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**REPORT OF DEVELOPMENT MANAGEMENT COMMITTEE**


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**MEETING HELD ON 7 MAY 2008**


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Chairman: \* Councillor Marilyn Ashton

Councillors: \* Don Billson \* Julia Merison  
 \* Mrinal Choudhury \* Narinder Singh Mudhar  
 \* Keith Ferry \* Joyce Nickolay  
 \* Thaya Idaikkadar

\* Denotes Member present

[Note: Councillor Jeremy Zeid also attended this meeting to speak on the item indicated at Minute 220 below].

**PART I - RECOMMENDATIONS - NIL**
**PART II - MINUTES**

 219. **Attendance by Reserve Members:**

**RESOLVED:** To note that there were no Reserve Members in attendance at this meeting.

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

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

<u>Councillor</u>	<u>Agenda item</u>
Councillor Jeremy Zeid	Planning application 3/01

 221. **Declarations of Interest:**

**RESOLVED:** To note the following declarations of interest made by Members present relating to business to be transacted at this meeting:

- (i) Planning application 2/13 – 26 Kenton Gardens, Harrow, HA3 8DE  
 Councillor Mrinal Choudhury declared a personal interest in the above item in that he lived on the same street as the property in question. Councillor Choudhury remained in the room and took part in the discussion and decision-making on this item.
- (ii) Planning application 2/15 – Harrow High School, Gayton Road, HA1 2JG  
 Councillor Narinder Singh Mudhar declared a personal interest in the above item as he was a local authority governor at Harrow High School. Councillor Mudhar remained in the room and took part in the discussion and decision-making on this item.

 222. **Arrangement of Agenda:**

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

<u>Agenda 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 all information relevant to the items before them for decision.

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

223. **Minutes:**  
**RESOLVED:** That the minutes of the meeting held on 2 April 2008, be taken as read and signed as a correct record.
224. **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.
225. **References from Council and other Committees/Panels:**  
**RESOLVED:** To note that there were no references from Council or other Committees.
226. **Representations on Planning Applications:**  
**RESOLVED:** To note that no requests for representations had been received.
227. **Planning Applications Received:**  
**RESOLVED:** That authority be given to the Head of Planning to issue the decision notices in respect of the applications considered, as set out in the schedule attached to these minutes.
228. **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.
229. **Tree Preservation Order No. 904 The Ridgeway (No. 1) West Harrow relating to No 263 The Ridgeway:**  
**RESOLVED:** To confirm Tree Preservation Order No. 904.
230. **Member Site Visits:**  
**RESOLVED:** To note that there were no Member site visits to be arranged.  
(Note: The meeting, having commenced at 6.50 pm, closed at 9.35 pm).

(Signed) COUNCILLOR MARILYN ASHTON  
Chairman

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

<b>LIST NO:</b>	2/01	<b>APPLICATION NO:</b>	P/3374/07/DAD/GL
<b>LOCATION:</b>	The Case is Altered Public House, 28 Old Redding, Harrow Weald, HA3 SE		
<b>APPLICANT:</b>	Mark Douglas		
<b>PROPOSAL:</b>	Externally Illuminated Freestanding Sign and Wall Sign, 2 x Non – Illuminated Free Standing Signs.		
<b>DECISION:</b>	REFUSED permission for the development described in the application and submitted plans, as amended on the addendum, for the following reason: <ul style="list-style-type: none"> <li>(i) The proposed externally illuminated freestanding sign, a wall sign and two non - illuminated free standing signs, together with the existing signs, by reasons of unsatisfactory design, would be unduly obtrusive in this sensitive rural location, would detract from the appearance and character of the Conservation Area and Area of Special Character, the public house itself and would be detrimental to the visual amenity, contrary to HUDP policies EP31, D4 and D14.</li> </ul> <p>[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;</p> <ul style="list-style-type: none"> <li>(2) the Committee wished for it to be recorded that the decision to refuse the application was unanimous;</li> <li>(3) the Head of Planning had recommended that the above application be granted].</li> </ul>		

<b>LIST NO:</b>	2/02	<b>APPLICATION NO:</b>	P/4259/07/DFU/SB5
<b>LOCATION:</b>	Stella Maris, 39 Oakhill Avenue, Pinner, HA5 3DL		
<b>APPLICANT:</b>	Tarlochan Ghatrhe		
<b>PROPOSAL:</b>	Redevelopment to Provide 2 / 3 Storey Block With Basement of 3 Self Contained Flats, With Parking in Basement and Bin Store at Side (and Access).		
<b>DECISION:</b>	REFUSED permission for the development described in the application and submitted plans for the following reason: <ul style="list-style-type: none"> <li>(i) The proposed development, by reason of unsatisfactory layout, siting and design, would appear as out of keeping with the existing development in the vicinity and would represent an over intensive use of the site and therefore would detract from the appearance and proportions of the nearby properties to the detriment of the visual amenity and character of the locality, contrary to HUDP policies D4 and D5 and Harrow Council's Supplementary Planning Guidance, Extensions: A householders Guide and; Supplementary Planning Guidance: Designing New Developments (2003).</li> </ul> <p>[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;</p> <ul style="list-style-type: none"> <li>(2) Councillors Marilyn Ashton, Don Billson, Julia Merison, Narinder Singh Mudhar and Joyce Nickolay wished to be recorded as having voted for the decision to refuse the application;</li> <li>(3) Councillors Mrinal Choudhury, Keith Ferry and Thaya Idaikkadar wished to be recorded as having voted against the decision to refuse the application;</li> </ul>		

(4) 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/0326/08/DFU/MRE
<b>LOCATION:</b>	32 Oakhill Avenue, Pinner, HA5 3DN		
<b>APPLICANT:</b>	Anwar Hasham Graham		
<b>PROPOSAL:</b>	Demolition of Existing Dwelling House and Redevelopment to Provide 2 X 2 Storey Detached Dwellings with Integral Garages and New Vehicular Accesses.		
<b>DECISION:</b>	REFUSED permission for the development described in the application and submitted plans for the following reason:		
	(i) The proposed development, by reason of poor design and layout, particularly of the three bedroom house, would appear to be incongruous and unbalanced in the street scene and would give rise to a loss of residential and visual amenity to the neighbouring properties to the detriment of the character of the area, 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, Don Billson, Julia Merison, Narinder Singh Mudhar and Joyce Nickolay wished to be recorded as having voted for the decision to refuse the application;		
	(3) Councillors Mrinal Choudhury, Keith Ferry and Thaya Idaikkadar 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].		

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<b>LIST NO:</b>	2/04	<b>APPLICATION NO:</b>	P/0070/08/DAD/LW
<b>LOCATION:</b>	Sainsbury's Supermarket, 13 The Broadway, Elm Park, Stanmore, HA7 4DA		
<b>APPLICANT:</b>	Sainsbury's Supermarkets Ltd		
<b>PROPOSAL:</b>	2 X Internally Illuminated Name Signs, 1 X Non Illuminated Name Sign, 3 X Non – Illuminated 'Welcome' Wall Signs, and 1 X Non Illuminated ATM Surround Sign.		
<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 informative 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>	2/05	<b>APPLICATION NO:</b>	P/0090/08/DFU/MT
<b>LOCATION:</b>	297 Eastcote Lane, South Harrow, HA2 8RU		
<b>APPLICANT:</b>	Mr Jettinda Bagga		
<b>PROPOSAL:</b>	Single and Two Storey Side and Rear Extension; Single Storey Front Extension and Conversion Into Two Flats and Bin Store Within the Building.		

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

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

**LIST NO:** 2/06                      **APPLICATION NO:** P/0999/08/CFU/NR

**LOCATION:** 7 Athena Close, Harrow on the Hill, HA2 0JB

**APPLICANT:** G Murphy and O Hynes

**PROPOSAL:** Installation of Replacement Windows and New French Door on Rear Elevation of Ground Floor Flat.

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

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

**LIST NO:** 2/07                      **APPLICATION NO:** P/0092/08/DFU/ST

**LOCATION:** 502 Uxbridge Road, Hatch End, HA5 4SL

**APPLICANT:** Ferdeco Inv Ltd

**PROPOSAL:** Single and Two Storey Side Extensions; Single and Two Storey Rear Extension; and Vehicular Access.

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

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

**LIST NO:** 2/08                      **APPLICATION NO:** P/0933/08/DFU/TM

**LOCATION:** 124A Harrow View, Harrow, HA1 4TJ

**APPLICANT:** Peter Barron

**PROPOSAL:** Garage at Rear.

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

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

**LIST NO:** 2/09                      **APPLICATION NO:** P/4251/07/CFU/DG

**LOCATION:** 31 Harrow Fields Gardens, Harrow on the Hill, HA1 3SN

**APPLICANT:** Mr A Patel

**PROPOSAL:** Single Storey Side to Rear Extensions; Excavated Rear Patio; Conversion of Garage into Habitable Room; External Alterations.

**DECISION:** DEFERRED to seek better quality drawings that accurately demonstrate the proposals.

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<b>LIST NO:</b>	2/10	<b>APPLICATION NO:</b>	P/0076/08/DFU/ST
<b>LOCATION:</b>	23 Nibthwaite Road, Harrow, HA1 1TB		
<b>APPLICANT:</b>	Mr M Shah		
<b>PROPOSAL:</b>	Conversion of Dwelling House to Two Flats; Single Storey Side to Rear Extension; Roof Alterations to Form Gable End and Rear Dormer (Resident Permit Restricted).		
<b>DECISION:</b>	<p>REFUSED permission for the development described in the application and submitted plans for the following reasons:</p> <p>(i) The proposed conversion provides no car parking and is resident permit restricted and therefore fails to fully comply with Lifetimes Homes Standards because there cannot be a disabled parking space, contrary to HUDP policy D4.</p> <p>(ii) The proposed conversion represents an over intensive use of the property and would give rise to an unreasonable increase in residential activity to the detriment of the future occupiers of the site, neighbouring occupiers and the character of the area, contrary to the provision of HUDP policies D4, D5 and EP25.</p> <p>[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;</p> <p>(2) Councillors Marilyn Ashton, Don Billson, Julia Merison, Narinder Singh Mudhar and Joyce Nickolay wished to be recorded as having voted for the decision to refuse the application.</p> <p>(3) Councillors Mrinal Choudhury, Keith Ferry and Thaya Idaikkadar wished to be recorded as having voted against the decision to refuse the application;</p> <p>(4) the Head of Planning had recommended that the above application be granted].</p>		

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<b>LIST NO:</b>	2/11	<b>APPLICATION NO:</b>	P/0545/08/DFU/ST
<b>LOCATION:</b>	2A Nibthwaite Road, Harrow, HA1 1TA		
<b>APPLICANT:</b>	Pink Tower Ltd		
<b>PROPOSAL:</b>	Conversion of Dwellinghouse into 3 Flats; Single and Two Storey Rear Extension (Resident Permit Restricted).		
<b>DECISION:</b>	<p>GRANTED permission for the development described in the application and submitted plans, subject to the conditions and informative reported and the following:</p> <p>(i) amending condition 5 to read:</p> <p>Notwithstanding the details on the submitted drawings, the development hereby permitted shall not commence until a scheme for:-</p> <p>(a) the storage and disposal of refuse/waste, using wheelie bins in accordance with the Council's adopted guidelines, to include provision for recycling;</p> <p>(b) vehicular access thereto; and</p> <p>(c) details of the bin enclosure fencing.</p> <p>has been submitted to, and approved in writing by, the local planning authority. The development shall not be occupied or used until the works have been completed in accordance with the approved details and shall thereafter be retained.</p>		

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

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

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**LIST NO:** 2/12                      **APPLICATION NO:** P/0448/08/DFU/ST  
**LOCATION:** 2A Nibthwaite Road, Harrow, HA1 1TA  
**APPLICANT:** Pink Tower Ltd  
**PROPOSAL:** Construct Two Storey Building to Provide Four Flats, Demolition of Existing House (Resident Permit Restricted).  
**DECISION:** GRANTED permission for the development described in the application and submitted plans, as amended on the addendum, subject to the conditions and informative reported.

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

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**LIST NO:** 2/13                      **APPLICATION NO:** P/0447/08/DFU/NR  
**LOCATION:** 26 Kenton Gardens, Harrow, HA3 8DE  
**APPLICANT:** John Beckley  
**PROPOSAL:** Change of Use From DwellingHouse to Residential Care Home (Class C3 to C2).  
**DECISION:** GRANTED permission for the development described in the application and submitted plans, subject to the conditions and informative reported.

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

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**LIST NO:** 2/14                      **APPLICATION NO:** P/0356/08/DFU/ML1  
**LOCATION:** Braemont and The White Horse, Reenglass Road, Stanmore, HA7 4NT  
**APPLICANT:** Octagon Developments Ltd  
**PROPOSAL:** Redevelopment to Provide 2 Single / Two Storey Detached Houses With Rooms in Roofspace (Revised).  
**DECISION:** GRANTED permission for the development described in the application and submitted plans, subject to the conditions and informative reported.

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

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**LIST NO:** 2/15                      **APPLICATION NO:** P/0628/08/CFU/TM  
**LOCATION:** Harrow High School, Gayton Road, HA1 2JG  
**APPLICANT:** Harrow High School  
**PROPOSAL:** Two Storey Detached Building at Junction of Sheepcote Road and Kenton Road.  
**DECISION:** GRANTED permission for the development described in the application and submitted plans, subject to the conditions and informative reported.

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

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**LIST NO:** 2/16                      **APPLICATION NO:** P/0904/08/DFU/ML1  
**LOCATION:** St Bernadettes Primary School, Clifton Road, Harrow, HA3 9NS  
**APPLICANT:** St Bernadettes Primary School  
**PROPOSAL:** 3M High Weldmesh Fencing Along Northern and Eastern Boundaries with Queensbury Recreation Ground.  
**DECISION:** GRANTED permission for the development described in the application and submitted plans, subject to the conditions and informative reported.  
  
[Note: The Committee wished for it to be recorded that the decision to grant the application was unanimous].

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**LIST NO:** 2/17                      **APPLICATION NO:** P/0191/08/DDP/DC3  
**LOCATION:** Former Government Offices Site, Honeypot Lane, Stanmore, HA7 1BB  
**APPLICANT:** Berkeley Urban Renaissance Ltd  
**PROPOSAL:** Details of Refuse Arrangements Required by Condition 20 of Planning Permission Reference: P/2317/06/CFU Allowed on Appeal 12 November 2007.  
**DECISION:** DEFERRED at officer's request to await further information.

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**SECTION 3 - OTHER APPLICATIONS RECOMMENDED FOR REFUSAL**

**LIST NO:** 3/01                      **APPLICATION NO:** P/0029/08/DFU/ML1  
**LOCATION:** 174 – 178 Kenton Road, Harrow, HA3 8BL  
**APPLICANT:** Mr N Patel  
**PROPOSAL:** Change of Use From Retail to Restaurant / Drinking Establishment (Class A1 to Classes A3 / A4).  
**DECISION:** DEFERRED to seek clarification of the proposals.

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