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**REPORT OF DEVELOPMENT MANAGEMENT COMMITTEE**


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**MEETING HELD ON 3 SEPTEMBER 2008**


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Chairman: \* Councillor Marilyn Ashton

Councillors: \* Husain Akhtar \* Julia Merison  
 \* Mrinal Choudhury (1) \* Jerry Miles (3)  
 \* Thaya Idaikkadar \* Joyce Nickolay  
 \* Manji Kara (1)

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

**PART I - RECOMMENDATIONS - NIL**
**PART II - MINUTES**
**260. Attendance by Reserve Members:**

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

Ordinary Member

Councillor Don Billson  
 Councillor Keith Ferry  
 Councillor Krishna James

Reserve Member

Councillor Manji Kara  
 Councillor Jerry Miles  
 Councillor Mrinal Choudhury

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

**RESOLVED:** That, in accordance with Committee Procedure Rule 4.1, the following Councillor, who was not a Member of the Committee, be allowed to speak on the agenda item indicated:

Councillor

Paul Osborn

Planning Application

3/01 – Land Forming Part of Woodpeckers,  
 Moss Lane and 9 Eastglade, Pinner

**262. Declarations of Interest:**

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

<u>Agenda Item</u>	<u>Member</u>	<u>Nature of Interest</u>
11. Planning Applications Received. Item 2/01 11 Norman Crescent, Pinner.	Councillor Marilyn Ashton	Personal interest in that Councillor Ashton knew an objector to the application, although it was not a close relationship. Councillor Ashton remained in the room and took part in the discussion and decision making on this item.
	Councillor Julia Merison	Personal interest in that Councillor Merison knew an objector to the application, although it was not a close relationship. Councillor Merison remained in the room and took part in the discussion and decision making on this item.
	Councillor Joyce Nickolay	Personal interest in that Councillor Nickolay knew an objector to the application, although it was not a close relationship. Councillor Nickolay



269. **Enforcement Notices Awaiting Compliance:**  
The Committee received a report of the Head of Planning which listed enforcement notices awaiting compliance.
- RESOLVED:** That the report be noted.
270. **Stopping Up of the Highway - Rayners Lane Estate, Areas Adjacent to Scott Crescent and Goldsmith Close:**  
The Committee received a report of the Head of Development Management which sought to stop up areas of the highway fronting Scott Crescent and Goldsmith Close, to enable completion of a development in accordance with permission granted in June 2002 for the Rayners Lane regeneration.
- RESOLVED:** That (1) the Director of Legal and Governance Services be authorised to take the necessary steps to commence the process of stopping up of the areas of highway shown on the plan at Appendix 1 as required under sections 247 and 252 of the Town and Country Planning Act 1990 (the Act);
- (2) any objections made to the proposed order to stop up the highway, and not withdrawn within the prescribed period be referred to the Mayor of London for determination as to whether or not a public inquiry should be held in accordance with Section 252 of the Act;
- (3) if there are no objections to the proposed order, or the Mayor of London decides that a public inquiry is unnecessary, officers proceed with the making of the order without further reference to the Committee.
271. **Stopping Up of the Highway - Strongbridge Close Estate, Rayners Lane:**  
The Committee received a report of the Head of Development Management which sought a resolution to stop up all of the public highway areas on the estate as shown at Appendix 1, to enable completion of the redevelopment of the Strongbridge Close Estate.
- Councillor Julia Merison declared a prejudicial interest in this item and took no part in the discussion and decision making.
- RESOLVED:** That (1) the Director of Legal and Governance Services be authorised to take the necessary steps to commence the process of stopping up of the areas of the highway shown on the application at Appendix 1 to the report, as required under sections 247 and 252 of the Town and Country Planning Act 1990 (the Act);
- (2) any objections made to the proposed order to stop up the highway, and not withdrawn within the prescribed period, be referred to the Mayor of London for determination as to whether or not a public inquiry should be held in accordance with Section 252 of the Act;
- (3) if there are no objections to the proposed order, or the Mayor of London decides that a public inquiry is unnecessary, officers proceed with the making of the order without further reference to the Committee.
272. **Tree Preservation Order No. 916 - 125 Whitchurch Gardens:**  
The Committee received a report requesting the Committee to confirm Tree Preservation Order No. 916 notwithstanding the objections.
- RESOLVED:** That Tree Preservation Order No. 916 be confirmed.
273. **79 Marsh Road - Extension of time - Section 106 Agreement:**  
The Committee received a report of the Director of Legal and Governance Services which requested a two month time extension to complete a Section 106 Agreement relating to 79 Marsh Road, Pinner, HA5 5PD.
- RESOLVED:** That the time for completion of a Section 106 Agreement relating to 79 Marsh Road, Pinner, HA5 5PD be extended by two months from 3 September 2008.
274. **Member Site Visits:**
- RESOLVED:** That Member visits to the following sites takes place on Friday 26 September 2008 from 5.30 pm.
- 2/09 – 49 Westwood Avenue, Harrow  
2/10 – 15 Masefield Avenue, Stanmore  
2/12 – 64 and 66 Gordon Avenue, Stanmore

275. **Urgent Non Executive Decision - Bothy, 65 Old Redding, Harrow:**  
The Committee received a confidential information report of the Director of Legal and Governance Services on an Urgent Non-Executive decision relating to The Bothy, 65 Old Redding, Harrow.

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

(Note: The meeting, having commenced at 6.30 pm, closed at 8.25 pm).

(Signed) COUNCILLOR MARILYN ASHTON  
Chairman

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

**LIST NO:** 2/01                      **APPLICATION NO:** P/1608/08/HG

**LOCATION:** 11 Norman Crescent, Pinner

**APPLICANT:** Mr R Dattani.

**PROPOSAL:** Single and Two Storey Side and Rear Extensions.

**DECISION:** REFUSED permission for the development described in the application and submitted plans, as amended on the addendum, for the following reason:

(i) The proposal represents an overdevelopment of the site by reason of mass and bulk and would be detrimental to the residential amenities of the neighbouring property at 15 Norman Crescent resulting in a loss of outlook and light into the protected window of the first floor bedroom on the flank wall of the property thereof, which would be adversely affected by the proposed two storey extension to the boundary of the site, contrary to HUDP policy D4.

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

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**LIST NO:** 2/02                      **APPLICATION NO:** P/1427/08/NR

**LOCATION:** 176 Marsh Lane, Stanmore

**APPLICANT:** Mr N Ahmed

**PROPOSAL:** Retention of Single Storey Rear Extension and Alterations.

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

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

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**LIST NO:** 2/03                      **APPLICATION NO:** P/1841/08/MT

**LOCATION:** 341 Eastcote Lane, Harrow

**APPLICANT:** Mr John Driver

**PROPOSAL:** Two-Storey Side to Rear Extension; Conversion of Dwelling House into Two Flats with Refuse Storage at Rear; New Vehicle Access; External Alterations.

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

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

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**LIST NO:** 2/04                      **APPLICATION NO:** P/1836/08/NR

**LOCATION:** Regent House, 21 Church Road, Stanmore

**APPLICANT:** Mr Danny Keeney

**PROPOSAL:** Two Storey Rear Extension and External Alterations to Windows and Doors.

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

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

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**LIST NO:** 2/05                      **APPLICATION NO:** P/1843/08/NR  
**LOCATION:** Regent House, 21 Church Road, Stanmore  
**APPLICANT:** Mr Danny Keeney  
**PROPOSAL:** Listed Building Consent: Two Storey Rear Extension and External Alterations to Windows and Doors.  
**DECISION:** GRANTED permission for the development described in the application and submitted plans, as amended on the addendum, subject to the conditions and informatives reported.  
  
[Note: The Committee wished for it to be recorded that the decision to grant the application was unanimous].

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**LIST NO:** 2/06                      **APPLICATION NO:** P/1614/08/LM  
**LOCATION:** 7 Altham Road, Hatch End  
**APPLICANT:** Mr Raju Mashru  
**PROPOSAL:** Retention of Single Storey Front, Side and Rear Extensions and Two Storey Side and Rear Extensions.  
**DECISION:** GRANTED permission for the development described in the application and submitted plans, subject to the conditions and informatives reported.  
  
[Note: The Committee wished for it to be recorded that the decision to grant the application was unanimous].

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**LIST NO:** 2/07                      **APPLICATION NO:** P/1755/08/JB1  
**LOCATION:** 33 Bellfield Avenue, Harrow  
**APPLICANT:** Mr Robert Stein  
**PROPOSAL:** Detached Timber Outbuilding at Rear.  
**DECISION:** GRANTED permission for the development described in the application and submitted plans, subject to the conditions and informatives reported.  
  
[Note: The Committee wished for it to be recorded that the decision to grant the application was unanimous].

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**LIST NO:** 2/08                      **APPLICATION NO:** P/1655/08/GL  
**LOCATION:** 32 Roxborough Road, Harrow  
**APPLICANT:** Chasewood Developments Ltd  
**PROPOSAL:** Conversion of Dwelling House into Three Flats; Single / Two Storey Side Extension; Loft Conversion with Rear Dormer and Two Front Roof Lights (Resident Permit Restricted).  
**DECISION:** REFUSED permission for the development described in the application and submitted plans for the following reason:  
  
(i) The second floor studio flat would give rise to a loss of amenity to the future occupiers thereof by reason of cramped living conditions, insufficient space and poor layout both in terms of floor space and height, contrary to HUDP policy D4.

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**LIST NO:** 2/09                      **APPLICATION NO:** P/0858/08/MRE  
**LOCATION:** 49 Westwood Avenue, Harrow  
**APPLICANT:** Mr L Morgan  
**PROPOSAL:** Demolition of Rear Garage; Single Storey Side and Rear Extensions; Conversion of Dwelling House to 2 Flats with Parking and Refuse Storage at Side; External Alterations.  
**DECISION:** DEFERRED for a Member Site Visit.

**LIST NO:** 2/10                      **APPLICATION NO:** P/1416/08/NR  
**LOCATION:** 15 Masefield Avenue, Stanmore  
**APPLICANT:** Mr L Lubas  
**PROPOSAL:** Single and Two Storey Rear Extension, Conversion of Loft to Habitable Room and Conversion to Two Flats.  
**DECISION:** DEFERRED for a Member Site Visit.

**LIST NO:** 2/11                      **APPLICATION NO:** P/1807/08/BS  
**LOCATION:** 11 Temple Mead Close, Stanmore  
**APPLICANT:** BTC Ltd  
**PROPOSAL:** Redevelopment to Provide Single / Two Storey Detached House with Parking.  
**DECISION:** GRANTED permission for the development described in the application and submitted plans, subject to the conditions and informatives reported.  
  
[Note: The Committee wished for it to be recorded that the decision to grant the application was unanimous].

**LIST NO:** 2/12                      **APPLICATION NO:** P/1552/08/ML1  
**LOCATION:** 64 and 66 Gordon Avenue, Stanmore  
**APPLICANT:** Mr Ahmed  
**PROPOSAL:** Single Storey Front, Side and Rear, Two Storey Side to Rear Extension and Rear Dormer to Both Properties.  
**DECISION:** DEFERRED for a Member Site Visit.

**LIST NO:** 2/13                      **APPLICATION NO:** P/2090/08/GL  
**LOCATION:** 76 and 78 Wellington Road, Pinner  
**APPLICANT:** Fusion Residential LLP  
**PROPOSAL:** Outline for Layout, Scale, Appearance and Access; Demolition of Two Existing Dwelling Houses and Redevelopment to Provide Three Detached Dwelling Houses (Two Two-Storey Houses and One Bungalow) All with Accommodation in Roofspace; Detached Garage; Access and Parking.  
**DECISION:** GRANTED permission for the development described in the application and submitted plans, as amended on the addendum, subject to the conditions and informative reported.  
  
[Note: The Committee wished for it to be recorded that the decision to grant the application was unanimous].

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**LIST NO:** 2/14                      **APPLICATION NO:** P/2367/08/GL  
**LOCATION:** 355-357 Station Road, Harrow  
**APPLICANT:** Mr Ilie Claudiu Gagea  
**PROPOSAL:** Construction of Enlarged Third Floor and Two Additional Floors to Provide Seven Additional Self-Contained Flats (Resident Permit Restricted).  
**DECISION:** DEFERRED to the next Strategic Planning Committee at officer's request for further discussion with the applicant.

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**LIST NO:** 2/15                      **APPLICATION NO:** P/1565/08/SB5  
**LOCATION:** Talbot House, 204-226 Imperial Drive, Harrow  
**APPLICANT:** Talbot House Business Centre Ltd  
**PROPOSAL:** Roof Extension to Existing 3 Storey Office Building to Create 4<sup>th</sup> Storey to Provide 9 Flats, New Enclosed Rear Staircase and External Alterations (Resident Permit Restricted).  
**DECISION:** DEFERRED to await further information from officers and the applicant on refuse storage arrangements.

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**LIST NO:** 2/16                      **APPLICATION NO:** P/1826/08/NR  
**LOCATION:** Stag Lane School, Collier Drive, Edgware  
**APPLICANT:** London Borough of Harrow  
**PROPOSAL:** Two Storey Extension to Main Classroom Block  
**DECISION:** GRANTED permission for the development described in the application and submitted plans, subject to the conditions and informatives reported.  
  
[Note: The Committee wished for it to be recorded that the decision to grant the application was unanimous].

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**LIST NO:** 2/17                      **APPLICATION NO:** P/1849/08/ML1  
**LOCATION:** 3 Aylmer Drive, Stanmore  
**APPLICANT:** Mr R Kerai  
**PROPOSAL:** Variation of Condition 1 of 'Determination: Demolition of Dwelling House' Approval P/3599/07/DDO dated 5 Dec 07 to Extend Period for Demolition and Restoration of the Site from Six Months to Twelve Months.  
**DECISION:** GRANTED permission for the variation of Condition 1 of 'Determination: Demolition of Dwelling House' approval P/3359/07/DDO dated 5 Dec 07 to read:  
  
The demolition and restoration of the site hereby permitted shall be completed within twelve months of the date of this approval.  
  
REASON: In the interests of the character and appearance of the area and residential amenity.  
  
[Note: The Committee wished for it to be recorded that the decision to grant the application was unanimous].

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**LIST NO:** 2/18                      **APPLICATION NO:** P/1076/08/SB5  
**LOCATION:** 37 High Street, Harrow on the Hill  
**APPLICANT:** Narshgate Trading Ltd  
**PROPOSAL:** Externally Illuminated Fascia Sign  
**DECISION:** GRANTED advertisement consent for the works described in the application and submitted plans, as amended on the addendum, subject to the conditions and informatives reported.  
[Note: The Committee wished for it to be recorded that the decision to grant the application was unanimous].

**LIST NO:** 2/19                      **APPLICATION NO:** P/2249/08/HG  
**LOCATION:** 139 Cannon Lane, Pinner  
**APPLICANT:** Mr Mahesh Mehta  
**PROPOSAL:** Certificate of Lawful Proposed Development: Alteration of Roof from Hip to Gable End, Rear Dormer and Two Rooflights on Front of Roof  
**DECISION:** GRANTED permission for the development described in the application and submitted plans, subject to the conditions and informatives reported.  
[Note: The Committee wished for it to be recorded that the decision to grant the application was unanimous].

### **SECTION 3 – OTHER APPLICATIONS RECOMMENDED FOR REFUSAL**

**LIST NO:** 3/01                      **APPLICATION NO:** P/2563/08/SB5  
**LOCATION:** Land Forming Part of Woodpeckers, Moss Lane and 9 EastGlade, Pinner  
**APPLICANT:** Village Homes (Southern) LLP  
**PROPOSAL:** 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.  
**DECISION:** REFUSED permission for the development described in the application and submitted plans, as amended on the addendum, for the reasons reported.  
[Note: The Committee wished for it to be recorded that the decision to refuse the application was unanimous].

### **SECTION 5 – PRIOR APPROVAL APPLICATIONS**

**LIST NO:** 5/01                      **APPLICATION NO:** P/2468/08/KR  
**LOCATION:** Land at High Road, Harrow  
**APPLICANT:** O2  
**PROPOSAL:** Prior Approval for Siting and Appearance: 15 Metres High Telecommunications Mast and Antennae and Associated Equipment Cabinets.  
**DECISION:** GRANTED prior approval of details and siting and appearance for the development described in the application and submitted plans, subject to the informatives reported.  
[Note: The Committee wished for it to be recorded that the decision to grant the application was unanimous]