



**DEVELOPMENT MANAGEMENT
COMMITTEE
TUESDAY 16 DECEMBER 2008
6.30 PM**

COMMITTEE AGENDA

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

MEMBERSHIP (Quorum 3)

Chairman: Councillor Marilyn Ashton

Councillors:

**Husain Akhtar
Don Billson
Julia Merison
Joyce Nickolay (VC)**

**Keith Ferry
Krishna James
Thaya Idaikkadar**

Reserve Members:

1. Manji Kara
2. G Chowdhury
3. Dinesh Solanki
4. Ashok Kulkarni
5. -

1. Mrinal Choudhury
2. Graham Henson
3. Jerry Miles

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

**Contact: Vishal Seegoolam, Senior Democratic Services Officer
Tel: 020 8424 1883 E-mail: vishal.seegoolam@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

DEVELOPMENT MANAGEMENT COMMITTEE

TUESDAY 16 DECEMBER 2008

AGENDA - PART I

Guidance Note for Members of the Public Attending the Development Management Committee (Pages 1 - 2)

1. **Attendance by Reserve Members:**

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

Reserve Members may attend meetings:-

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

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

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

3. **Declarations of Interest:**

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

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

Enc. 4. **Minutes:** (Pages 3 - 10)

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

5. **Public Questions:**

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

6. **Petitions:**

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

7. **Deputations:**

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

8. **References from Council and other Committees/Panels:**
To receive references from Council and any other Committees or Panels (if any).
9. **Representations on Planning Applications:**
To confirm whether representations are to be received, under Committee Procedure Rule 18 (Part 4B of the Constitution), from objectors and applicants regarding planning applications on the agenda.
10. **Planning Applications Received:**
Report of the Head of Planning - circulated separately.

Members are reminded that, in accordance with the Planning Protocol, where Councillors disagree with the advice of the Chief Planning Officer, it will be the Members' responsibility to clearly set out the reasons for refusal where the Officer recommendation is for grant. The planning reasons for rejecting the Officer's advice must be clearly stated, whatever the recommendation and recorded in the minutes. The Officer must be given the opportunity to explain the implications of the contrary decision.

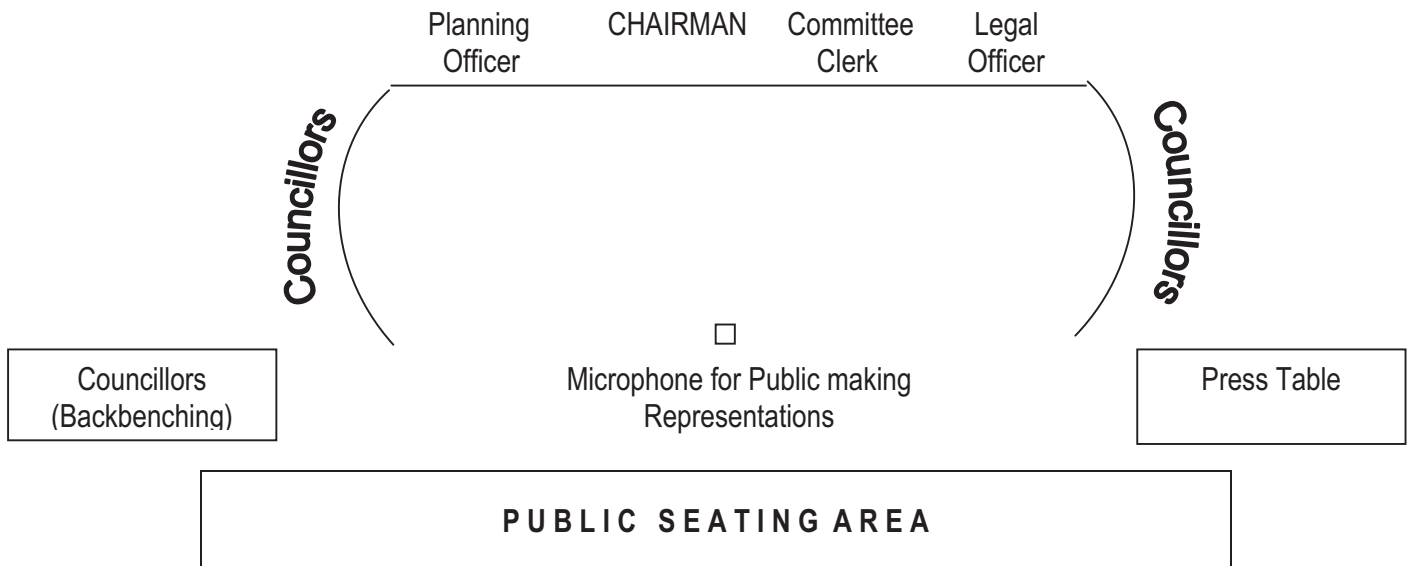
- Enc. 11. **Enforcement Notices Awaiting Compliance:** (Pages 11 - 22)
Report of the Head of Planning – for information.
12. **Member Site Visits:**
To arrange dates for Member site visits that have been agreed during the course of the meeting (if any).
 13. **Any Other Urgent Business:**
Which cannot otherwise be dealt with.

AGENDA - PART II - NIL

This page is intentionally left blank

GUIDANCE NOTE FOR MEMBERS OF THE PUBLIC ATTENDING THE DEVELOPMENT MANAGEMENT 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 Development Management Committees

Please note that objectors may only speak if they requested to do so before 5pm on the working day before the meeting. In summary, where a planning application is recommended for grant by the 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 Development Management 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 Development Management 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 Development Management 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 Development Management 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 Development Management Committee procedures. It is not an authoritative statement of the law. Also, the Committee may, on occasion, vary procedures).

REPORT OF DEVELOPMENT MANAGEMENT COMMITTEE

MEETING HELD ON 19 NOVEMBER 2008

Chairman: * Councillor Marilyn Ashton

Councillors: * Husain Akhtar * Julia Merison
* Don Billson * Jerry Miles (3)
* Mrinal Choudhury (1) * Joyce Nickolay
* Keith Ferry

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

PART I - RECOMMENDATIONS - NIL

PART II - MINUTES

288. **Attendance by Reserve Members:**

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

Ordinary Member

Councillor Thaya Idaikkadar
Councillor Krishna James

Reserve Member

Councillor Jerry Miles
Councillor Mrinal Choudhury

289. **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 items indicated:

Councillor

Christopher Noyce

Planning Application

Item 2/01 – 174 Exeter Road, Rayners Lane.

Item 2/10 – 39 High Worple, Harrow.

290. **Declarations of Interest:**

RESOLVED: To note that there were no declarations of interests made by Members present in relation to the business transacted at this meeting.

291. **Minutes:**

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

292. **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.

293. **Reference from Council and other Committees/Panels:**

The Committee received a petition which had been referred from the Council meeting held on 30 October 2008, relating to objections on the proposed development at 90 Kingsfield Avenue.

RESOLVED: That the petition be received and noted.

294. **Representations on Planning Applications:**

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

295. **Planning Applications Received:**

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

<u>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.

(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.

296. **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.

297. **Member Site Visits:**

RESOLVED: That Member Site Visits to the following sites take place on Saturday 13 December 2008 from 9.45 am.

2/07 – 53 Brancker Road, Harrow.
 2/11 – 11 Rayners Lane, Harrow.
 2/14 – 31 Honister Gardens, Stanmore.
 2/15 – 439 Alexandra Avenue, Harrow.

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

(Signed) COUNCILLOR MARILYN ASHTON
 Chairman

SECTION 1 – MAJOR APPLICATIONS

LIST NO:	1/01	APPLICATION NO:	P/2843/08/DC3
LOCATION:	1-16 Challiner Court; 1-12 Fern Court; 1-12 Price Court; 1-12 Hines Court, Richards Close, Harrow.		
APPLICANT:	Octavia Housing & Care.		
PROPOSAL:	Demolition of 55 Dwellings and Construction of 47 Unit 'Extra Care' Scheme and 29 Flats, Landscaping and Works.		
DECISION:	DEFERRED to the next meeting of the Strategic Planning Committee for further discussion with the applicant.		

SECTION 2 – OTHER APPLICATIONS RECOMMENDED FOR GRANT

LIST NO:	2/01	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:	<p>REFUSED permission for the development described in the application and submitted plans, as amended on the addendum, for the following reasons:</p> <p>(i) The parking space to the rear of the property is not easily accessible, cannot be used for a Life Time Home parking space and involves level changes between the space and the front door which would be detrimental to the residential amenity of the future occupiers, contrary to HUDP policies D4 and D5, SPD Accessible Homes (2006) and policy 3A.5 of the London Plan.</p> <p>(ii) The proposal provides only one parking space, located to the rear of the property, which would give rise to overspill parking on a road which is already under pressure for parking space and which is not resident permit restricted, contrary to HUDP policy T13.</p> <p>[Note: (1) During discussion on the above item, it was moved and seconded that the application be refused for the reasons given. Upon being put to a vote, this was carried.</p> <p>(2) The Committee wished for it to be recorded that the decision to refuse the application was unanimous.</p> <p>(3) The Head of Planning had recommended that the above application be granted].</p>		

LIST NO:	2/02	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:	<p>GRANTED permission for the development described in the application and submitted plans, subject to the conditions and informatives reported.</p> <p>[Note: The Committee wished for it to be recorded that the decision to grant the application was unanimous].</p>		

LIST NO: 2/03 **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 to the next meeting of the Strategic Planning Committee for further discussion with the applicant.

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

(i) The proposed development, by reason of its backland location, size and mass would be incongruous, visually obtrusive and overbearing and would give rise to overdevelopment of the site and detract from the established pattern of development in the area, contrary to policies D4 and D5 of the HUDP.

(ii) The proposed development, by reason of its backland location, would give rise to inaccessible refuse storage and servicing arrangements, thereby resulting in an unworkable situation in respect of refuse collection and overall servicing of the development to the detriment of the amenities within the locality and the development itself and the safety of the vehicular access of service vehicles onto Church Road and within the access roads, contrary to HUDP policies D4 and T15.

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) 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.

(3) Councillors Mrinal Choudhury, Keith Ferry and Jerry Miles wished to be recorded as having voted against the decision to refuse the application;

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

LIST NO: 2/05 **APPLICATION NO:** P/3281/08/GL
LOCATION: 76 and 78 Wellington Road, Pinner.
APPLICANT: Fusion Residential LLP
PROPOSAL: Redevelopment to Provide Three Detached Dwellinghouses (Two Two Storey Houses and One Bungalow With Linked Garage); All With Accommodation in Roofspace; 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 informatives reported.

[Note: The Committee wished for it to be recorded that the decision to grant

the application was unanimous].

LIST NO:	2/06	APPLICATION NO:	P/2351/08/NR
LOCATION:	Bakkavor Pizza / Katies Kitchen, Christchurch Industrial Estate, Forward Drive, Harrow.		
APPLICANT:	Bakkavor Pizza		
PROPOSAL:	Retention of Single-Storey Storage and Cold Store Units with Corridor Links to Existing Buildings; Construction of Screen Walls to Front and Rear Elevations.		
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:	2/07	APPLICATION NO:	P/2713/08/GC
LOCATION:	53 Brancker Road, Harrow.		
APPLICANT:	Mr M Hirani.		
PROPOSAL:	Single / Two Storey Side and Rear Extensions.		
DECISION:	DEFERRED for a Member Site Visit.		

LIST NO:	2/08	APPLICATION NO:	P/2674/08/GC
LOCATION:	62 Westbere Drive, Stanmore.		
APPLICANT:	Mr M Ismail		
PROPOSAL:	Conversion of Dwelling House to Two Flats With External Alterations; Bin Store and Cycle Store at Side.		
DECISION:	REFUSED permission for the development described in the application and submitted plans, as amended on the addendum, for the following reason:		
	(i) The proposed development, by reason of cramped, unsatisfactory and inadequate room sizes and layout, would be detrimental to the residential amenities of the future occupiers 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) 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.		
	(3) Councillors Mrinal Choudhury, Keith Ferry and Jerry Miles wished to be recorded as having voted against the decision to refuse the application;		
	(4) The Head of Planning had recommended that the above application be granted].		

LIST NO:	2/09	APPLICATION NO:	P/2567/08/MT
LOCATION:	32 Oakhill Avenue, Pinner.		
APPLICANT:	Mr Anwar Hasham.		
PROPOSAL:	Demolition of Existing Dwelling House and Redevelopment to Provide 2 X 2 Storey Detached Dw 7 With Integral Garages and New Vehicular		

	Accesses.		
DECISION:	WITHDRAWN by the applicant.		
LIST NO:	2/10	APPLICATION NO:	P/2851/08/SB5
LOCATION:	39 High Worples, Harrow.		
APPLICANT:	Mr G Sidhu.		
PROPOSAL:	Conversion To Two Flats; Conversion of Part of the Garage to Habitable Room; External 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.		
LIST NO:	2/11	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:	DEFERRED for a Member Site Visit.		
LIST NO:	2/12	APPLICATION NO:	P/2645/08/LM
LOCATION:	Nower Hill High School, George V Avenue, Harrow.		
APPLICANT:	Harrow Council.		
PROPOSAL:	Retention of Two Temporary Classrooms for Two Years to Northern Side of School.		
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:	2/13	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:	DEFERRED at officer's request for further consideration and to await further consultation responses.		
LIST NO:	2/14	APPLICATION NO:	P/2973/08/RD
LOCATION:	31 Honister Gardens, Stanmore.		
APPLICANT:	Mr and Mrs V and M Chokshi.		
PROPOSAL:	Single Storey Front; Single Storey/Two Storey Side to Rear; Single Storey Rear Extensions.		

DECISION: DEFERRED for a Member Site Visit.

LIST NO: 2/15 **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: DEFERRED for a Member Site Visit.

LIST NO: 2/16 **APPLICATION NO:** P/2583/08/KR

LOCATION: White Cottage, 2 Whitehall Road, Harrow.

APPLICANT: Pacelands Estates Ltd.

PROPOSAL: Retention of Outbuildings (Gazebo and Enclosed Outbuilding) in Rear Garden.

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].

SECTION 3 – OTHER APPLICATIONS RECOMMENDED FOR REFUSAL

LIST NO: 3/01 **APPLICATION NO:** P/3249/08/ML1

LOCATION: 15 Bromefield, Stanmore.

APPLICANT: Mr David Singh.

PROPOSAL: First Floor Side Extension.

DECISION: REFUSED permission for the development described in the application and submitted plans, for the reason reported.

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

LIST NO: 3/02 **APPLICATION NO:** P/2312/08/ML1

LOCATION: Oliver House, Bernville Way, Harrow.

APPLICANT: Mr Ajit Pagaria.

PROPOSAL: Change of Use from Warehouse to Function Hall and Commercial Kitchen (Class B8 to D2/B2), with External Alterations Including an Extract Flue.

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].

This page is intentionally left blank

ENFORCEMENT GRID - 01/12/08

PROSECUTION REQUIRED									
Enforcement Reference	Address	Ward	Site Officer	Date Reported	Notice Served	Appealed	Date for compliance	Complied	Breach, Progress And Comments
339/01	78 Cecil Road	Wealdstone	GW	14/08/01	Yes	Yes	07/09/03		Building works in rear garden adj. to 80 Wellington Rd awaiting prosecution report
480/02	9 West Drive Gardens	Harrow Weald	SSB	21/08/02	Yes	Yes	21/01/04		Roof alterations without planning permission Notice to be served as soon as possible. Notice of appeal served. Appeal Dismissed Insp letter dated 20-Jun-03. Owners have offered to do works required, starting in Sept 2004. Site inspected in Sept 04, assessment required for prosecution
317/03	154 Eastcote Lane, S/har	Roxbourne	SSB	03/07/03	Yes		01/10/04		Compliance with condition 8 Appeal received, appeal not valid. Section 78 dismissed, owners asked to provide details of timescale for compliance with notice. Agent looking into how to alter development to comply with notice. Prosecution report required
441/03	Mount Park Manor	Harrow on the Hill	GW	28/07/03	Yes	Yes			TELESCOPIC POOL COVER Reassessment required

573/03	22 Walton Road	Marlborough	SSB	07/10/03	Yes		28/02/06		<p>Unauthorised construction of a single storey rear extension and front porch.</p> <p>Appeal fee not paid to the Planning Inspectorate, thus appeal not validated. Planning Inspectorate confirmed in letter dated 27 March 2006. Prosecution report required</p>
625/03	Broom Hill, Mount Park Road	Harrow on the Hill	SSB	31/10/03	Yes	Yes	11/04/05		<p>BREACH OF CONDITION RE: FENCING AND INCORRECT MATERIAL FOR HARDSTANDING</p> <p>Appeal submitted. Appeal determined and upheld. Planning permission subject to conditions. Enforcement officer to monitor conditions. Enf Officer has visited site. Breach of condition established</p>
94/04	190 Whittington Way	Pinner South	GW	23/02/04	Yes	Yes			<p>SINGLE STOREY REAR EXTENSION ONTO SINGLE STOREY REAR EXTENSION</p> <p>Appeal withdrawn - reassessment required</p>
160/04	29 The Broadway	Wealdstone	GW	15/03/04	Yes				<p>installation OF ADVERTISEMENT</p> <p>Reassessment required</p>
425/04	61 Oxley Road	Rayners Lane	SSB	01/07/04	Yes		14/02/06		<p>Erection of rear extension and wall</p> <p>Section 330 notice served on 20-June-05. Enf notice issued. Case Officer visited on 7th September 2006, notice not complied with, letter sent advising owner of intention to commence prosecution proceedings.</p>

483/04	35 Orchard Grove, Edg	Edgware	GW	08/07/04	Yes	Yes	04/07/06		Change of use to flats Section 330 notice served on 6-July-05. Section 330 Notices were returned unopened. Enforcement Notices issued. Appeal Submitted, awaiting outcome. Appeal withdrawn. Re- assessment required for prosecution
619/04	462 Honeypot Lane	Queensbury	SSB	25/08/04	Yes		13/09/07		Unauthorised construction of a single storey rear extension Site visit required by Enforcement Officer.
700/04	1 Wildcroft Gardens	Canons	SSB	21/09/04	Yes	No	19/08/06		REMOVAL OF BUSH ON PAVEMENT AND 4 PILLARS ON FRONT BOUNDARY AT OVER 2M HIGH. Part complied - Further assesment required
989/04	56 Lake View	Canons	GW	23/10/04	Yes	Yes			Porch has been erected across the front gable Appeal dismissed - needs reassesment
24/05	81 Roxeth Hill	Harrow on the Hill	SSB	06/05/06	Yes		18/07/06		Erection of roof extension AB / RD checking when roof was erected. Borough Solicitor preparing notice. Notice prepared. Planning Appeal part allowed (P/304/03/CFU).Enforcement Appeal Dismissed 18/10/05 with variation Re-assessment required

519/05	32 Rusland Park Road	Marlborough	GW	17/06/04	Yes	Yes	27/08/08		Unauthorised construction of a two/three storey side to rear, single storey front to side extension and rear dormer Notice was withdrawn on 13 September 2007 and reissued on 13 September 2007. Awaiting appeal decision. Appeal dismissed - prosecution required
744/05	14 Roxeth Green Avenue	Roxbourne	SSB	17/10/05	Yes	Yes	17/11/08		Unauthorised construction of a rear extension Appeal dismissed 18 August 2008. Site visit and witness statement required
370/06	399 Alexandra Avenue	Rayners Lane	PA	02/05/06	Yes				installation OF ADVERTISEMENT Reassessment required
401/06	76 Formby Avenue	Queensbury	SSB	24/04/06	Yes		22/11/07		Use of outbuilding as two self-contained residential units Enforcement Officer visited the site. Breach still existing. Prosecution witness statement required.
711/07	18 Belmont Circle	Belmont	MM	18/12/07	Yes		31/10/08		Change of use to estate agents Notice served 05/08/08. Site visit required
459/07/P (reregistered)	119 Eastcote Lane	Roxeth	SSB	19/09/07	Yes	Yes	23/06/2001 (original date)		Converted swimming pool enclosure at rear into 3 flats & seperate additional unit created at the side of the property. awaiting preparation of prosecution report
183/08	127 Ruskin Gardens	Kenton East	PA	10/04/08	Yes		02/10/08		Property being used as building yard awaiting prosecution report

ENFORCEMENT GRID - 01/12/08

Notice served - Appeal Lodged									
Enforcement Reference	Address	Ward	Site Officer	Date Reported	Notice Served	Appealed	Date for compliance	Complied	Breach, Progress And Comments
956/05	85a Whitchurch Lane	Canons	SSB	20/01/05	Yes	Yes	12/12/08		single storey rear extension Notice served on 05/08/08 Appeal lodged
366/06/P	23 Nolton Place, Harrow	Edgware	GW	03/05/06	Yes	Yes	31/01/09		(i) use of main dwelling as four flats and (ii) use of outbuilding as 2 flats Enforcement Notice served on 26/06/08 Appeal lodged Awaiting appeal decision
0263/07/P	3 Green Lane Cottages	Stanmore Park	LH	30/07/07	Yes	Yes	03/01/09		Replacement of two timber framed horn style sash windows with two uPVC casement windows Notice served on 22/08/08 - Appeal submitted - Awaiting appeal decision
0056/08	43 High Street, Harrow	Harrow on the Hill	MRE	01/02/08	Yes	Yes	24/10/08		Unauthorised cash machine. Planning permission refused for the development (application reference P/3593/07 on 20 December 2007). Draft report prepared for delegation and passed to Legal. Notice served 25/7/08. Appeal lodged

ENFORCEMENT GRID - 01/12/08

Check compliance - Notice Served									
Enforcement Reference	Address	Ward	Site Officer	Date Reported	Notice Served	Appealed	Date of Compliance	Complied	Breach, Progress And Comments
0594/07	34 Gordon Avenue	Stanmore Park	MM	16/10/07	Yes		30/03/09		Erection of single storey extension (approx 6m wide by 3m deep) on the forecourt of the dwelling S78 appeal lodged - awaiting decision Notice served on 22/08/08 - Awaiting compliance
669/07	29 Rayners lane	Roxbourne	BC	26/11/07	Yes		05/12/08		Unauthorised single side & rear extension Notice served 25/7/08. S78 appeal lodged and awaiting decision
0055/08	17 Radley Gardens	Kenton East	ML1	01/02/08	Yes		03/01/09		Unauthorised conversion of ground floor of property into 2 flats and installation of additional entrance door. Planning permission refused for the development (application reference P/1756/07 on 12 November 2007). Draft report prepared for delegation - Notice served on 22/08/08
102/08	21 Landseer Close	Edgware	SSB	25/02/08	Yes		04/05/09		Unauthorised alteration/extension to roof incorporating raised roof over dwelling house and rear dormer (The Development) 06/11/08 Legal officer -Preetinder Cheema 17/10/08 revised rpt to legal(gw) Notice served 21/10/08
293/07	52 Adderley Road	Wealdstone	GW	07/08/07	Yes		18/03/09		Unauthorised single storey conservatory extension attached to the existing rear extension 28/10/08 - File with Preetinder Cheema Notice served on 06/11/08
662/06	1 Constable Gardens	Edgware	SSB	20/07/06	Yes		05/04/09		Unauthorised Single storey rear extension- p/p refused Legal officer - Marieke VandeBergh - EC-003957 Notice served 24/11/08

ENFORCEMENT GRID - 01/12/08

		Sent to Legal								
Date Report Sent	Enforcement Reference	Address	Ward	Site Officer	Date Reported	Notice Served	Appealed	Date for compliance	Complied	Breach, Progress And Comments
Feb 08										
14/02/08	502/06	69 Winchester Road	Kenton East	SSB	27/07/06					Unauthorised front porch, single storey rear extension and conservatory Planning permission refused for the development (application reference P/3001/06 on 15 January 2007) Legal officer - Abi Kolawole Iken ref - EC-003430
14/02/08	0054/08	Blackgate, Church Lane	Pinner	SSB	01/02/08		Yes			unauthorised Tree House Planning permission refused for the development (application reference P/1328/07 on 20 December 2007) Legal officer - Louise Humphreys Iken ref - EC-003479 On hold - S78 appeal lodged Appeal dismissed legal informed 26/11/08
14/02/08	0167/07/P	66 Woodhall Gate, Pinner	Hatch End	LH	03/07/07					Unauthorised rooflights 06/11/08 Legal officer - Pretinder Cheema Iken ref - EC-003416 Legal requested new format 27/11/08 Ammended report sent to legal
14/02/08	335/06/P	2 West Drive	Harrow Weald	SSB	06/05/06					Velux flat roof light On Hold as offender has complied in parts Legal officer - Louise Humphreys Iken ref - EC003628
14/02/08	0052/08	132 Turner Road	Queensbury	NR	01/02/08					Unauthorised use of the house as two flats Lousie Humphreys - EC003389 Planning permission refused for the development (application reference P/2416/07 on 28 November 2007)

May 08										
14/05/2008	181/07	55 Weston Drive	Belmont	SSB	03/07/07					side boundary walls in rear garden Legal officer - Sarah Inverary in legal 27/10/08 EC-003955
21/05/08	107/08	5 Tithe Farm Avenue	Roxbourne	SSB	28/02/08					two storey side, single storey front and rear extensions including parapet wall on side of two storey side extensions; installation of 3 rooflights on roof of single storey rear extension Legal officer - Sasha Blackmore EC-003939
21/05/08	0556/07/P	7 Wetheral Drive	Belmont	GW	04/10/07					single storey front, single and two storey side and rear extensions 06/10/08 S78 appeal submitted 24/10/08 legal officer - Preetinder Cheema EC-003984
21/05/08	0036/08	197 & 199 Northolt Road	Harrow on the Hill	SSB	17/01/08					use of part of ground floor of Nos. 197 and 199 Northolt road as retail (class A1) Awaiting outcome of S78 appeal 23/10/08 legal officer - Preetinder Cheema EC-003982
21/05/08	539/05	110 Welbeck Road	West Harrow	SSB	13/07/05					OUTBUILDING Being reassessed in view of new GPDO Legal officer - Preetinder Cheema EC-004028
21/05/08	0500/07/P	39 Waverley Road	Rayners Lane	GW	21/09/07					Single storey rear extension Legal officer - Louise Humphreys Iken Ref - EC-003717
21/05/08	0468/07/P	11 Lynton Road	Rayners Lane	GW	19/09/07					single storey rear conservatory 24/10/08 legal officer - Preetinder Cheema EC-003983
21/05/08	0050/08	436 Alexandra Avenue	Rayners Lane	SSB	31/01/08					single storey rear extension Legal officer - Louise Humphreys Iken ref - EC-003649 On hold - S78 appeal submitted

21/05/08	0209/07/P	1 Bentley Way	Stanmore Park	GW	16/07/07					front boundary wall with railings and gates Wall/fence/gates reduced to 1m - 3 pillars remaining - being monitored Legal officer - Preetinder Cheema Iken Ref - EC-003651
Jun 08										
02/06/08	277/08	2 Headstone Lane	Headstone North	SSB	29/05/08					Large outbuilding in rear garden Legal officer - Preetinder Cheema Iken Ref - EC-003703 S78 appeal lodged - awaiting decision
05/06/08	650/07	57 Oxford Road	Headstone South	SSB	20/11/07					conversion to flats Legal officer - Louise Humphreys Iken Ref - EC-003706 Case on hold - S78 appeal submitted
Jul 08										
07/07/08	ENF/0413/08	173 Uxbridge Road	Harrow Weald	SSB	25/07/08					Unauthorised roof lights Legal officer - Abi Kolawole Iken Ref - EC-003770 9/10/08 2nd draft to legal
Aug 08										
27/08/08	0034/08	3 Aylwards Rise	Stanmore Park	SSB	16/01/08					Non-compliance with condition 2 of planning permission P/3088/06/DFU granted on appeal (ref APP/M5450/A/07/2039231 Legal officer - Gloria Lawson Iken Ref - EC-003781
27/08/08	315/07	53 cunningham Park	Headstone South	SSB	14/08/07					Oubuilding consturcted and used as seperate residence LDC application submitted - application approved - to be closed Abi Kolawole Iken Ref - EC-003852
Sep 08										
16/09/08	0248/07/P	65 Bessborough Road	Greenhill	SSB	30/07/07					Unauthorised SSRE - on HOLD until Jan09 As the owner indicated to modify the extension 24/10/08 legal officer - Marieke Van Den Bergh EC-004020

16/09/08	125/08	145 High Street	Wealdstone	GW	07/03/08					Unauthorised SSRE legal officer - Sarah Inverary 20/11/08 revised rpt sent to sarah EC-004008
16/09/08	0088/08	6 Canons Corner	Canons	GW	12/02/08					Unauthorised cash machine
Oct-08										
01/10/08	141/07	9 West Drive	Harrow Weald	GW	19/06/07					Fence adjacent highway 20/10/08 Legal officer - Gloria Lawson Iken Ref- EC-003919
06/10/08	0072/07/P	12 Ashburnham Avenue, Harrow	Greenhill	PA	03/04/07					roof height on existing two storey side to rear extension 24/10/08 legal officer - Marieke Van Den Bergh EC-004016 to be reassessed
06/10/08	0163/08	90 Boxtree Lane	Harrow Weald	GW	11/04/08					single storey front, side and rear extension 24/10/08 legal officer - Marieke Van Den Bergh EC-004019
06/10/08	0514/07/P	41 The Drive	West Harrow	GW	21/09/07					single storey side to rear extension, and conservatory 24/10/08 legal officer - Marieke Van Den Bergh - EC-004015 21/11/2008 amended rpt to legal
08/10/08	0604/07	40 Braithwaite Gardens	Belmont	GW	15/10/07					two storey side extension and single storey rear and front extension including front porch, with parapet to two storey side extension, and increased height and parapet to part of single storey rear extension Legal officer - Gloria Lawson EC-003942
08/10/08	573/08	4 Elm Park	Stanmore Park	SSB	18/06/03					Non-compliance with conditions 1,2,3,4,6,&7 of planning permission P/343/07 DDP granted on appeal on 26 June(ref APP/M5450/A/07/2051212) Legal officer - Gloria Lawson EC-003944

08/10/08	249/08	40 Bedford Road	Headstone South	GW	14/05/08					Unauthorised conversion and use of the dwelling house as two flats Legal officer - Abi Kolawole EC-003941
10/10/08	0077/08	31 Cannonbury Avenue	Pinner South	GW	29/01/08					rear conservatory 28/10/08 - File with Sarah Inverary 31/12/08 revised rpt sent to sarah EC-004021 Draft enforcement report sent to legal 26/11/08 S78 appeal has been lodged
10/10/08	0380/07/P	12 Courtfield Crescent	Greenhill	SSB	13/09/07					Unauthorised conversion and use of the dwelling house as four self-contained flats 27/10/08 file passed to Preetinder Cheema EC-004001
10/10/08	0059/08	58 Chandos Crescent	Edgware	GW	07/02/08					Detached outbuilding at rear and canopy over sun deck 28/10/08 - File with Sarah Inverary EC-004022
14/10/08	0170/07/P	40 Spencer Road	Wealdstone	PB	03/07/07					single/two storey side extension providing an attached dwelling house; use of existing house as two flats; single storey rear extension 06/11/08 Legal officer - Preetinder Cheema 17/11/08 file passed to legal officer
15/10/08	0592/07	542 Uxbridge Road	Pinner	BC	09/10/07					single storey extension to former garage and continued use of former garage and extension as office space 27/10/08 file passed to Preetinder Cheema EC-004002 Draft report sent to legal
28/10/08	95/07	Unit 3 Ballards Mews/High St. - Edg	Edgware	GW	09/05/07					Unauthorised two extract flues to workshop Legal officer - Louise Humphreys

28/10/08	0051/08	49 Sussex Road	Headstone South	SSB	01/02/08					Unauthorised conversion of dwelling house into two self contained flats Legal officer Louise Humphreys case on hold pending outcome of the owner's indication that the unauthorised use will cease by 15 December 2008
29/10/08	260/08	9 Westfield Gardens	Kenton East	PB	22/05/08					DETACHED OUTBUILDING AND CONTINUED USE FOR THE PREPARATION OF FOOD FOR COMMERCIAL PURPOSES Louise Humphreys - EC-004041
Nov-08										
03/11/08	673/05	48 Tillotson Road	Hatch End	PA	19/09/05					conversion of single-storey side extension to self-contained flat 03/11/08 report sent to Legal for clearance - Louise Humohreys - EC-004053
03/11/08	655/07	Meera, 205 Streatfield Road	Queensbury	AK	27/11/07					Continued use of ground floor and first floor as hot food takeaway 03/11/08 report sent to Legal for clearance - Louise Humphreys - EC-004052 - ON HOLD - new application submitted review at end of month
11/11/08	ENF/0362/08	2 Alicia Avenue	Kenton West	PA	02/07/08					Continued use of detached single storey outbuilding in rear garden as dwelling unit Louise Humphreys - EC-004067
25/11/08	0447/07/P	10 Harrow View	Headstone South	SG	16/05/07					Additional single storey rear extension
25/11/08	625/03	Broomhill, Mount Park Road	Harrow on the Hill	GW	Aug-03					FENCING AND INCORRECT MATERIAL FOR HARDSTANDING
26/11/08	ENF/0370/08	24 Wood End Road	Harrow on the Hill	PA	07/07/08					single side to rear extension
26/11/08	228/08	85 Greenway	Pinner	PB	07/05/08					Single storey side and rear extension