in the notice. The Council believes the works are urgently necessary for the proper preservation of the building. The Notice will specify a date by which the Council would do the works, allowing enough time for the owners to undertake the works themselves. If the owners fail to carry out the repairs by the date specified in the Notice, the Council can undertake them and charge the costs to the owners.

Options

The first and immediate option open to the Council is to serve the Urgent Works Notice. Although this action will not bring about full repairs to the building, it will, however, allow the building to be propped to safeguard it from collapse. Straw bales and other readily flammable materials would be removed to reduce the fire risk. Weatherboarding would be replaced where missing to protect against water penetration, and plastic sheeting would be used to make the building wind and watertight. The proposed works are urgent, immediate action. They are intended to safeguard the building in the short term while a long term solution is being sought. The works should help reduce the cost of full repair in the long term as the building would be much slower to deteriorate once the works have been undertaken.

The second option would be to fully repair the building but this would require service of a Repairs Notice, which brings with it the potential to appeal against the notice and eventual need for the Council to compulsorily purchase the site. It is officers' opinion that this option is both slow and expensive and is best reserved for consideration in the future. The priority for the moment should be to safeguard the buildings as quickly as possible and prevent further deterioration.

The third option is to take no action, leaving the building to collapse. This would however result in the loss of a finite resource and important piece of Pinner's agricultural past.

Financial Implications

If the owner does not undertake the works, and the Council implements them, then Section 55 of the 1990 Act enables the Council to reclaim the expenses of the works. The owner has 28 days to challenge the reclamation of the expenses on the grounds that some or all of the works were unnecessary, temporary works have continued for too long, the amounts were unreasonable or recovery would cause hardship. The Council has taken on advice from Oxley Conservation, who specialise in historic buildings and have expertise in Urgent Works Notices. In their view the proposed works are urgently necessary for the proper preservation of the buildings. A number of quotes from a wide range of companies will be sought to ensure that the works are not overly expensive.

The costs of the works will need to be met from existing budgets, potentially the heritage Budget, should the owners not undertake the works themselves.

Legal Implications

Section 54 of the Planning (Listed Buildings and Conservation Areas) Act 1990 enables local authorities to serve Urgent Works Notices for the preservation of listed buildings. This power is restricted to emergency repairs only - for example works to keep a building wind and weatherproof and safe from collapse.

There is no right of appeal against an Urgent Works Notice. However, a right of appeal exists where a local authority is seeking to recover expenses incurred in carrying out works specified in an Urgent Works Notice.

Performance Issues

By serving an Urgent Works Notice, the building would be stabilised and as such have a better chance of eventually being removed from the Buildings at Risk Register, which would reflect well on Harrow Council and help meet our Corporate Priorities by improving the way we work for our residents.

Section 3 - Statutory Officer Clearance

Name: Barry Evans	<input checked="" type="checkbox"/>	on behalf of the* Chief Financial Officer
Date: 7 th February 2008		
Name: Jessica Farmer	<input checked="" type="checkbox"/>	on behalf of the* Monitoring Officer
Date: 18 th February 2008		

Section 4 – Performance Officer Clearance

Name: Tom Whiting	<input checked="" type="checkbox"/>	on behalf of the* Divisional Director (Strategy and Improvement)
Date: 7 March 2008		

Section 5 - Contact Details and Background Papers

Contact: Lorna Pearce, Conservation Officer, x6100

Appendix 1: Schedule of Urgent Works

Appendix 2: Drawing No 1/CFB/380

If appropriate, does the report include the following considerations?

1.	Consultation	NO
2.	Corporate Priorities	YES

This page is intentionally left blank

DRAFT
SCHEDULE OF URGENT WORKS

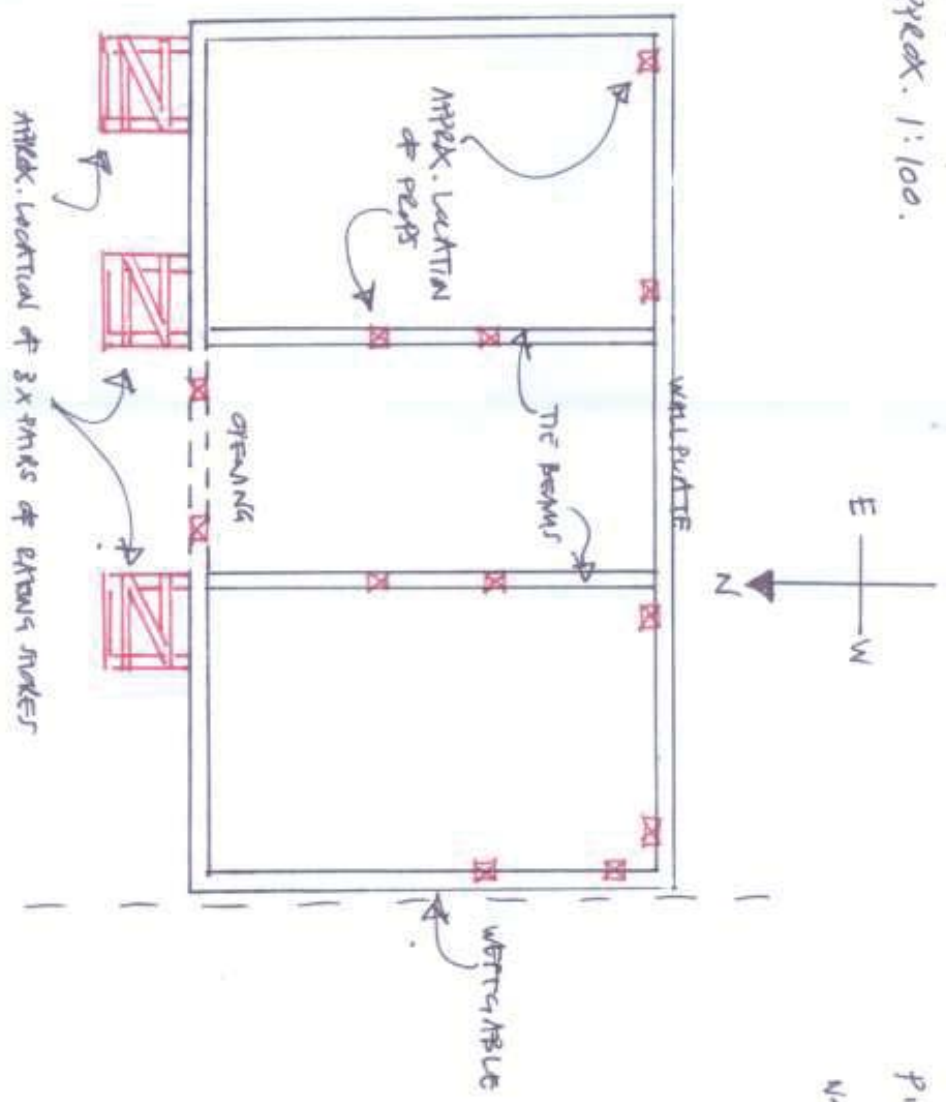
CANNON FARM BARN, HEREFORD GARDENS, PINNER, MIDDLESEX

For identification purposes refer to Drawing No. 1/CFB/380.

1. Take away hay/straw bales and other readily flammable materials to reduce the potential fire hazard.
2. Support the wallplates with eight (x 8) adjustable metal acrow props (approximate location shown on Drawing No. 1/CFB/380/A). The base of the props to be secured with screws into timber spreader plates, the heads of the props to be secured with screws into the underside of the wallplates. The full height of the props to be wrapped in hazard warning tape.
3. Support each of the two central and the west gable tie beams with two adjustable metal acrow props - six (x 6) props in total (approximate location shown on Drawing No. 1/CFB/380/A). The base of the props to be secured with screws into timber spreader plates, the heads of the props to be secured with screws into the underside of the tie beams. The full height of the props to be wrapped in hazard warning tape.
4. The front (north) elevation of the barn to be provided with three sets of paired raking shores (approximate location shown on Drawing No. 1/CFB/380/A). The timber raking shore illustrated (Drawing No. 1/CFB/380/B) can, as an alternative, be constructed with scaffolding.
5. Protect against water penetration by replacing missing weatherboarding with new weatherboarding to match the existing to the right-hand flank (west gable).
6. Where timber studs are rotten and/or missing protect against water penetration through the gaps in the weatherboarding using tarpaulin or heavy duty plastic sheeting.

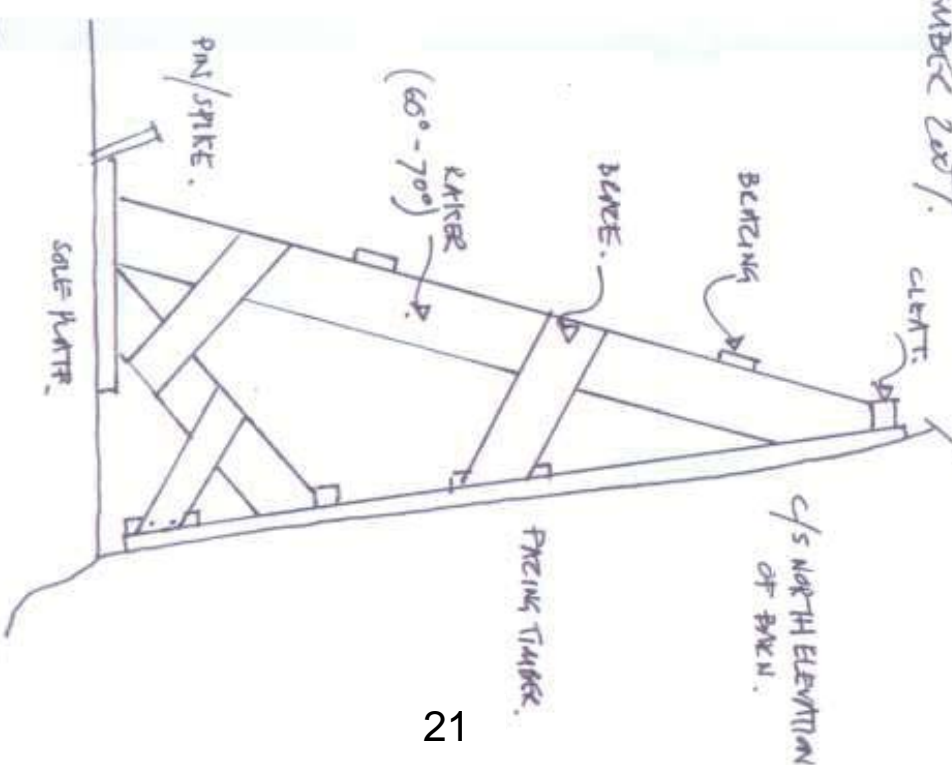
This page is intentionally left blank

A.
 SKETCH PLAN OF BARN
 ILLUSTRATING LOCATION OF PEERS & STOKES.
 SCALE: APPROX. 1:100.



HEREFORD GARDENS.

DRAWING NO. 1/CFB/380.
 PLAN 2 C/S - SCHEDULE OF WEIGHTS/WORKS.
 CANNON FROM BARN, HEREFORD GARDENS,
 PINNER.
 WEMBERG 2007.



B.
 SKETCH OF RAKING STAKE.
 SCALE: APPROX 1:20.

FOR IDENTIFICATION & ILLUSTRATIVE PURPOSE ONLY.

This page is intentionally left blank