



**DEVELOPMENT MANAGEMENT  
COMMITTEE  
WEDNESDAY 21 JANUARY 2009  
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**

**WEDNESDAY 21 JANUARY 2009**

**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 16 December 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.

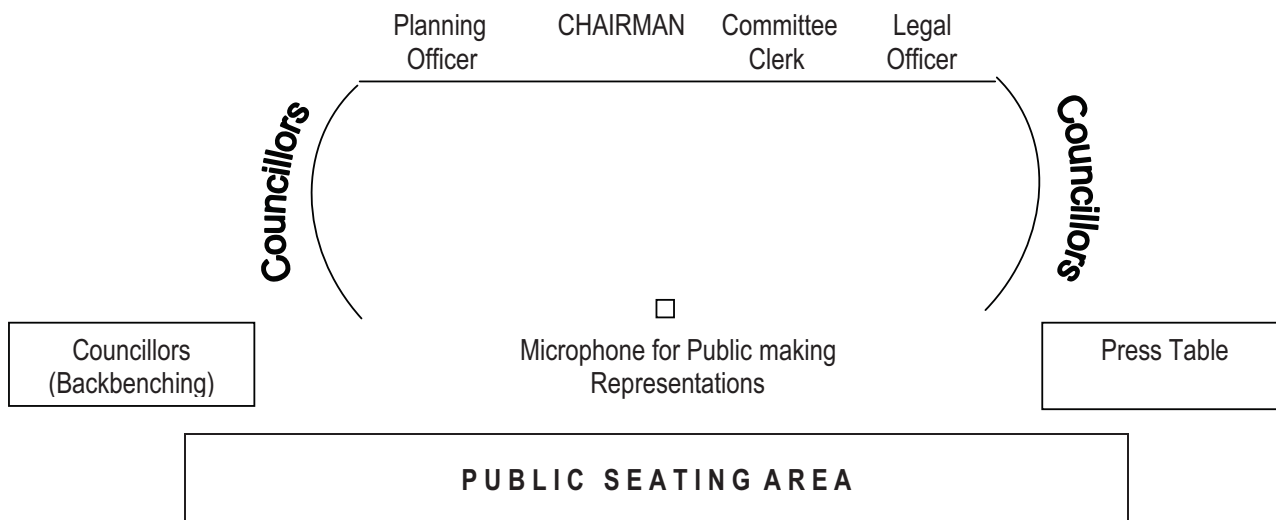
- Enc. 11. **Enforcement Notices Awaiting Compliance:** (Pages 11 - 26)  
Report of the Head of Planning – for information.
12. **Member Site Visits:**  
To arrange dates for Member site visits that have been agreed during the course of the meeting (if any).
  13. **Any Other Urgent Business:**  
Which cannot otherwise be dealt with.

**AGENDA - PART II - NIL**

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**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 Head of Planning, 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 1883). 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).***

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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**

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<b>LIST NO:</b>	2/01	<b>APPLICATION NO:</b>	P/1503/08/GL
<b>LOCATION:</b>	551 Pinner Road, Harrow.		
<b>APPLICANT:</b>	Lexview Ltd.		
<b>PROPOSAL:</b>	Change of Use from Ground Floor Motorcycle Shop (Sui Generis) to Restaurant / Takeaway (A3 / A5); Single Storey Rear Extension; External Alterations.		
<b>DECISION:</b>	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.		

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<b>LIST NO:</b>	2/02	<b>APPLICATION NO:</b>	P/3196/08/MT
<b>LOCATION:</b>	10 Hillcrest Avenue, Pinner.		
<b>APPLICANT:</b>	Mr and Mrs G Orengo.		
<b>PROPOSAL:</b>	Two Storey Side Extension; Single Storey Rear Extension and Single Storey Side Extension.		
<b>DECISION:</b>	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].		

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<b>LIST NO:</b>	2/03	<b>APPLICATION NO:</b>	P/3015/08/FOD
<b>LOCATION:</b>	32 – 32A Streatfield Road, Harrow.		
<b>APPLICANT:</b>	Mr Shailesh Teli		
<b>PROPOSAL:</b>	Retention of Detached Outbuilding in Each Rear Garden of 32 and 32A Streatfield Road.		
<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 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].

<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.		
<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.		
<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.		
<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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<b>LIST NO:</b>	2/15	<b>APPLICATION NO:</b>	P/3198/08/KR
<b>LOCATION:</b>	90 Kingsfield Avenue, Harrow.		
<b>APPLICANT:</b>	Mr Kamal Rafique.		
<b>PROPOSAL:</b>	Single Storey Side to Rear Extension.		
<b>DECISION:</b>	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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<b>LIST NO:</b>	2/16	<b>APPLICATION NO:</b>	P/3521/08/LC3
<b>LOCATION:</b>	Harrow Museum and Heritage Centre, Headstone Manor Recreation Ground, Pinner View, Harrow.		
<b>APPLICANT:</b>	Harrow Council.		
<b>PROPOSAL:</b>	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.		
<b>DECISION:</b>	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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<b>LIST NO:</b>	2/17	<b>APPLICATION NO:</b>	P/2955/08/EJ
<b>LOCATION:</b>	11 Rayners Lane, Harrow.		
<b>APPLICANT:</b>	Mrs Jassette Sue-Patt.		
<b>PROPOSAL:</b>	Conversion to Two Flats, Resiting of Vehicle Access, Parking at Front and Rear; External Alterations.		
<b>DECISION:</b>	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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**ENFORCEMENT GRID - December 2008**

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
<b>Feb 08</b>										
14/02/08	502/06	69 Winchester Road	Kenton East	SSB	27/07/06					<p><b>Unauthorised front porch, single storey rear extension and conservatory</b>                      Planning permission refused for the development (application reference P/3001/06 on 15 January 2007)                      Legal officer - Abi Kolawole Agreeing content of delegated report with planning Iken ref - EC-003430</p>
14/02/08	0054/08	Blackgate, Church Lane	Pinner	SSB	01/02/08		Yes			<p><b>Unauthorised Tree House</b>                      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                      Preetinder sent report for amendment to Planning.</p>
14/02/08	0167/07/P	66 Woodhall Gate, Pinner	Hatch End	LH	03/07/07					<p><b>Unauthorised rooflights</b>                      06/11/08                      Legal officer - Pretinder Cheema Iken ref - EC-003416                      Legal requested new format                      27/11/08 Ammended report sent to legal                      31/12/08 - Report cleared - sent to AP                      05/01/09 - Report cleared by AP</p>

14/02/08	335/06/P	2 West Drive	Harrow Weald	SSB	06/05/06					<p><b>Velux flat roof light</b> On Hold as residents has complied in parts Legal officer - Louise Humphreys Iken ref - EC003628 Awaiting further instructions - awaiting further instructions from planning</p>
14/02/08	0052/08	132 Turner Road	Queensbury	NR	01/02/08					<p><b>Unauthorised use of the house as two flats</b> Lousie Humphreys - EC003389 Planning permission refused for the development (application reference P/2416/07 on 28 November 2007) Report sent to Planning for amendment. Chased: 27/11/2008</p>
<b>May 08</b>										
14/05/2008	181/07	55 Weston Drive	Belmont	SSB	03/07/07					<p><b>Side boundary walls in rear garden</b> Legal officer - Sarah Inverary in legal 27/10/08 EC-003955 Content of report being agreed with planning</p>
21/05/08	107/08	5 Tithe Farm Avenue	Roxbourne	SSB	28/02/08					<p><b>Two storey side, single storey front and rear extensions including parapet wall on side of two storey side extensions;</b> installation of 3 rooflights on roof of single storey rear extension Legal file with Louise Humphreys. Update requested from planning.</p>
21/05/08	0556/07/P	7 Wetheral Drive	Belmont	GW	04/10/07					<p><b>Single storey front, single and two storey side and rear extensions</b> 06/10/08 S78 appeal submitted 24/10/08 legal officer - Preetinder Cheema EC-003984 Awaiting outcome of S78 appeal.</p>



21/05/08	0036/08	197 & 199 Northolt Road	Harrow on the Hill	SSB	17/01/08					<b>Use of part of ground floor of Nos. 197 and 199 Northolt road as retail (class A1)</b> 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					<b>OUTBUILDING</b> Being reassessed by planning 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					<b>Single storey rear extension</b> Legal officer - Louise Humphreys Iken Ref - EC-003717 Agreeing content of delegated report with planning.
21/05/08	0468/07/P	11 Lynton Road	Rayners Lane	GW	19/09/07					<b>Single storey rear conservatory</b> 24/10/08 legal officer - Preetinder Cheema EC-003983 Report sent to Planning for amendment.
21/05/08	0050/08	436 Alexandra Avenue	Rayners Lane	SSB	31/01/08					<b>Single storey rear extension</b> Legal Officer - Preetinder Cheema. Awaiting outcome of appeal. On hold - S78 appeal submitted
21/05/08	0209/07/P	1 Bentley Way	Stanmore Park	GW	16/07/07					<b>Front boundary wall with railings and gates</b> Wall/fence/gates reduced to 1m - 3 pillars remaining - being monitored Legal officer - Preetinder Cheema Iken Ref - EC-003651 Notice prepared but not served as owners have complied in parts. Awaiting further instructions from planning.
<b>Jun 08</b>										
02/06/08	277/08	2 Headstone Lane	Headstone North	SSB	29/05/08					<b>Large outbuilding in rear garden</b> 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					<b>Conversion to flats</b> Legal officer - Louise Humphreys Iken Ref - EC-003706 Case on hold - S78 appeal submitted
<b>Jul 08</b>										
07/07/08	ENF/0413/08	173 Uxbridge Road	Harrow Weald	SSB	25/07/08					<b>Unauthorised roof lights</b> Legal officer - Abi Kolawole Iken Ref - EC-003770 9/10/08 2nd draft to legal Awaiting further evidence from Planning before issuing notice.
<b>Aug 08</b>										
27/08/08	0034/08	3 Aylwards Rise	Stanmore Park	SSB	16/01/08					<b>Non-compliance with condition 2 of planning permission P/3088/06/DFU granted on appeal (ref APP/M5450/A/07/2039231</b> Legal Officer - Sabrina Sangha Additional information to be included in report by planning.
27/08/08	315/07	53 cunningham Park	Headstone South	SSB	14/08/07					<b>Oubuilding construted and used as seperate residence</b> LDC application submitted - application approved Iken Ref - EC-003852 Planning to close file.
<b>Sep 08</b>										
16/09/08	0248/07/P	65 Bessborough Road	Greenhill	SSB	30/07/07					<b>Unauthorised SSRE - on HOLD until Jan09 on plannings instructions</b> 24/10/08 legal officer - Marieke Van Den Bergh EC-004020
16/09/08	125/08	145 High Street	Wealdstone	GW	07/03/08					<b>Unauthorised SSRE</b> legal officer - Sarah Inverary 20/11/08 revised rpt sent to sarah EC-004008 Agreeing content of delegated report.
<b>Oct-08</b>										
01/10/08	141/07	9 West Drive	Harrow Weald	GW	19/06/07					<b>Fence adjacent highway</b> Legal Officer - Louise Humphreys. On hold pending confirmation that breach not immune from enforcement action.

06/10/08	0072/07/P	12 Ashburnham Avenue, Harrow	Greenhill	PA	03/04/07					<b>Roof height on existing two storey side to rear extension</b> 24/10/08 legal officer - Marieke Van Den Bergh EC-004016 09/12/08 Draft report sent to legal To be reassessed by Planning.
06/10/08	0163/08	90 Boxtree Lane	Harrow Weald	GW	11/04/08					<b>Single storey front, side and rear extension</b> 24/10/08 legal officer - Marieke Van Den Bergh EC-004019 Agreeing content of delegated report with planning.
06/10/08	0514/07/P	41 The Drive	West Harrow	GW	21/09/07					<b>Single storey side to rear extension, and conservatory</b> 24/10/08 legal officer - Marieke Van Den Bergh - EC-004015 21/11/2008 amended rpt to legal Legal Officer - Louise Humphreys. Report being signed off by planning.
08/10/08	0604/07	40 Braithwaite Gardens	Belmont	GW	15/10/07					<b>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</b> Legal Officer - Louise Humphreys Change of fee earner memo sent. Agreeing content of report with planning. 21/11/2008 amended rpt to legal Legal Officer
08/10/08	573/08	4 Elm Park	Stanmore Park	SSB	18/06/03					<b>Non-compliance with conditions 1,2,3,4,6,&amp;7 of planning permission P/343/07 DDP granted on appeal on 26 June(ref APP/M5450/A/07/2051212)</b> Legal officer - Lousie Humphreys EC-003944 agreeing content of delegated report with planning

08/10/08	249/08	40 Bedford Road	Headstone South	GW	14/05/08					<b>Unauthorised conversion and use of the dwelling house as two flats</b> Legal officer - Abi Kolawole EC-003941 Agreeing content of report.
10/10/08	0077/08	31 Cannonbury Avenue	Pinner South	GW	29/01/08					<b>rear conservatory</b> 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 Awaiting outcome of appeal.
10/10/08	0380/07/P	12 Courtfield Crescent	Greenhill	SSB	13/09/07					<b>Unauthorised conversion and use of the dwelling house as four self-contained flats</b> 27/10/08 file passed to Preetinder Cheema EC-004001 Report with Planning for amendment.
10/10/08	0059/08	58 Chandos Crescent	Edgware	GW	07/02/08					<b>Detached outbuilding at rear and canopy over sun deck</b> 28/10/08 - File with Sarah Inverary EC-004022 Agreeing content of report with planning.
14/10/08	0170/07/P	40 Spencer Road	Wealdstone	PB	03/07/07					<b>Single/two storey side extension providing an attached dwelling house; use of existing house as two flats; single storey rear extension</b> 06/11/08 Legal officer - Preetinder Cheema 17/11/08 file passed to legal officer Report has gone to Planning for amendment.

15/10/08	0592/07	542 Uxbridge Road	Pinner	BC	09/10/07					<p><b>Single storey extension to former garage and continued use of former garage and extension as office space</b>  27/10/08 file passed to Preetinder Cheema EC-004002  Agreeing content of delegated report with planning.  15/12/08 - Amended report sent to Preetinder</p>
28/10/08	0051/08	49 Sussex Road	Headstone South	SSB	01/02/08					<p><b>Unauthorised conversion of dwelling house into two self contained flats</b>  Legal officer Loise Humphreys  case on hold pending outcome of the owner's indication that the unauthorised use will cease by 15 December 2008</p>
29/10/08	260/08	9 Westfield Gardens	Kenton East	PB	22/05/08					<p><b>DETACHED OUTBUILDING AND CONTINUED USE FOR THE PREPARATION OF FOOD FOR COMMERCIAL PURPOSES</b>  Louise Humphreys - EC-004041  Report being signed off by planning</p>
<b>Nov-08</b>										
03/11/08	673/05	48 Tillotson Road	Hatch End	PA	19/09/05					<p><b>conversion of single-storey side extension to self-contained flat</b>  03/11/08 report sent to Legal for clearance - Louise Humohreys - EC-004053  Agreeing content of report by planning.</p>
03/11/08	655/07	Meera, 205 Streatfield Road	Queensbury	AK	27/11/07					<p><b>Continued use of ground floor and first floor as hot food takeaway</b>  03/11/08 report sent to Legal for clearance - Louise Humphreys - EC-004052  ON HOLD - new application submitted  review at end of month</p>

25/11/08	0447/07/P	10 Harrow View	Headstone South	SG	16/05/07					<b>Additional single storey rear extension</b> Legal Officer - Louise Humphreys 31/12/08 - Report cleared - sent to AP 05/01/09 - Report cleared by AP
25/11/08	625/03	Broomhill, Mount Park Road	Harrow on the Hill	GW						<b>FENCING AND INCORRECT MATERIAL FOR HARDSTANDING</b> Legal Officer - Louise Humphreys 31/12/08 - Report cleared - sent to AP
26/11/08	ENF/0370/08	24 Wood End Road	Harrow on the Hill	PA	07/07/08					<b>Single side to rear extension</b> Legal Officer - Preetinder Cheema. Agreeing content of report with planning.
26/11/08	228/08	85 Greenway	Pinner	PB	07/05/08					<b>Single storey side and rear extension</b> Agreeing content of report with planning. Legal officer - Louise Humphreys 31/12/08 - Report cleared - sent to AP 05/01/09 - Report cleared by AP

**ENFORCEMENT GRID - December 2008**

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

95/07	Unit 3 Ballards Mews/High St. - Edg	Edgware	GW	09/05/07	Yes		23/04/2009		<b>Unauthorised two extract flues to workshop</b> Legal officer - Louise Humphreys Report being signed off by planning. Notice served 17/12/08.
ENF/0362/08	2 Alicia Avenue	Kenton West	PA	02/07/08	Yes		23/04/2009		<b>Continued use of detached single storey outbuilding in rear garden as dwelling unit</b> Louise Humphreys - EC-004067 Report being signed off by planning Notice Served 18/12/08



**ENFORCEMENT GRID - December 2008**

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		<b>single storey rear extension</b> 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		<b>(i) use of main dwelling as four flats and (ii) use of outbuilding as 2 flats</b> 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		<b>Replacement of two timber framed horn style sash windows with two uPVC casement windows</b> 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	24/10/09		<b>Unauthorised cash machine.</b> 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 - December 2008**

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		<b>Building works in rear garden adj. to 80 Wellington Rd</b> awaiting prosecution report
480/02	9 West Drive Gardens	Harrow Weald	SSB	21/08/02	Yes	Yes	21/01/04		<b>Roof alterations without planning permission</b> 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		<b>Compliance with condition 8</b> 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			<b>TELESCOPIC POOL COVER</b> Reassessment required

573/03	22 Walton Road	Marlborough	SSB	07/10/03	Yes		28/02/06		<b>Unauthorised construction of a single storey rear extension and front porch.</b> Appeal fee not paid to the Planning Inspectorate, thus appeal not validated. Planning Inspectorate confirmed in letter dated 27 March 2006. Prosecution report required
625/03	Broom Hill, Mount Park Road	Harrow on the Hill	SSB	31/10/03	Yes	Yes	11/04/05		<b>BREACH OF CONDITION RE: FENCING AND INCORRECT MATERIAL FOR HARDSTANDING</b> 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 05/01/09 - Report cleared by AP
94/04	190 Whittington Way	Pinner South	GW	23/02/04	Yes	Yes			<b>SINGLE STOREY REAR EXTENSION ONTO SINGLE STOREY REAR EXTENSION</b> Appeal withdrawn - reassessment required
160/04	29 The Broadway	Wealdstone	GW	15/03/04	Yes				<b>installation OF ADVERTISEMENT</b> Reassessment required
425/04	61 Oxleay Road	Rayners Lane	SSB	01/07/04	Yes		14/02/06		<b>Erection of rear extension and wall</b> 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.

483/04	35 Orchard Grove, Edg	Edgware	GW	08/07/04	Yes	Yes	04/07/06	<b>Change of use to flats</b> 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	<b>Unauthorised construction of a single storey rear extension</b> Site visit required by Enforcement Officer.
700/04	1 Wildcroft Gardens	Canons	SSB	21/09/04	Yes	No	19/08/06	<b>REMOVAL OF BUSH ON PAVEMENT AND 4 PILLARS ON FRONT BOUNDARY AT OVER 2M HIGH.</b> Part complied - Further assesment required
989/04	56 Lake View	Canons	GW	23/10/04	Yes	Yes		<b>Porch has been erected across the front gable</b> Appeal dismissed - needs reassessment
24/05	81 Roxeth Hill	Harrow on the Hill	SSB	06/05/06	Yes		18/07/06	<b>Erection of roof extension</b> 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	<b>Unauthorised construction of a two/three storey side to rear, single storey front to side extension and rear dormer</b> 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	<b>Unauthorised construction of a rear extension</b> Appeal dismissed 18 August 2008. Site visit and witness statement required
370/06	399 Alexandra Avenue	Rayners Lane	PA	02/05/06	Yes			<b>installation OF ADVERTISEMENT</b> Reassessment required
401/06	76 Formby Avenue	Queensbury	SSB	24/04/06	Yes		22/11/07	<b>Use of outbuilding as two self-contained residential units</b> Enforcement Officer visited the site. Breach still existing. Prosecution witness statement required.
459/07/P (reregistered)	119 Eastcote Lane	Roxeth	SSB	19/09/07	Yes	Yes	23/06/2001 (original date)	<b>Converted swimming pool enclosure at rear into 3 flats &amp; separate additional unit created at the side of the property.</b> awaiting preparation of prosecution report
183/08	127 Ruskin Gardens	Kenton East	PA	10/04/08	Yes		02/10/08	<b>Property being used as building yard</b> awaiting prosecution report

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