
REPORT OF DEVELOPMENT MANAGEMENT COMMITTEE

MEETING HELD ON 16 OCTOBER 2008

Chairman: * Councillor Joyce Nickolay (Vice Chairman in the Chair)

Councillors: * Husain Akhtar * Manji Kara (1)
 * Don Billson * Julia Merison
 * Graham Henson (2) * Jerry Miles (3)
 * Thaya Idaikkadar

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

PART I - RECOMMENDATIONS - NIL
PART II - MINUTES

 276. **Attendance by Reserve Members:**

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

<u>Ordinary Member</u>	<u>Reserve Member</u>
Councillor Marilyn Ashton	Councillor Manji Kara
Councillor Keith Ferry	Councillor Graham Henson
Councillor Krishna James	Councillor Jerry Miles

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

RESOLVED: To note that there were no requests to speak from Members who were not Members of the Committee.

 278. **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 2/02 Bentley Wood High School, Binyon Crescent, Stanmore	Councillor Husain Akhtar	Personal interest in that Councillor Akhtar was a Local Authority Governor at Bentley Wood High School. Councillor Akhtar remained in the room and took part in the discussion and decision making on this item.
11. Planning Applications Received. Item 5/01 Junction of Roxborough Park and Lowlands Road, Harrow	Councillor Paul Osborn	The Member who was not a Member of the Committee declared a prejudicial interest in that Councillor Osborn lived close to the proposed development site. Councillor Osborn left the room during the discussion and decision making on this item.

279. **Arrangement of Agenda:**

RESOLVED: That (1) in accordance with the provisions of the Local Government Act 1985, the following item/information be admitted late to the agenda by reason of the special circumstances and grounds for urgency stated:

<u>Agenda Item</u>	<u>Special Circumstances / Reasons 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 the agenda in order to enable Members to consider all information relevant to the items before them for decision.

and;

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

280. **Minutes:**

RESOLVED: That the minutes of the meeting held on 3 September 2008, be taken as read and signed as a correct record.

281. **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.

282. **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.

283. **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 2/05, 2/14 and 2/18 on the list of planning applications.

284. **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.

285. **Enforcement Notices Awaiting Compliance:**

The Committee received a report of the Head of Planning which listed enforcement notices awaiting compliance.

It was noted that an Enforcement Officer would be present at the next meeting of the Development Management Committee. It was also noted that the Committee requested that further information be given, particularly on enforcement notices relating to two properties in Mount Park Road, namely Broomhill and Ravensholt.

RESOLVED: That the report be noted.

286. **Tree Preservation Order No. 919:**

The Committee received a report requesting confirmation of Tree Preservation Order No. 919 notwithstanding the objections.

RESOLVED: That Tree Preservation Order No. 919 be confirmed.

287. **Member Site Visits:**

RESOLVED: That Member Site Visits to the following sites take place on Saturday 15 November 2008 from 8.30 am.

2/04 – Land Adjacent to Compass House, Pynnales Close, Stanmore

2/09 – 66 Becmead Avenue, Kenton

2/10 – 24 – 28 Church Road, Stanmore

2/14 – 174 Exeter Road, Rayners Lane

(Note: The meeting, having commenced at 6.30 pm, closed at 9.15 pm).

(Signed) COUNCILLOR JOYCE NICKOLAY
Vice Chairman in the Chair

SECTION 2 – OTHER APPLICATIONS RECOMMENDED FOR GRANT

LIST NO: 2/01 **APPLICATION NO:** P/2170/08/MT

LOCATION: 51 Sherwood Road, Harrow

APPLICANT: Mr Jayesh Patel

PROPOSAL: Single Storey Rear Extension; Conversion of Dwelling House to Two Self-Contained Flats with Refuse Storage at the Rear and External Alterations (Resident Permit Restricted).

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

(i) inserting an extra condition to read:

The refuse bins shall be stored at all times, other than on collection days, in the designated rear garden area, as shown on drawing 0802/01 Rev D.

REASON: To safeguard the appearance of the locality.

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

LIST NO: 2/02 **APPLICATION NO:** P/2737/08/ML1

LOCATION: Bentley Wood High School, Binyon Crescent, Stanmore

APPLICANT: Harrow Council – Community Property Development.

PROPOSAL: Retention of 3 Temporary Mobile Classrooms.

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: 2/03 **APPLICATION NO:** P/2352/08/GC

LOCATION: Waitemata, Green Lane, Stanmore

APPLICANT: Mr Gerard Verdino

PROPOSAL: Demolition of Existing Dwelling House, Replacement Two Storey Dwelling with Basement and Rooms in Roof Space.

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: (1) The Committee commented that a protocol on the removal of trees would be helpful, namely for replacement of trees not categorised by a Tree Preservation Order.

(2) The Committee wished for it to be recorded that the decision to grant the application was unanimous].

LIST NO: 2/04 **APPLICATION NO:** P/2323/08/ML1

LOCATION: Land Adjacent to Compass House, Pynnacles Close, Stanmore

APPLICANT: Mr Rolly Ltd

PROPOSAL: 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.

DECISION: DEFERRED for a Member Site Visit.

LIST NO: 2/05 **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: GRANTED permission for the development described in the application and submitted plans, subject to the conditions and informatives reported and the following:

(i) amending condition 4 to read:

The windows in the flank walls of the approved development shall:

- (a) be made of purpose-made obscure glass,
- (b) be permanently fixed closed below a height of 1.7 metres above finished floor level,

and shall thereafter be retained in that form.

REASON: To safeguard the amenity of neighbouring residents.

[Note: (1) Prior to discussing the above application, the Committee received representations from an objector and the applicant's representative, which were noted.

(2) The Committee wished for it to be recorded that the decision to grant the application was unanimous].

LIST NO: 2/06 **APPLICATION NO:** P/2200/08/MRE

LOCATION: 50 South Hill Avenue, Harrow

APPLICANT: Mr Charles Anyia

PROPOSAL: Variation of Condition 2 of Permission P/2969/07/DFU to Allow Submission of Details Before the Development is Occupied.

DECISION: GRANTED variation of condition as described in the application to read as follows:

The development hereby permitted shall not be occupied until there has been submitted to, and approved by, the local planning authority, a scheme of hard and soft landscape works for the forecourt of the site, which shall include planting plans, and schedules of plants, noting species, plant sizes, and proposed numbers/densities.

REASON: To safeguard the appearance and character of the area, and to enhance the appearance of the development.

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

LIST NO: 2/07 **APPLICATION NO:** P/2826/08/GL

LOCATION: 39 Kingsfield Avenue, Harrow

APPLICANT: Mr Wayne Mertins-Brown

PROPOSAL: Conversion of Dwelling House to Two Flats; Single/Two Storey Side to Rear and Single Storey Front Extensions; Rear Dormer with Juliet Balcony; External Alterations.

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

(i) inserting an extra condition to read:

The refuse bins shall be stored at all times, other than on collection days, in the designated rear garden area, as shown on the approved drawing.

REASON: To safeguard the appearance of the locality.

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

LIST NO: 2/08 **APPLICATION NO:** P/2251/08/EJ

LOCATION: 3 Ashridge Gardens, Pinner

APPLICANT: Mr Summit Pukayastha

PROPOSAL: Single and Two Storey Side Extension.

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].

LIST NO: 2/09 **APPLICATION NO:** P/2355/08/NR

LOCATION: 66 Becmead Avenue, Kenton

APPLICANT: Mrs Gloria Beevay

PROPOSAL: Alterations to Height and Shape of Roof Including Provision of Front Gable Feature and Rear Dormers, Single Storey Front and Rear Extensions, External Alterations.

DECISION: DEFERRED for a Member Site Visit.

LIST NO: 2/10 **APPLICATION NO:** P/3809/07/NR

LOCATION: 24 – 28 Church Road, Stanmore

APPLICANT: R & C Pankhania

PROPOSAL: Third Floor Extension to Provide Offices (Class B1), Change of Use of No.24 From Retail to Restaurant/Café (Class A1 to A3), Extract Duct at Rear.

DECISION: DEFERRED for a Member Site Visit.

LIST NO: 2/11 **APPLICATION NO:** P/2590/08/NR
LOCATION: Canons High School, Shaldon Road, Edgware
APPLICANT: Harrow Council
PROPOSAL: Retention of Temporary Mobile Classroom for Three Year Period.
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/2372/08/NR
LOCATION: 9 Dennis Lane, Stanmore
APPLICANT: Mr John Feeney
PROPOSAL: Redevelopment to Provide Replacement Two Storey House With Single Storey Rear Projection and Front and Rear Dormers; Forecourt Parking (Revised).
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 and the following:

(i) amending Condition 11 to read:

The development hereby permitted shall not commence until a scheme for:
a: the storage and disposal of refuse/waste, designed either within the house, or at the side or rear (not the frontage) b: and vehicular access thereto has been submitted to, and approved in writing by the Local Planning Authority. The development shall not be occupied or used until the works have been completed in accordance with the approved details and shall thereafter be retained.

REASON: To ensure adequate standards of hygiene and refuse/waste collection without prejudice to the enjoyment by neighbouring occupiers of their properties

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

LIST NO: 2/13 **APPLICATION NO:** P/1416/08/NR
LOCATION: 15 Masefield Avenue, Stanmore
APPLICANT: Mr L Lubas
PROPOSAL: Continued Use as Two Flats with Revised Internal Layout and Alterations; Single and Two Storey Rear Extension, Conversion of Loft to Habitable Room.
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 and the following:

(i) inserting an extra condition to read:

The refuse bins shall be stored at all times, other than on collection days, in the designated rear garden area, as shown on the approved drawing.

REASON: To safeguard the appearance of the locality.

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

LIST NO: 2/14 **APPLICATION NO:** P/2384/08/SB5
LOCATION: 174 Exeter Road, Rayners Lane
APPLICANT: Mr Dejo Abolade
PROPOSAL: Single Storey Front Extension; External Alterations and Conversion to Two Flats and New Vehicle Access.
DECISION: DEFERRED for a Member Site Visit

[Note: (1) It had been noted by a Member that a healthy tree was in the middle of the frontage of this site, which could prevent a crossover being allowed. The officers agreed to devise a protocol whereby Highways were involved before a decision to grant or refuse an application was determined.

(2) Prior to discussing the above application, the Committee received representations from an objector, which were noted].

LIST NO: 2/15 **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: GRANTED permission for the development described in the application and submitted plans, subject to the conditions and informatives reported.

[Note: (1) During discussion on the above item, it was moved and seconded that the application be refused. The reasons for refusal proposed were that the development was out of character and would harm the visual amenity of neighbouring properties. Upon being put to a vote, this was lost;

(2) Councillors Husain Akhtar, Don Billson, Manji Kara, Julia Merison, and Joyce Nickolay wished to be recorded as having voted against the motion to refuse the application;

(3) Councillors Graham Henson, Thaya Idaikkadar and Jerry Miles wished to be recorded as having voted for the motion to refuse the application].

LIST NO: 2/16 **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 4th Storey to Provide 9 Flats, New Enclosed Rear Staircase and External Alterations (Resident Permit Restricted).
DECISION: GRANTED permission for the development described in the application and submitted plans, as amended on the addendum, subject to the conditions and informatives reported.

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

LIST NO: 2/17 **APPLICATION NO:** P/2491/08/LM
LOCATION: Nower Hill High School, George V Avenue, Pinner
APPLICANT: Mr Allen Gibbons
PROPOSAL: Two Storey Extension to School to Provide Additional Teaching Facilities.

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: 2/18 **APPLICATION NO:** P/2316/08/JB1

LOCATION: 3 West Drive Gardens, Harrow

APPLICANT: Mr Neil Nagle

PROPOSAL: Two Storey, Three Bedroom Detached Dwelling House with New Vehicular Access.

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: (1) Prior to discussing the above application, the Committee received representations from an objector and the applicant's representative, which were noted.

(2) The Committee wished for it to be recorded that the decision to grant the application was unanimous].

LIST NO: 2/19 **APPLICATION NO:** P/2829/08/JB1

LOCATION: 9 Nibthwaite Road, Harrow

APPLICANT: Pink Tower Ltd

PROPOSAL: Conversion of Dwelling House to Two Flats; Alterations to Form End Gable and Rear Dormer; External Alterations (Resident Permit Restricted).

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

(i) inserting an extra condition to read:

The refuse bins shall be stored at all times, other than on collection days, in the designated rear garden area, as shown on the approved drawing.

REASON: To safeguard the appearance of the locality.

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

LIST NO: 2/20 **APPLICATION NO:** P/2489/08/KR

LOCATION: 33 Elmwood Avenue, Harrow

APPLICANT: Mr D Haththotwu

PROPOSAL: Single Storey Rear Extension.

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: 2/21 **APPLICATION NO:** P/1875/08/KR
LOCATION: 371 Harrow View, Harrow
APPLICANT: Mr Mark Jerrom
PROPOSAL: Change of Use of Retail Shop (Class A1) to Tattoo Studio (Sui Generis).
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 5 – PRIOR APPROVAL APPLICATIONS

LIST NO: 5/01 **APPLICATION NO:** P/2986/08/KR
LOCATION: Junction of Roxborough Park and Lowlands Road, Harrow
APPLICANT: O2 (UK) Ltd
PROPOSAL: Prior Approval for Siting and Appearance: Replacement of 12.5m 2G Mast with 12.5M 2G and 3G Mast and One Additional Equipment Cabinet.
DECISION: GRANTED prior approval of details of 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 prior approval was unanimous].
