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## REPORT OF DEVELOPMENT MANAGEMENT COMMITTEE

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### MEETING HELD ON 16 DECEMBER 2008

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Chairman: \* Councillor Marilyn Ashton

Councillors: \* Husain Akhtar \* Thaya Idaikkadar  
 \* Don Billson \* Julia Merison  
 \* Mrinal Choudhury (1) \* Joyce Nickolay  
 \* Keith Ferry

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

#### **PART I - RECOMMENDATIONS - NIL**

#### **PART II - MINUTES**

298. **Attendance by Reserve Members:**

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

Ordinary Member

Reserve Member

Councillor Krishna James

Councillor Mrinal Choudhury

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

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

300. **Declarations of Interest:**

**RESOLVED:** To note that there were no declarations of interests made.

301. **Minutes:**

**RESOLVED:** That the minutes of the meeting held on 19 November 2008, be taken as read and signed as a correct record.

302. **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.

303. **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.

304. **Representations on Planning Applications:**

**RESOLVED:** That, in accordance with the provisions of Committee Procedure Rule 17 (Part 4B of the Constitution), representations be received in respect of items 2/02 and 2/15 on the list of planning applications.

305. **Planning Applications Received:**

**RESOLVED:** That (1) in accordance with the Local Government (Access to Information) Act 1985, the following information be admitted late to the agenda by virtue of the special circumstances and grounds for urgency stated:-

<u>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 the agenda in order to enable Members to consider the items before them for decision.

(2) 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.

306. **Enforcement Notices Awaiting Compliance:**

**RESOLVED:** That (1) in accordance with the Local Government (Access to Information) Act 1985, the following information be admitted late to the agenda by virtue of the special circumstances and grounds for urgency detailed below:-

<u>item</u>	<u>Special Circumstances / Grounds for Urgency</u>
Enforcement Notices Awaiting Compliance	This revised the 'sent to legal' section of the report and provided updated information. It was admitted to the agenda to enable Members to consider the item as a matter of urgency.

(2) the report be noted.

307. **Member Site Visits:**

**RESOLVED:** That Member Site Visits to the following sites take place on Saturday 17 January 2009 from 9.15 am.

2/04 – 41 and 42 South Parade, Mollison Way, Edgware.  
 2/06 – Land at Rear of Laurel Cottage, Church Lane, Pinner.  
 2/07 – Land adjacent to 1 May Tree Lane, Stanmore.  
 2/15 – 90 Kingsfield Avenue, Harrow.  
 2/18 – Abercorn Arms, 78 Stanmore Hill, Stanmore.  
 2/19 – Abercorn Arms, 78 Stanmore Hill, Stanmore.  
 2/20 – Abercorn Arms, 78 Stanmore Hill, Stanmore.  
 2/21 – Abercorn Arms, 78 Stanmore Hill, Stanmore.

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

(Signed) COUNCILLOR MARILYN ASHTON  
 Chairman

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

**LIST NO:** 2/01 **APPLICATION NO:** P/1503/08/GL  
**LOCATION:** 551 Pinner Road, Harrow.  
**APPLICANT:** Lexview Ltd.  
**PROPOSAL:** Change of Use from Ground Floor Motorcycle Shop (Sui Generis) to Restaurant / Takeaway (A3 / A5); Single Storey Rear Extension; External Alterations.  
**DECISION:** DEFERRED at Officers' request for a further report on highway issues, crime and safety issues and the Government's position on the reduction of takeaways.

**LIST NO:** 2/02 **APPLICATION NO:** P/3196/08/MT  
**LOCATION:** 10 Hillcrest Avenue, Pinner.  
**APPLICANT:** Mr and Mrs G Orengo.  
**PROPOSAL:** Two Storey Side Extension; Single Storey Rear Extension and Single Storey Side Extension.  
**DECISION:** REFUSED permission for the development described in the application and submitted plans for the following reason:

(i) The proposal by reason of the orientation and relationship with number 9 Hillcrest Avenue, would give rise to a loss of residential amenity enjoyed by the occupiers thereof and would materially reduce the amount of daylight and sunlight into the protected kitchen window, contrary to HUDP policy D4.

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

(2) During discussion on the above item, it was moved and seconded that the application be refused for the reason given. Upon being put to a vote, this was carried.

(3) Councillors Marilyn Ashton, Husain Akhtar, Don Billson, Julia Merison and Joyce Nickolay wished to be recorded as having voted for the decision to refuse the application.

(4) Councillors Mrinal Choudhury, Keith Ferry and Thaya Idaikkadar wished to be recorded as having abstained from voting on the decision to refuse the application.

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

**LIST NO:** 2/03 **APPLICATION NO:** P/3015/08/FOD  
**LOCATION:** 32 – 32A Streatfield Road, Harrow.  
**APPLICANT:** Mr Shailesh Teli  
**PROPOSAL:** Retention of Detached Outbuilding in Each Rear Garden of 32 and 32A Streatfield Road.  
**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 excessive amount of development in this sub-divided rear garden which services the flatted development thereof, would not respect the scale and character of the original dwelling and would be out of character in the locality by reasons of

the materials, scale and design in an area where, typically, there is only one outbuilding per garden and/or a garden shed, contrary to HUDP policy D4.

Note: (1) During discussion on the above item, it was moved and seconded that the application be refused for the reason given. Upon being put to a vote, this was carried.

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

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

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<b>LIST NO:</b>	2/04	<b>APPLICATION NO:</b>	P/3113/08/NR
<b>LOCATION:</b>	41 and 42 South Parade, Mollison Way, Edgware.		
<b>APPLICANT:</b>	Ransals Ltd.		
<b>PROPOSAL:</b>	Use of Premises as Children Day Care Nursery (Class D1) With Outdoor Play Area and Parking at Rear.		
<b>DECISION:</b>	DEFERRED for a Member Site Visit.		

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<b>LIST NO:</b>	2/05	<b>APPLICATION NO:</b>	P/3038/08/NR
<b>LOCATION:</b>	116 Whitchurch Lane, Edgware.		
<b>APPLICANT:</b>	Mrs Mousari.		
<b>PROPOSAL:</b>	First Floor Side to Rear Extension; Conversion to Two Flats; External Alterations.		
<b>DECISION:</b>	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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<b>LIST NO:</b>	2/06	<b>APPLICATION NO:</b>	P/2724/08/SB5
<b>LOCATION:</b>	Land at Rear of Laurel Cottage, Church Lane, Pinner.		
<b>APPLICANT:</b>	Mr Michael Potts.		
<b>PROPOSAL:</b>	Outline Application: (All Matters Reserved) Single and Two Storey Detached Dwelling House With Accommodation in Roofspace, Integral Garage and Off Street Parking.		
<b>DECISION:</b>	DEFERRED for a Member Site Visit and for further information from the applicant.		

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<b>LIST NO:</b>	2/07	<b>APPLICATION NO:</b>	P/3007/08/GC
<b>LOCATION:</b>	Land Adjacent to 1 May Tree Lane, Stanmore.		
<b>APPLICANT:</b>	Shield Homes Limited.		
<b>PROPOSAL:</b>	Details of Appearance, Landscaping and Scale Pursuant to Condition 2 of Outline Planning Permission P/1897/05DOU Granted 14/09/05 for Erection of Single / Two Storey Detached House.		
<b>DECISION:</b>	DEFERRED for a Member Site Visit.		

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**LIST NO:** 2/08                      **APPLICATION NO:** P/2713/08/GC  
**LOCATION:** 53 Brancker Road, Harrow.  
**APPLICANT:** Mr M Hirani.  
**PROPOSAL:** Single / 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].

**LIST NO:** 2/09                      **APPLICATION NO:** P/2444/08/LM  
**LOCATION:** 347 – 349 Station Road, Harrow.  
**APPLICANT:** Mr Amarjit Mann.  
**PROPOSAL:** Change of Use from Bank (Use Class A2) to Adult Gaming Centre (Sui Generis).  
**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 would be contrary to policy EM26, which clearly states that the premises should not be located within close proximity to religious buildings and so the introduction of a Gaming Centre would give rise to an unwelcome and inappropriate use within this secondary shopping frontage in Harrow Metropolitan Town Centre which is a very short distance from the Baptist Church.  
 Note: (1) During discussion on the above item, it was moved and seconded that the application be refused for the reason given. Upon being put to a vote, this was carried.  
 (2) The Committee wished for it to be recorded that the decision to refuse the application was unanimous.  
 (3) The Head of Planning had recommended that the above application be granted].

**LIST NO:** 2/10                      **APPLICATION NO:** P/2701/08/SB5  
**LOCATION:** 439 Alexandra Avenue, Harrow.  
**APPLICANT:** Mr Josh Arora.  
**PROPOSAL:** Upper Ground and Lower Ground Floor Rear Extension (Two Storey Extension With Single Storey Projection), New Extract Flue at Rear, 6 X Air Conditioning Units on Roof of Single Storey Projection With Screen Around Roof Edge.  
**DECISION:** REFUSED permission for the development described in the application and submitted plans, as amended on the addendum, for the following reasons:  
 (i) The design, bulk, scale and mass of the proposal would represent an overdevelopment and would not preserve or enhance the character and appearance of the Rayners Lane Conservation Area contrary to HUDP policies D4, D14 and D15.  
 (ii) The proposal, by reason of the potential for over intensification of the existing use of the premises, would give rise to a loss of residential amenity to the occupiers in the locality by reason of disturbance and activity which would be generated by such an increase in the size of the building to the rear of the premises, contrary to HUDP policies D4 and EP25.

[Note: (1) During discussion on the above item, it was moved and seconded that the application be refused for the reason given. Upon being put to a vote, this was carried.

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

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

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<b>LIST NO:</b>	2/11	<b>APPLICATION NO:</b>	P/2973/08/RD
<b>LOCATION:</b>	31 Honister Gardens, Stanmore.		
<b>APPLICANT:</b>	Mr and Mrs V and M Chokshi.		
<b>PROPOSAL:</b>	Single Storey Front; Single / Two Storey Side to Rear; Single Storey Rear Extensions.		
<b>DECISION:</b>	DEFERRED at Officers' request to reconsider impact of extension on No. 29 Honister Gardens in respect of the Council's adopted Householder Supplementary Planning Guidance.		

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<b>LIST NO:</b>	2/12	<b>APPLICATION NO:</b>	P/1950/08/KR
<b>LOCATION:</b>	Premier House, 1 Canning Road, Wealdstone.		
<b>APPLICANT:</b>	Burnley Property Limited.		
<b>PROPOSAL:</b>	Change of Use of First Floor of Building from Library (Class D1) to Function Room (Sui Generis). Single Storey First Floor Extension on Front (West) Roof Terrace and North Side (Canning Road Elevation) to Provide Additional 300 Square Metres Floorspace for use as Part of Function Room (Class D2).		
<b>DECISION:</b>	DEFERRED at Officers' request for reconsideration of external materials for front extension.		

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<b>LIST NO:</b>	2/13	<b>APPLICATION NO:</b>	P/2964/08/KR
<b>LOCATION:</b>	152 Pinner Road, Harrow.		
<b>APPLICANT:</b>	Mr Narandra Patel.		
<b>PROPOSAL:</b>	Change of Use of Retail Shop (Class A1) to Take Away (Class A5).		
<b>DECISION:</b>	DEFERRED at Officers' request to give further consideration to highway / traffic aspects.		

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<b>LIST NO:</b>	2/14	<b>APPLICATION NO:</b>	P/3073/08/KR
<b>LOCATION:</b>	16 Marthorne Crescent, Harrow.		
<b>APPLICANT:</b>	Mr V Rabidia.		
<b>PROPOSAL:</b>	Conversion to Two Flats; Single Storey Front and Rear Extensions.		
<b>DECISION:</b>	REFUSED permission for the development described in the application and submitted plans, as amended on the addendum, for the following reason:		
	(i) The proposed increased intensity in the use of the site, and the absence of satisfactory on-site parking, would encourage additional and injudicious parking to the detriment of the free flow and safety of vehicular traffic contrary to HUDP policy T13.		

Note: (1) During discussion on the above item, it was moved and seconded that the application be refused for the reason given. Upon being put to a vote, this was carried.

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

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

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**LIST NO:** 2/15                      **APPLICATION NO:** P/3198/08/KR

**LOCATION:** 90 Kingsfield Avenue, Harrow.

**APPLICANT:** Mr Kamal Rafique.

**PROPOSAL:** Single Storey Side to Rear Extension.

**DECISION:** DEFERRED for a Member Site Visit.

[Note: Prior to discussing the above application, the Committee received representations from an objector which was noted].

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**LIST NO:** 2/16                      **APPLICATION NO:** P/3521/08/LC3

**LOCATION:** Harrow Museum and Heritage Centre, Headstone Manor Recreation Ground, Pinner View, Harrow.

**APPLICANT:** Harrow Council.

**PROPOSAL:** Listed Building Consent: Repair, Restoration and Strengthening of Historic Bridge; Reconstruction and Repair of Adjacent Moat Retaining Walls; Replacement of Parapet Fencing and Gates; And Erection of New Fencing and Gates to Bridge and Moat Embankments.

**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:** 2/17                      **APPLICATION NO:** P/2955/08/EJ

**LOCATION:** 11 Rayners Lane, Harrow.

**APPLICANT:** Mrs Jassette Sue-Patt.

**PROPOSAL:** Conversion to Two Flats, Resiting of Vehicle Access, Parking at Front and Rear; 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:

Notwithstanding the details on drawing No. HJ/1007 the refuse bins for the ground floor flat shall be stored, other than on collection days, under the canopy / veranda at the rear of the house.

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].

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**LIST NO:** 2/18                      **APPLICATION NO:** P/2383/08/ML1  
**LOCATION:** Abercorn Arms, 78 Stanmore Hill, Stanmore.  
**APPLICANT:** Oval Property Investments.  
**PROPOSAL:** Single Storey Side to Rear and First Floor Rear Extensions to Provide Restaurant (Class A3) / Ancillary Function Room (Sui Generis), External Alterations.  
**DECISION:** DEFERRED for a Member Site Visit.

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**LIST NO:** 2/19                      **APPLICATION NO:** P/2386/08/LH  
**LOCATION:** Abercorn Arms, 78 Stanmore Hill, Stanmore.  
**APPLICANT:** Oval Property Investments.  
**PROPOSAL:** Listed Building Consent: Single Storey Side to Rear and First Floor Rear Extensions to Provide Restaurant (Class A3) / Ancillary Function Room (Sui Generis), External Alterations.  
**DECISION:** DEFERRED for a Member Site Visit.

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**LIST NO:** 2/20                      **APPLICATION NO:** P/2805/08/ML1  
**LOCATION:** Abercorn Arms, 78 Stanmore Hill, Stanmore.  
**APPLICANT:** Oval Property Investments.  
**PROPOSAL:** Change of Use of Stable Block From Storage to Provide Ancillary Staff Residential Accommodation, with External Alterations.  
**DECISION:** DEFERRED for a Member Site Visit.

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**LIST NO:** 2/21                      **APPLICATION NO:** P/2810/08/LH  
**LOCATION:** Abercorn Arms, 78 Stanmore Hill, Stanmore.  
**APPLICANT:** Oval Property Investments.  
**PROPOSAL:** Listed Building Consent: Change of Use of Stable Block from Storage to Provide Ancillary Staff Residential Accommodation, with External Alterations.  
**DECISION:** DEFERRED for a Member Site Visit.

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