



PLANNING COMMITTEE

WEDNESDAY 13 MAY 2009

6.30 PM

COMMITTEE AGENDA
COUNCIL CHAMBER,
HARROW CIVIC CENTRE

MEMBERSHIP (Quorum 3)

Chairman: Councillor Marilyn Ashton

Councillors:

Husain Akhtar
Don Bilson
Julia Merison
Joyce Nickolay (VC)

Mrinal Choudhury
Keith Ferry
Thaya Idaikkadar

Reserve Members:

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

1. Graham Henson
2. Krishna James
3. Jerry Miles

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

Contact: Miriam Wearing, Senior Democratic Services Officer
Tel: 020 8424 1542 E-mail: miriam.wearing@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

PLANNING COMMITTEE

WEDNESDAY 13 MAY 2009

AGENDA - PART I

Guidance Note for Members of the Public Attending the Planning 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. **Appointment of Vice-Chairman:**

To appoint a Vice-Chairman for the Municipal Year 2009/10.

3. **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.

4. **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;
- (b) all other Members present in any part of the room or chamber.

5. **Minutes:** (Pages 3 - 6)

That the minutes of the meetings of the Strategic Planning Committee on 22 April 2009 and the Development Management Committee held on 30 April 2009 (to follow) be taken as read and signed as a correct record.

6. **Public Questions and Deputations:**

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

7.

Petitions:

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

8. **Deputations:**
To receive deputations (if any) under the provisions of Committee Procedure Rule 17 (Part 4B) of the Constitution.
9. **References from Council and other Committees/Panels:**
To receive references from Council and any other Committees or Panels (if any).
10. **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.
11. **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.
12. **Variation of Section 106 Agreement to Allow for Shared Ownership Units to also be used for Intermediate Rental Accommodation:**
Report of the Head of Planning – for information
13. **Planning Appeals Update:** (Pages 7 - 56)
Report of the Head of Planning – for information.
14. **Enforcement Notices Awaiting Compliance:** (Pages 57 - 76)
Report of the Head of Planning – for information.
15. **Member Site Visits:**
To arrange dates for Member site visits that have been agreed during the course of the meeting and at the Development Management Committee on 30 April 2009.
16. **Any Other Urgent Business:**
Which cannot otherwise be dealt with.
17. **Exclusion of the Press and Public:**
To resolve that the press and public be excluded from the meeting for the following item of business, on the grounds that it involves the likely disclosure of confidential information in breach of an obligation of confidence, or of exempt information as defined in Part I of Schedule 12A to the Local Government Act 1972:

<u>Agenda Item No</u>	<u>Title</u>	<u>Description of Exempt Information</u>
18	Information Item – Urgent Non-Executive Decision	Information under paragraph 5 of Part I of Schedule 12A to the Local Government Act 1972

- Highway Land, St Government Act 1972, as it contains Thomas' Drive (Near information in respect of which a claim Junction with Uxbridge to legal professional privilege could be Road, Pinner maintained in legal proceedings.

AGENDA - PART II

18. **INFORMATION ITEM Urgent Non-Executive Decision - Highway Land, St Thomas' Drive (Near Junction with Uxbridge Road), Pinner:** (Pages 77 - 82)
Report of the Director of Legal and Governance Services.

19. **Stannore College, Elm Park, Stannore - Section 106 Agreement:** (Pages 83 - 86)
Report of the Head of Planning.

Access to Information

Note: In accordance with the Local Government (Access to Information) Act 1985, the following agenda item has been admitted late to the agenda by virtue of the special circumstances and urgency detailed below:-

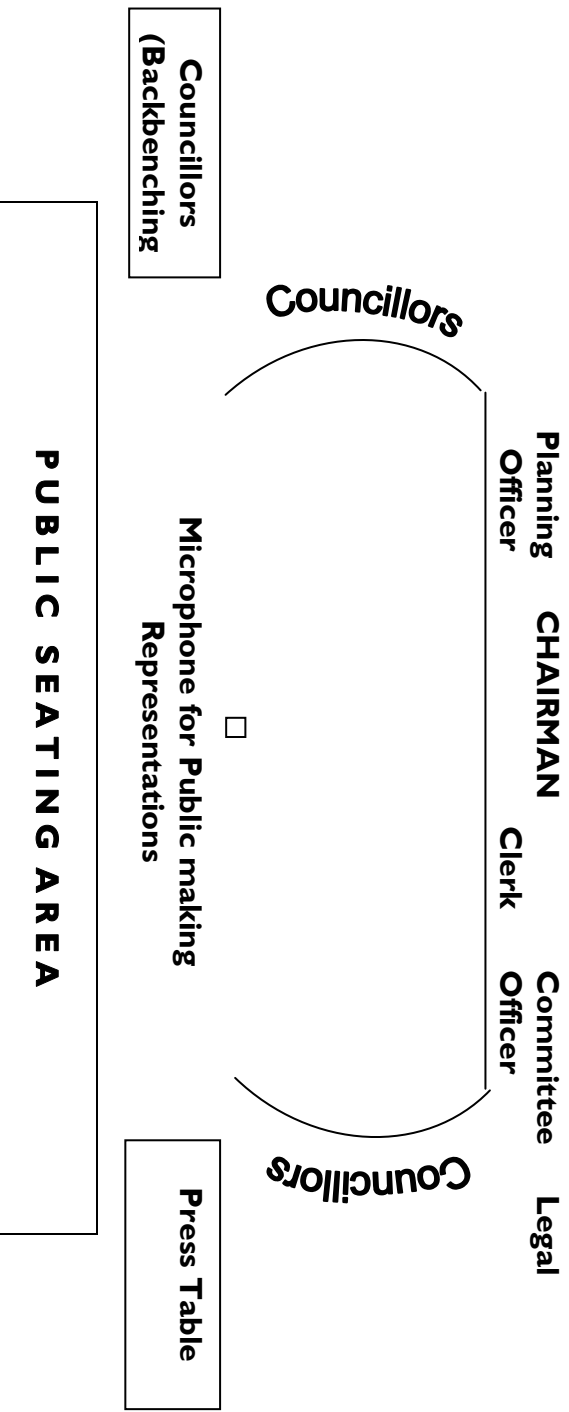
- Agenda item
19. Stannore College,
Elm Park, Stannore –
Section 106
Agreement

Special Circumstances/Grounds for Urgency

Members are requested to consider this item, as a matter of urgency. The Learning and Skills Council [LSC] is currently evaluating and prioritising its development projects throughout the UK and will be meeting to discuss the projects on 3rd June 2009. In order that the Stannore College redevelopment project can demonstrate that it is achievable within the LSC's restrictive timescales, they must be able to demonstrate at this meeting that they have secured a resolution to grant with the Heads of Terms as requested. This would assist with the project being brought forward for development at its earliest from a funding perspective.

GUIDANCE NOTE FOR MEMBERS OF THE PUBLIC ATTENDING THE PLANNING 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 Planning 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 Planning 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 Planning Committee*” which is available in both the Planning Reception or by contacting the Committee Administrator (tel 020 8424 1542). 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 Planning 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 Planning 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 Planning Committee procedures. It is not an authoritative statement of the law. Also, the Committee may, on occasion, vary procedures).

REPORT OF STRATEGIC PLANNING COMMITTEE

MEETING HELD ON 22 APRIL 2009

- Chairman: * Councillor Marilyn Ashton
- Councillors: * Husain Akhtar * Thaya Idaikkadar
 * Don Billson * Julia Merison
 * Mrinal Choudhury * Joyce Nickolay
 * Keith Ferry

* Denotes Member present

PART I - RECOMMENDATIONS - NIL

PART II - MINUTES

Attendance by Reserve Members:

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

Right of Members to Speak:

368. **RESOLVED:** That no Members, who were not members of the Committee, had indicated that they wished to speak at the meeting.

Declarations of Interest:

369. **RESOLVED:** To note that the following interests were declared:

<u>Agenda Item</u>	<u>Member</u>	<u>Nature of Interest</u>
2/02 4 Aylwards Rise, Stanmore – Retention of 4 airconditioning units on rear elevation, with acoustic panel screen.	Councillor Marilyn Ashton	Prejudicial interest arising from her taking a personal interest in the property over a protracted time. Councillor Marilyn Ashton left the room during the discussion and decision making on this item.
2/03 4 Aylwards Rise, Stanmore – Details of hard and soft landscaping pursuant to condition 4 of planning permission APP/M5450/C/07/205353 2 granted 24 April 2008		
3/01 4 Aylwards Rise, Stanmore – Details of: 1 i) the colour of the walls of the house and garage; ii) the colour and make of the clay roof tiles of the house and garage; iii) the window cills and facings, iv) the ground surfacing material; v) the boundary treatment; 2) window details, and 3) glazing to first floor bathrooms pursuant to conditions 1, 2 and 3 of planning permission APP/M5450/C/07/205353 2, granted 24 April 2008.		

370. **Minutes:**
RESOLVED: That the minutes of the meeting held on 11 March 2009 be taken as read and signed as a correct record.
371. **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.
372. **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 the meeting.
373. **Representations on Planning Applications:**
RESOLVED: That in accordance with the provisions of Committee Procedure Rule 18 (Part 4B of the Constitution), representations be received in respect of item 2/03 on the list of planning applications.
[Note: Planning application 2/03 was subsequently deferred, and so the representations were not received].
374. **Planning Applications Received:**
In accordance with the Local Government (Access to Information) Act 1985, the Addendum was admitted late to the agenda as it contained information relating to various items on the agenda and was based on information received after the despatch of the agenda. It was admitted to the agenda in order to enable Members to consider all information relevant to the items before them for decision.
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.
375. **Planning Appeals Update:**
The Committee received a report from the Head of Planning which listed those appeals being dealt with and those awaiting decision.
RESOLVED: That the report be noted.
376. **Tree Preservation Order No. 930:**
The Committee received a report requesting confirmation of Tree Preservation Order No. 930 notwithstanding the objections.
RESOLVED: That Tree Preservation Order No. 930 be confirmed.
377. **Member Site Visits:**
RESOLVED: To note that there were no site visits to be arranged.
(Note: The meeting, having commenced at 6:30 pm, closed at 6:50 pm).

(Signed) COUNCILLOR MARILYN ASHTON
Chairman

SECTION 2 - OTHER APPLICATIONS RECOMMENDED FOR GRANT

LIST NO: 2/01 **APPLICATION NO:** P/0181/09/DC3

LOCATION: 2 - 12 Northwick Park Road, Harrow

APPLICANT: Grangebrook Ltd.

PROPOSAL: Extensions And Alterations To Existing Hotel To Provide 34 Additional Bedrooms & Relocation Of Existing Conference Bar And Restaurant Facilities (No Additional Conference Floorspace)

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

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

LIST NO: 2/02 **APPLICATION NO:** P/3603/08/ML1

LOCATION: 4 Aylwards Rise, Stanmore

APPLICANT: Dr Abhay Shah

PROPOSAL: Retention Of 4 Airconditioning Units On Rear Elevation, With Acoustic Panel Screen

DECISION: DERERRED to the next meeting of the Planning Committee to enable consideration of the application in conjunction with the two further applications relating to the property.

LIST NO: 2/03 **APPLICATION NO:** P/3622/08/ML1

LOCATION: 4 Aylwards Rise, Stanmore

APPLICANT: Dr Abhay Shah

PROPOSAL: Details Of Hard And Soft Landscaping Pursuant To Condition 4 Of Planning Permission App/M5450/C/07/2053532, Granted 24 April 2008

DECISION: DERERRED to the next meeting of the Planning Committee to enable consideration of the application in conjunction with the two further applications relating to the property.

SECTION 3 – OTHER APPLICATIONS RECOMMENDED FOR REFUSAL

LIST NO: 3/01 **APPLICATION NO:** P/4010/08/ML1

LOCATION: 4 Aylwards Rise, Stanmore

APPLICANT: Dr Abhay Shah

PROPOSAL: Details Of: 1 i) The Colour Of The Walls Of The House And Garage; ii) The Colour And Make Of The Clay Roof Tiles Of The House And Garage; iii) The Window Cills And Facings; iv) The Ground Surfacing Material; v) The Boundary Treatment, 2) Window Details, And 3) Glazing To First Floor Bathrooms Pursuant To Conditions 1, 2 And 3 Of Planning Permission App/M5450/C/07/2053532, Granted 24 April 2008

DECISION: DEFERRED at the request of the Applicant.

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CURRENT APPEALS

WRITTEN REPRESENTATIONS							
Appellant/Appeal Location/Ward	LPA Ref: PINS Ref: Planner	Appeal Description	Questionnaire Due/Sent	Statement Due/Sent	Final Comments Due/Sent	Site visit Date/Time	Notes
Mr Mark Skinner 95 Roxeth Green Avenue South Harrow Ward: Roxbourne	P/2642/08/ 3965	FIRST FLOOR FRONT TO SIDE AND SINGLE STOREY REAR EXTENSION TO FORM TWO FLATS WITH REAR DORMER AND EXTERNAL ALTERATIONS AND ROOF ALTERATIONS TO EXISTING HOUSE	19/03/09	16/04/09			
Ms Ruth Chigwada-Bailey 37 Nelson Road Stanmore HA7 4ES Ward: Stanmore Park	P/2232/08/ 3966	CONTINUED USE OF FORMER DWELLING HOUSE AS THREE FLATS, RETENTION OF SINGLE STOREY REAR EXTENSION	18/03/09	15/04/09			
Mr Phillip Scalzo 110 College Hill Road Harrow Weald HA3 7DA Ward: Harrow Weald	P/2919/08/ 3967	RETENTION OF REAR PATIO AND BOUNDARY FENCE	20/03/09	17/04/09			
Mr H Carolan 1 Talbot Road Harrow HA3 7QQ Ward: Marlborough	P/2111/08/ 3968	CONVERSION OF DWELLINGHOUSE INTO TWO FLATS; TWO STOREY SIDE EXTENSION; PART SINGLE PART TWO STOREY REAR EXTENSION; SINGLE STOREY FRONT EXTENSION	24/03/09	21/04/09			

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CURRENT APPEALS

Mr J Martin 1 Cumberland Road Harrow HA1 4PH Ward: Headstone South	P/3620/08/ 3969	SINGLE STOREY FRONT AND SIDE EXTENSION; ALTERATIONS TO ROOF TO FORM END GABLE AND REAR DORMER; EXTERNAL ALTERATIONS	19/03/09	N/A Householder Fast Track Appeal			
Mr Anoop Unadkat 50 Wychwood Avenue Edgware HA8 6TH Ward: Canons	P/2488/08/ 3970	DETACHED THREE STOREY DWELLINGHOUSE WITH BASEMENT	01/04/09	29/04/09			
Dr R De Silva Flat 2 96 Elmsleigh Avenue Harrow HA3 8HZ Ward: Kenton West	P/3844/08/ 3971	SINGLE STOREY REAR EXTENSION	30/03/09	N/A Householder Fast Track Appeal			
Dr R De Silva Flat 4 96 Elmsleigh Avenue Harrow HA3 8HZ Ward: Kenton West	P/3851/08/ 3972	ALTERATIONS TO ROOF TO FORM END GABLE AND REAR DORMER AND FRONT ROOFLIGHT	30/03/09	N/A Householder Fast Track Appeal			
Mr Rohit Shah 44 Jellicoe Gardens Stanmore HA7 3NS Ward: Stanmore Park	P/3947/08 3973	FIRST FLOOR REAR EXTENSION	02/04/09	30/04/09			
Mrs J K Boca 34 Shaftesbury Avenue South Harrow HA2 0PN Ward: Harrow on the Hill	P/3535/08/ 3974	CONTINUED USE OF SIDE EXTENSION AS STUDIO FLAT	03/04/09	01/05/09			

CURRENT APPEALS

<p>Mr Peter Moe 2 Chestnut Drive Pinner HA5 1LY</p> <p>Ward: Pinner South</p>	<p>P/2627/08/ 3975</p>	<p>ROOF EXTENSIONS TO PROVIDE HABITABLE ROOF SPACE INCLUDING RAISING OF RIDGE HEIGHT, PROJECTING REAR GABLE, SIDE GABLES AND A FRONT DORMER, EXTERNAL ALTERATIONS</p>	<p>07/04/09</p>	<p>05/05/09</p>			
<p>Mr Andrew Dobinson 32 Latimer Gardens Pinner HA5 3RA</p> <p>Ward: Pinner</p>	<p>P/3275/08/ 3976</p>	<p>REPLACEMENT WINDOWS ON FRONT ELEVATION</p>	<p>08/04/09</p>	<p>06/05/09</p>			
<p>Mr Stephen Foster 7 Rose Garden Close Edgware HA8 7RF</p> <p>Ward: Canons</p>	<p>P/3340/08/ 3977</p>	<p>SINGLE / TWO STOREY SIDE TO REAR AND FIRST FLOOR REAR EXTENSIONS; FRONT AND REAR DORMER; CONVERSION OF GARAGE INTO HABITABLE ROOM WITH ALTERATIONS TO FRONT ELEVATION INCLUDING CANOPY</p>	<p>08/04/09</p>	<p>07/05/09</p>			
<p>Mr & Mrs M A Siddiqui 85 Greenway Pinner HA5 3SN</p> <p>Ward: Pinner</p>	<p>ENF/0228/08/ P/3978</p>	<p>UNAUTHORISED ERECTION OF AN OPEN-ENDED CANOPY/ROOF PROJECTION FORMING PART OF A SINGLE STOREY SIDE TO REAR EXTENSION</p>	<p>10/04/09</p>	<p>08/05/09</p>			

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CURRENT APPEALS

<p>Mr Ken Popat 33 Dennis Lane Stanmore HA7 4JS</p> <p>Ward: Stanmore Park</p>	<p>P/3261/08/ 3979</p>	<p>DEMOLITION OF EXISTING DWELLINGHOUSE, CONSTRUCTION OF REPLACEMENT TWO/THREE STOREY DWELLINGHOUSE WITH PART BASEMENT, INTEGRAL GARAGE AND SINGLE STOREY REAR PROJECTION</p>	<p>17/04/09</p>	<p>15/05/09</p>			
<p>Mrs Stella Baum 11 Wychwood Avenue Edgware HA8 6TL</p> <p>Ward: Canons</p>	<p>P/2618/08/ 3980</p>	<p>SINGLE STOREY FRONT EXTENSION AND CONVERSION OF GARAGE TO HABITABLE ROOM</p>	<p>20/04/09</p>	<p>18/05/09</p>			

CURRENT APPEALS

HEARINGS							
Appellant/Appeal Location/Ward	LPA Ref: PINS Ref: Planner	Appeal Description	Questionnaire Due/Sent	Statement Due/Sent	Hearing Date	Venue	Notes
Mr R Karia 'Turf Hills' Priory Close Stanmore Middlesex (Ward: Stanmore Park)	P/1451/08 /3881 APP/M5450/A/ 08/2083636 ML	REPLACEMENT SINGLE/TWO STOREY HOUSE WITH ROOMS IN FRONT ROOFSPACE	Sent 10.09.08	Sent 08.10.08	11.02.09 (cancelled)		Appeal held in abeyance awaiting decision on new application
By Wood Homes (Stanmore) LTD 183 Whitchurch Lane Edgware Middlesex HA8 6QT (Ward: Canons)	P/1618/08 /3909 APP/M5450/A/ /08/2087396 NR	SINGLE STOREY FRONT, SIDE AND REAR, TWO STOREY/ FIRST FLOOR SIDE EXTENSIONS, REAR DORMERS, CONVERSION TO FOUR FLATS WITH EXTERNAL ALTERATIONS	Sent 06.11.08	Sent 04.12.08	12.03.08	Committee Room 6	

CURRENT APPEALS

Sterling Estates 69 Spencer Road Harrow Middlesex HA3 7AN (Ward: Wealdstone)	P/2239/08 /3920 APP/M5450/A /08/2085969 KR	CONVERSION OF DWELLINGHOUSE INTO THREE SELF-CONTAINED FLATS; SINGLE-STOREY SIDE EXTENSION; EXTERNAL ALTERATIONS (RESIDENT PERMIT RESTRICTED)	Sent 18.11.08	Sent 16.12.08	19.03.09	South Wing Conf Rm	
Mr M Akhtar Knoll House Warren Lane Stanmore (Ward: Canons)	P/2670/08 /3916 APP/M5450/A /08/2089459 NR	DEMOLITION OF EXISTING DWELLING HOUSE AND STABLE BLOCK, REPLACEMENT TWO STOREY DWELLING HOUSE	Sent 21.11.08	Sent 19.12.08			Held in Abeyance
Mr & Mrs Parnell Land r/o Laureston Park Drive and 106 Uxbridge Road Harrow Weald (Ward: Harrow Weald)	P/1217/08 3908 APP/M5450/A /08/2088113 GL	DETACHED DWELLINGHOUSE AND DETACHED DOUBLE GARAGE; DEMOLITION OF EXISTING GARAGE	Sent 05.11.08	Sent 18.12.08	24.03.09	Churchill Place	
M Hussain Side of 40 Spencer Road Harrow Weald HA3 7AN (Ward: Wealdstone)	P/1951/08 /3923 APP/M5450/A/ 08/2090397 GL	RETENTION OF SINGLE/TWO- STOREY SIDE EXTENSION PROVIDING AN ATTACHED DWELLING HOUSE; USE OF EXISTING HOUSE AS TWO FLATS; SINGLE-STOREY REAR EXTENSION	Sent 02.12.08	Sent 06.01.09	26.03.09	Committee Rm 3	

CURRENT APPEALS

<p>Mr Phil Smith 10 Dearne Close Stanmore Middlesex</p> <p>(Ward: Stanmore Park)</p>	<p>P/1384/08 /3932</p> <p>APP/M5450/A /08/2091870</p> <p>RD</p>	<p>SINGLE STOREY FRONT EXTENSION TO ATTACHED SIDE GARAGE.</p>	<p>Sent 31.12.08</p>	<p>Due 28.01.09</p>	<p>01.04.09</p>	<p>Room 345B</p>	
<p>Mr A Fazal 68 Pinner Park Avenue Harrow Middlesex HA2 6LF</p> <p>(Ward: Headstone North)</p>	<p>P/3380/08 /3953</p> <p>APP/M5450/A /09/2096810</p> <p>SG</p>	<p>TWO STOREY DWELLINGHOUSE ATTACHED TO 68 PINNER PARK AVENUE; 2.1M HIGH SIDE AND REAR BOUNDARY FENCES; NEW VEHICULAR ACCESS (OFF HOLMWOOD CLOSE) TO A PARKING SPACE FOR 68 PINNER PARK AVENUE; REAR PATIO TO NEW HOUSE</p>	<p>Sent 23.12.08</p>	<p>Due 23.03.09</p>	<p>TBA</p>		

CURRENT APPEALS

INQUIRIES							
Appellant/Appeal Location/Ward	LPA Ref: PINS Ref: Planner	Appeal Description	Questionnaire Due/Sent	Rule 6 Statement Due/Sent	Inquiry Date	Venue	Notes
London Underground and Parkridge Developments Former Travis Perkins 19 Pinner Road Harrow (Ward: Headstone South)	P/0596/08 /3904 APP/M5450/A /08/2087875 DC	REDEVELOPMENT OF BUILDERS YARD: NINE STOREY BUILDING WITH BASEMENT COMPRISING A GROUND FLOOR CAFÉ/RESTURANT (CLASS A3 USE), 3458 SQM SECOND FLOOR SAINBURY'S FOOD STORE (CLASS A1 USE) WITH 220 RETAIL PARKING SPACES, 146 FLATS IN FOUR TO SIX STOREYS ABOVE THE RETAIL USE, 75 RESIDENTIAL PARKING SPACES, SECURE CYCLE PARKING (1 PER DWELLING & 51 FOR THE RETAIL USE) LANDSCAPED ROOF GARDENS ABOVE THE RETAIL USE, RETAIL PARKING ACCESS OFF PINNER ROAD, RESIDENTIAL PARKING AND SERVICE ACCESS OFF NEPTUNE ROAD, IMPROVEMENTS TO PINNER ROAD/NEPTUNE ROAD JUNCTION AND PUBLIC REALM ENHANCEMENT OF PEDESTRIAN UNDERPASS	Sent 31.10.08	Sent 28.11.08	12, 13, 14, 15 May 09	Council Chamber	

CURRENT APPEALS

Mr & Mrs Goremsandu 85A Whitchurch Lane Edgware Middlesex (Ward:	ENF/956/05 /P/3899 APP/M5450/C /08/2085225 SSB	SINGLE STOREY REAR EXTENSION	Due 23.10.08	Due 20.11.08	30.04.08	Committee Rm 3	
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APPEALS AWAITING DECISION

WRITTEN REPRESENTATIONS							
Appellant/Appeal Location/Ward	LPA Ref: PINS Ref: Planner	Appeal Description	Questionnaire Due/Sent	Statement Due/Sent	Final Comments Due/Sent	Site visit Date/Time	Notes

APPEALS AWAITING DECISION

Mr M B Janani 57 Oxford Road Harrow HA1 4JH (Ward: Headstone South)	P/3923/07/ 3861 APP/M5450/A 08/2080350	CONVERSION OF DWELLINGHOUSE INTO TWO SELF CONTAINED RESIDENTIAL UNITS; SINGLE STOREY REAR EXTENSION.	Sent 29.07.08	Sent 29.07.08 (Q)	expired	TBA	
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APPEALS AWAITING DECISION

Mr V Neil 7 Veldene Way Harrow HA2 9BH (Ward: Roxbourne)	P/1629/08/ 3884 APP/M5450/A/ 08/2084385 SB	SINGLE STOREY FRONT, SIDE AND REAR EXTENSION TO FORM NEW DWELLING; ENLARGED VEHICLE ACCESS; SINGLE STOREY REAR EXTENSION TO EXISTING DWELLING	Sent 17.09.08	Sent 17.09.08 (Q)	expired	TBA	
Mr Kwang Cho 6 The Croft Pinner Middlesex HA5 5EX (Ward: Rayners Lane)	P/1708/08 /3892 APP/M5450/A /08/2086476 EJ	SINGLE AND FIRST FLOOR/TWO STOREY REAR EXTENSION	Sent 14.10.08	Sent 14.10.08 (Q)	Due 01.12.08	TBA	
NVSM 73 Hindes Road Harrow HA1 1SL (Ward: Greenhill)	P/2469/08 /3895 APP/M5450/A /08/2086457 JB	CONVERSION OF DWELLINGHOUSE INTO THREE SELF-CONTAINED FLATS; SINGLE-STOREY REAR EXTENSION; ROOF EXTENSION COMPRISING HIP TO GABLE AND REAR DORMER; EXTERNAL ALTERATIONS (RESIDENT PERMIT RESTRICTED)	Sent 16.10.08	Sent 16.10.08 (Q)	Due 04.12.08	TBA	

APPEALS AWAITING DECISION

<p>Chasewood Developments LTD 32 Roxborough Road Harrow HA1 1PA (Ward:Greenhill)</p>	<p>P/1655/08 /3894 APP/M5450/A /08/2086619 GL</p>	<p>CONVERSION OF DWELLINGHOUSE INTO THREE FLATS; SINGLE/TWO-STOREY SIDE EXTENSION; LOFT CONVERSION WITH REAR DORMER AND TWO FRONT ROOF LIGHTS (RESIDENT PERMIT RESTRICTED)</p>	<p>Sent 15.10.08</p>	<p>Sent 12.11.08</p>	<p>Due 03.12.08</p>		
<p>Mr P Patel 1 Hillfield Close Harrow HA2 6AZ (Ward: Headstone South)</p>	<p>P/0559/08 /3896 APP/M5450/A /08/2086735 GL</p>	<p>SINGLE STOREY SIDE TO REAR EXTENSION</p>	<p>Sent 17.10.08</p>	<p>Sent 17.10.08 (Q)</p>	<p>Due 04.12.08</p>	<p>TBA</p>	
<p>Mr I B Kathuria 28 Roxborough Park Harrow Middlesex (Ward: Greenhill)</p>	<p>P/1375/08 /3897 APP/M5450/A /08/2087248 GL</p>	<p>CONVERSION OF RESIDENTIAL PREMISES INTO 7 FLATS; TWO-STOREY REAR EXTENSION; EXCAVATION OF PART OF REAR GAREN TO FORM LIGHTWELL; EXTERNAL ALTERATIONS (RESIDENT PERMIT RESTRICTED)</p>	<p>Sent 22.10.08</p>	<p>Sent 22.10.08 (Q)</p>	<p>Due 10.12.08</p>		
<p>Mr Zak Arshad 483 Rayners Lane Harrow Middlesex HA5 5DN (Ward: Rayners Lane)</p>	<p>P/2447/08 /3898 APP/M5450 /A/08/2086869 MT</p>	<p>REPLACEMENT SINGLE AND TWO STOREY DETACHED DWELLINGHOUSE WITH ACCOMMODATION IN THE ROOF SPACE (REVISED)</p>	<p>Sent 22.10.08</p>	<p>Sent 22.10.08 (Q)</p>	<p>Due 10.12.08</p>		

APPEALS AWAITING DECISION

Mr Mukesh Patel Bellevue Nugents Park Pinner Middlesex (Ward: Hatch End)	P/2070/08 /3905 APP/M5450/ A/08/2087443 GL	DETACHED TWO-STOREY DWELLING HOUSE; DEMOLITION OF EXISTING HOUSE, NEW VEHICULAR ACCESS AND PARKING	Sent 30.10.08	Sent 30.10.08 (q)	Due 18.12.08		
Ms M Toussaint 20 Lynwood Close Rayners Lane Middlesex HA2 9PR (Ward: Rayners Lane)	P/2404/08 /3906 APP/M5450/A /08/2087957 EJ	SINGLE STOREY SIDE & REAR EXTENSION	Sent 31.10.08	Sent 31.10.08 (q)	Due 19.12.08		
Mrs R Sritharan 5 - 7 Eastcote Lane South Harrow Middlesex (Ward: Roxeth)	P/2517/08 /3912 APP/M5450/A /08/2089073 MT	CONVERSION OF TWO DWELLING HOUSES INTO 5 FLATS; SINGLE STOREY FRONT AND TWO STOREY SIDE AND REAR EXTENSIONS; ROOF EXTENSIONS AT REAR TO BOTH PROPERTIES; EXTERNAL ALTERATIONS	Sent 16.11.08	Sent 16.11.08 (q)	Due 21.01.09		
Mr John Vargas 3 Meadow View Harrow Middlesex (Ward: Harrow on the Hill)	P/2566/08 /3913 APP/M5450/A /08/2089203 SMc	SINGLE STOREY OUTBUILDING IN REAR GARDEN	Sent 17.11.08	Sent 17.11.08 (Q)	Due 05.01.09		

APPEALS AWAITING DECISION

W E Black Ltd 21 Corbins Lane Harrow Middlesex HA2 8EL (Ward: Roxeth)	P/2954/08 /3918 APP/M5450/A /08/2089146 SB	REDEVELOPMENT TO PROVIDE NINE FLATS IN TWO x TWO/THREE STOREY BLOCKS WITH PARKING AND ACCESS FROM MEADOW GATE	Sent 18.11.08	Sent 18.11.08 (Q)	Due 06.01.09		
Neville & Angela Pereira 3 Green Lane Cottages Green Lane Stanmore Middlesex (Ward: Stanmore Park)	ENF/0263/07 /P/3917 APP/M5450/C /08/2087162	THE REPLACEMENT OF TWO TIMBER FRAMED HORN STYLE SASH WINDOWS IN THE FRONT ELEVATION OF THE DWELLING SITUATE ON THE LAND WITH TWO UPVC CASEMENT WINDOWS	Sent 21.11.08	Due 19.12.08	Due 09.01.09		
M H Vanarkadie 4 Eastcote Lane South Harrow HA2 8BP (Ward: Roxbourne)	P/0372/08 /3921 APP/M5450/X /2087261	CERTIFICATE: USE OF PART OF THE GROUND FLOOR OF THE HOUSE AS A SOLICITORS OFFICE	Sent 21.11.08	Due 19.12.08	Due 09.01.09		
Hatch End Lawn Tennis Company LTD 20 Clonard Way Hatch End Pinner (Ward: Hatch End)	P/1943/08 /3922 APP/M5450/A /08/2090072 GL	INSTALLATION OF FLOODLIGHTING TO COURTS 1 AND 4	Sent 28.11.08	Sent 28.11.08 (Q)	Due 16.01.09		

APPEALS AWAITING DECISION

Mr D Roberts 14 Sequoia Park Pinner Middlesex HA5 4BS (Ward: Hatch End)	P/2813/08 /3924 APP/M5450/A /08/2090356 JB	SINGLE/TWO STOREY SIDE TO REAR EXTENSION	Sent 14.12.08	Sent 14.12.08 (Q)	Due 22.01.09		
Mr Jay Vandra 55 Paines Lane Pinner Middlesex HA5 3BX (Ward: Pinner)	P/2987/08 /3925 APP/M5450/A /08/2089794 EJ	DEMOLITION OF BUNGALOW AND REPLACEMENT TWO- STOREY DETACHED DWELLING WITH HABITABLE ROOFSPACE	Sent 04.12.08	Sent 04.12.08 (Q)			
Mr Azad Kasro 16 South Hill Grove Harrow HA1 3PR (Ward: Harrow on the Hill)	P/1328/08 /3926 APP/M5450/A /08/2090391 SB	SINGLE STOREY FRONT TO SIDE EXTENSION INCORPORATING FRONT PORCH TO PROVIDE GRANNY ANNEXE	Sent 11.12.08	Sent 11.12.08 (Q)			
Mrs Neeta Gokal 23 Jellicoe Gardens Stanmore Middlesex (Ward: Stanmore Park)	P/2848/08 /3927 APP/M5450/A /08/2089908 NR	SINGLE STOREY REAR EXTENSION (REVISED)	Sent 09.12.08	Sent 09.12.08 (Q)			

APPEALS AWAITING DECISION

<p>Mr Rolly Ltd Land adjacent to Compass House Pynacles Close Stanmore HA7 4AF (Ward: Stanmore Park)</p>	<p>P/2323/08 /3928 APP/M5450/A /08/2091174 ML</p>	<p>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.</p>	<p>Sent 19.12.08</p>	<p>Sent 16.01.09</p>			
<p>Mr Kuvji Karsandas 40 Braithwaite Gardens Stanmore Middlesex (Ward: Belmont)</p>	<p>P/2155/08 /3929 APP/M5450/A /08/2091491 NR</p>	<p>RETENTION OF 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</p>	<p>Sent 19.12.08</p>	<p>Sent 19.12.08 (Q)</p>			
<p>Mr I Joslin 18 Woodhall Gate Pinner Middlesex HA5 4TL (Ward: Hatch End)</p>	<p>P/1444/08 /3931 APP/M5450/A/ 08/2092007 GL</p>	<p>TWO STOREY REAR EXTENSION</p>	<p>Sent 23.12.08</p>	<p>Sent 23.12.08 (Q)</p>			

APPEALS AWAITING DECISION

<p>MR C BRETT 1 The Ridgeway Stanmore Middlesex (Ward: Belmont)</p>	<p>P/1092/08 /3933 APP/M5450/A /08/2091564 NR</p>	<p>SINGLE STOREY SIDE EXTENSION WITH LINK TO EXISTING DWELLING</p>	<p>Sent 14.01.09</p>	<p>Sent 14.01.09 (Q)</p>			
<p>Mr J Donovan 58/60 Nibthwaite Road Harrow Middlesex (Ward: Marlborough)</p>	<p>P/1983/08 /3934 APP/M5450/A /09/2093771 GL</p>	<p>CONVERSION OF TWO DWELLING HOUSES TO SIX FLATS; ALTERATIONS TO ROOF TO FORM END GABLES AND REAR DORMERS; SINGLE AND TWO-STOREY EXTENSIONS TO BOTH PROPERTIES; FORMATION OF NEW VEHICULAR ACCESS TO HAMILTON ROAD; 1.8M HIGH BOUNDARY FENCE WITH SLIDING GATE; EXTERNAL</p>	<p>Sent 19.01.09</p>	<p>Sent 19.01.09 (Q)</p>			
<p>Miss N & S Arian 29 Carlton Avenue Harrow HA3 8AX (Ward: Kenton West)</p>	<p>P/3153/08 /3935 APP/M5450/A /08/2092766 TEM</p>	<p>RETENTION OF CONVERSION OF DWELLINGHOUSE INTO TWO FLATS AND PROPOSED SINGLE STOREY REAR EXTENSION AND DEMOLITION OF SIDE GARAGE</p>	<p>Sent 20.01.09</p>	<p>Sent 20.01.09 (Q)</p>			

APPEALS AWAITING DECISION

Mr M/S Dilhar, Reena/Sapna/Ria 264-266 Northolt Road South Harrow HA3 0QX (Ward: Roxeth)	APP/M5450/A /09/2093961 P/2045/08 /3938 HG	TWO STOREY REAR EXTENSION TO FORM SHOP EXTENSIONS, COVERED REAR PARKING AREA ON GROUND FLOOR AND EXTENSIONS TO BOTH FIRST FLOOR FLATS; EXTERNAL ALTERATIONS	Sent 29.01.09	Sent 29.01.09			
Mr & Mrs Choudhry The Beanz 83B Hindes Road Harrow HA1 1SQ (Ward: Greenhill)	APP/M5450/A /09/2094622 P/2334/08 /3940 SG	SINGLE, FIRST FLOOR AND TWO STOREY REAR EXTENSION; EXTERNAL ALTERATIONS (REVISED)	Sent 03.02.09	Sent 03.02.09			
Mr Dejo Abolade 174 Exeter Road Rayners Lane Middlesex HA2 9PJ (Ward: Rayners Lane)	APP/M5450/A /09/2094107 P/2384/08 /3941 SB	SINGLE STOREY FRONT EXTENSION; EXTERNAL ALTERATIONS AND CONVERSION TO TWO FLATS AND NEW VEHICLE ACCESS	Sent 04.02.09	Sent 04.02.09			
Bankmachine Ltd 6 Canons Corner Edgware HA8 8AE (Ward: Canons)	APP/M5450/A /09/2094418 P/1304/08 /3942 SG	ATM ON SHOP FRONTAGE	Sent 05.02.09	Sent 05.02.09			
Mr Pankaj Kuklarni 15 Fairholme Road Harrow Middlesex HA1 2TL (Ward: Greenhill)	APP/M5450/A/ 09/2094647 P/2736/08 /3943 GL	CONVERSION OF DWELLINGHOUSE INTO TWO SELF-CONTAINED FLATS (RESIDENT PERMIT RESTRICTED)	Sent 06.02.09	Sent 06.02.09			

APPEALS AWAITING DECISION

<p>Mohan Vekaria 64C Chandos Crescent Edgware Middlesex HA8 6HL (Ward: Edgware)</p>	<p>APP/M5450/A /09/2095142 P/2968/08 /3944 FOD</p>	<p>REAR DORMER AND EXTERNAL ALTERATIONS TO FLAT B; FIRST FLOOR SIDE TO REAR EXTENSION TO FLAT C TO FORM DWELLING HOUSE</p>	<p>Sent 10.02.09</p>	<p>Sent 10.02.09</p>			
<p>Mr S Jadunandan 11 Heritage View Harrow Middlesex HA1 3TN (Ward: Harrow on the Hill)</p>	<p>APP/M5450/A /09/2095241 P/2338/08 /3945 MRE</p>	<p>SINGLE STOREY SIDE EXTENSION</p>	<p>Sent 10.02.09</p>	<p>Sent 10.02.09</p>			
<p>Mr & Mrs Aminoff 12 Winscombe Way Stanmore HA7 3AU (Ward: Stanmore Park)</p>	<p>APP/M5450/ 09/2096148 P/3722/08 /3946 NR</p>	<p>TWO STOREY SIDE, SINGLE AND TWO STOREY REAR EXTENSIONS WITH FIRST FLOOR JULIET BALCONY AT REAR</p>	<p>Sent 10.02.09</p>	<p>Sent 10.02.09</p>			
<p>Ballards Mews High Street Edgware</p>	<p>APP/M5450/C /09/2095091 ENF/0095/07 /P/3947 SSB</p>	<p>WITHOUT PLANNING PERMISSION, THE INSTALLATION OF TWO EXTRACT FLUES IN THE ROOF OF THE WORKSHOP BUILDING SITUATE ON THE LAND</p>	<p>Sent 11.02.09</p>	<p>Sent 11.02.09</p>			

APPEALS AWAITING DECISION

Mr Michael Potts Land at rear of Laurel Cottage Church Lane Pinner HA5 3AB (Ward: Pinner)	APP/M5450/A /09/2095000 P/2724/08 /3948 SB	OUTLINE APPLICATION: (ALL MATTERS RESERVED) SINGLE AND TWO STOREY DETACHED DWELLING HOUSE WITH ACCOMMODATION IN ROOFSPACE; INTEGRAL GARAGE AND OFF STREET PARKING	Sent 13.02.08	Sent 13.02.08			
Mrs N Siddiqui 85 Greenway Pinner HA5 3SN (Ward: Pinner)	APP/M5450/A/ 09/2096075 P/2432/08 /3949 HG	RETENTION OF SINGLE STOREY SIDE TO REAR EXTENSION	Sent 11.02.09	Sent 11.02.09			
Harrow School Harrow School Porlock Avenue Harrow (Ward: Harrow on the Hill)	APP/M5450/A /09/2096497 P/3416/08 /3950 SMc	REPLACEMENT OF EXISTING 1.4m HIGH TIMBER BOUNDARY FENCE WITH PROPOSED 1.95m HIGH BLACK METAL PALISADE FENCE ALONG PORLOCK AVENUE	Sent 16.02.09	Sent 16.02.09			
Ms Marcia Clarke 24 Wood End Road Harrow Middlesex (Ward: Harrow on the Hill)	APP/M5450/A/ 09/2096857 P/2620/08 /3951 HG	RETENTION OF SINGLE STOREY SIDE TO REAR EXTENSION; DEMOLITION OF GARAGE	Sent 19.02.09	Sent 19.02.09			
Mr Mohammed Rafeek Zubair 52 Adderley Road Harrow Middlesex HA3 7HT	APP/M5450/C /2092986 ENF/0293/07 /P/3952 SSB	WITHOUT PLANNING PERMISSION, THE ERECTION OF A SINGLE STOREY CONSERVATORY STYLE EXTENSION ON THE LAND	Sent 23.02.09	Sent 23.02.09			

APPEALS AWAITING DECISION

Mr Sunil Jakharia 63 Kenmore Avenue Kenton Harrow HA3 8PA (Ward: Kenton West)	APP/M5450/A /09/2097146 P/3413/08 /3954 NR	SINGLE STOREY FRONT, SINGLE/TWO STOREY SIDE AND REAR EXTENSION, EXTERNAL ALTERATIONS INCLUDING ACCESS RAMP AT FRONT. CONVERSION TO TWO FLATS AND ATTACHED DWELLINGHOUSE	Sent 24.02.09	Sent 24.02.09			
Mr D Altman Heath Lodge Tanglewood Close Stanmore HA7 3JA (Ward: Stanmore Park)	APP/M5450/A /09/2096657 P/1781/08 /3955 NR	SINGLE/TWO STOREY SIDE AND SINGLE STOREY REAR EXTENSION, WITH LOWER PATIO, ROOF TERRACE, EXTERNAL ALTERATIONS	Sent 24.02.09	Sent 24.02.09			
Mr Sanjay Budhdeo 109 Herga Road Harrow HA3 5AU (Ward: Marlborough)	APP/M5450/A /09/2097564 P/3078/08 /3956 JB	CONTINUED USE OF DWELLINGHOUSE AS TWO FLATS	Sent 02.03.09	Sent 02.03.09			
Mr Sunjay Budhdeo 40 Bedford Road Harrow Middlesex HA1 4LZ (Ward: Headstone South)	APP/M5450/A /09/2097562 P/3080/08 /3957 SG	CONTINUED USE OF DWELLINGHOUSE AS TWO FLATS	Sent 02.03.09	Sent 02.03.09			

APPEALS AWAITING DECISION

Mr G.C Williams 76 Eastern Avenue Pinner Middlesex HA5 1NJ (Ward: Pinner South)	APP/M5450/A /09/2096052 P/3426/08 /3958 MT	SINGLE AND TWO STOREY SIDE TO SINGLE STOREY REAR EXTENSION	Sent 02.03.09	Sent 02.03.09			
Mr Shailesh Teli 32 - 32A Streatfield Road Harrow Middlesex HA3 9BS (Ward: Queensbury)	APP/M5450/A /09/2097306 P/3015/08 /3959 FOD	RETENTION OF DETACHED OUTBUILDING IN EACH REAR GARDEN OF 32 AND 32A STREATFIELD ROAD	Sent 03.03.09	Sent 03.03.09			
Dr Dilip Patel 31 Cuckoo Hill Drive Pinner Middlesex (Ward Pinner South)	APP/M5450/A /09/2097127 P/2199/08 /3960 EJ	RETENTION OF FRONT PORCH AND SINGLE STOREY REAR EXTENSION	Sent 06.03.09	Sent 06.03.09			
Dr R De Silva Flat 3 96 Elmsleigh Avenue Harrow (Ward: Kenton West)	APP/M5450/A/ 09/2098364 P/3849/08/3961 ML	REAR DORMER AND ROOFLIGHT IN THE FRONT ROOFSLOPE	Sent 10.03.09	Sent 10.03.09			
Aqua Roofing The Old Bakery Grange Court Grange Gardens	APP/M5450/A/09/209 7757 P/3135/08/3962	FIRST FLOOR OVER EXISTING OFFICE BUILDING AND TWO STOREY SIDE EXTENSIONS; FRONT DORMERS X 2; EXTERNAL ADJACENT GARAGES AND	Sent 11.03.09	08.04.09			

APPEALS AWAITING DECISION

<p>Mr. V. Pau 49 Royston Park Road Hatch End HA5 4AB</p> <p>(Ward: Hatch End)</p>	<p>APP/M5450/A/ 09/2098510</p> <p>P/1722/08/3963</p> <p>KR</p>	<p>SINGLE STOREY REAR EXTENSION AND FRONT PORCH</p>	<p>Sent 03.03.09</p>	<p>N/A Householder Fast track</p>			
<p>Mrs M. Hallianan 73 Peel Road Wealdstone Middlesex</p>	<p>APP/M5450/A/ 09/2098222</p> <p>P/3795/08 /3964</p> <p>LM</p>	<p>CONVERSION OF DWELLINGHOUSE INTO TWO FLATS</p>	<p>Sent 13.03.09</p>	<p>Sent 13.03.09</p>			

APPEALS AWAITING DECISION

HEARINGS							
Fruition Properties Former Case is Altered Public House 74 High Street Wealdstone HA3 7AF (Ward: Wealdstone)	P/1673/08 /3910 APP/M5450/A /08/2088435 Ransford Stewart	REDEVELOPMENT TO PROVIDE 24 FLATS IN 3 SEPARATE BLOCKS RANGING BETWEEN 4 AND 6 STOREYS IN HEIGHT; 352 SQUARE METRES OF RETAIL FLOOR SPACE (USE CLASS A1) AT GROUND FLOOR LEVEL (RESIDENT PERMIT RESTRICTED)	Sent 07.11.08	Sent 05.12.08	10.02.09	Committee Rooms 1 & 2	

APPEALS AWAITING DECISION

APPEALS AWAITING DECISION							

PLANNING APPEAL DECISION OCTOBER-DECEMBER 2008

Appellant/Appeal Location/Procedure	LPA Ref: PINS Ref: Planner	Appeal Description	Ward	Decision	Date	Costs	Notes
Mrs G.A Nightingale 40 Norman Crescent Pinner Middlesex HA5 3QN	P/4095/07 /3803 APP/M5450/A/ 08/2071554 (DG)	SINGLE STOREY SIDE EXTENSION	Pinner	Dismissed	08/10/08		
Mr Laxmidas Dabasia 46 Canons Drive Edgware HA8 7QY	P/1668/08 3866 APP/M5450/A/ 08/2081896 ML	SINGLE STOREY REAR AND BASEMENT EXTENSIONS, FRONT AND REAR DORMERS, FIRST FLOOR REAR INFILL EXTENSION; EXTERNAL ALTERATIONS	Canons	Allowed	06/10/08		
Mr T Raphael 18 Elm Grove Harrow HA2 7JE	P/3598/07/ DFU/3816 APP/M5450/A/ 08/2072730 EJ	SINGLE STOREY FRONT, SIDE AND REAR EXTENSIONS	Kenton West	Dismissed	08/10/08		
Mr V Tanna 318 Kenton Lane Harrow Middlesex HA3 8RH (Ward: Belmont)	P/3576/07 DFU/3806 APP/M5450/A/ 08/2071007 JB	SINGLE STOREY SIDE TO REAR EXTENSION, CONVERSION TO TWO FLATS WITH NEW VEHICULAR ACCESS (REVISED)	Belmont	Allowed	13/10/08		

PLANNING APPEAL DECISION OCTOBER-DECEMBER 2008

Mr Karsan Versani 230 Portland Crescent Stanmore Middlesex HA7 1LS	P/3875/07/ DFU/3810 APP/M5450/A/ 08/2074146 ML	DETACHED TWO STOREY DWELLINGHOUSE IN REAR GARDEN WITH ROOM IN ROOF SPACE	Queensbury	Dismissed	14/10/08		
Mr D Son 20 Canons Drive Edgware HA8 7QS	P/0205/08/ DFU/3811 APP/M5450/A/ 08/2072502 NR	SINGLE STOREY REAR EXTENSION; REAR DORMER AND ROOF EXTENSION	Canons	Allowed	14/10/08		
Mr & Mrs P Patel 113 Village Way Pinner HA5 5AA	P/3474/07/ DFU/3819 APP/M5450/A/ 08/2073447 KO	SINGLE STOREY FRONT AND SIDE EXTENSION; EXTERNAL ALTERATIONS AND CONVERSION OF GARAGE INTO HABITABLE ACCOMMODATION	Rayners Lane	Dismissed	14/10/08		
Selective Homes 86 Hindes Road Harrow HA1 1SQ	P/3061/07/ DFU/3807 APP/M5450/A/ 08/2072025 ST	TWO STOREY DETACHED BUILDING WITH SINGLE STOREY REAR SECTION AND HABITABLE ROOF SPACE TO PROVIDE 3 FLATS (2 STUDIO FLATS AND 1 X 1 BED MAISONETTE)	Greenhill	Dismissed	15/10/08		

PLANNING APPEAL DECISION OCTOBER-DECEMBER 2008

<p>Mrs V Howell 8 Salisbury Road Harrow Middlesex</p>	<p>P/3763/07/ 3802 APP/M5450/A/ 08/2069700 BA</p>	<p>CONVERSION OF DWELLINGHOUSE INTO TWO FLATS; SINGLE STOREY REAR SIDE EXTENSION</p>	<p>Headstone South</p>	<p>Allowed</p>	<p>20/10/08</p>		
<p>Ventra Investments Ltd 8 & 9 Kenton Road Harrow HA1 2BW</p>	<p>P/3764/07 /3804 APP/M5450/A/ 08/2071872 GL</p>	<p>SINGLE STOREY REAR EXTENSION TO PROVIDE ADDITIONAL BEDROOM TO GROUND FLOOR REAR FLAT; TERRACE FOR GROUND FLOOR REAR FLAT; BIN STORES FOR ALL FLATS; EXTERNAL ALTERATIONS.</p>	<p>Greenhill</p>	<p>Dismissed</p>	<p>20/10/08</p>		
	<p>P/3765/07 /3805 APP/M5450/ A/08/2072937 GL</p>	<p>CONVERSION OF A DWELLING HOUSE INTO FIVE FLATS; SINGLE STOREY INFILL REAR EXTENSION; EXTERNAL ALTERATIONS. (RESIDENT PERMIT RESTRICTED)</p>					
<p>Mr & Mrs Shah and Mr & Mrs Tolia 45 & 45A Howberry Road Edgware Middlesex HA8 6SX</p>	<p>P/3203/ 07/CFU/3823 APP/M5450/A 08/2074471 DT</p>	<p>DEMOLITION OF 2 HOUSES AND CONSTRUCTION OF 10 FLATS AND 10 PARKING SPACES</p>	<p>Canons</p>	<p>Dismissed</p>	<p>24/10/08</p>		

PLANNING APPEAL DECISION OCTOBER-DECEMBER 2008

St Georges Parochial Council St. Georges Church Sports Gound Pinner View Harrow HA1 4RJ	P/2569/07/ 3826 APP/M5450/A/0 8 /2075518 RP	DEVELOPMENT TO PROVIDE 7x1 BED FLATS, 8x2 BED FLATS, 4x2 STOREY HOUSES, 8x2.5 STOREY HOUSES, COMMUNITY HALL, ACCESS PARKING FOR CHURCH HALL; RETENTION OF 0.7 HA OF OPEN SPACE.	Headstone South	Dismissed	27/10/08		
Mr Eugene Ebhogiaye 114 Broomgrove Gardens Edgware HA8 5RL	P/0082/ 08/DFU/3809 APP/M5450/A/ 08/2069915 ML	CONVERSION TO PROVIDE 4 FLATS, WITH EXTERNAL ALTERATIONS TO FRONT, REAR AND SIDE ELEVATIONS, PARKING AT FRONT.	Edgware	Dismissed	5.11.08		
Ablegrange Supported Living Ltd 224 Somervell Road South Harrow HA2 8TS	P/0124/08/ DFU/3813 APP/M5450/A/ 08/2074291 MT	CONVERSION OF HOUSE TO TWO FLATS; END GABLE AND REAR DORMER ROOF EXTENSIONS; REFUSE STORAGE AT REAR	roxeth	Dismissed	14.11.08		
West End Lawn Tennis Club (Pinner) Ltd Cuckoo Hill Road Pinner HA5 1AY	P/2946/07 /CFU/3814 APP/M5450/A/ 08/2073769 DT	INSTALLATION OF 9 FLOODLIGHTING COLUMNS TO COURTS 4 & 5 AT NORTHERN END OF SITE	Pinner South	Dismissed	11.11.08		

PLANNING APPEAL DECISION OCTOBER-DECEMBER 2008

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<p>Mr A Gholizadeh 18 Tintagel Drive Stanmore HA7 4SR</p>	<p>P/3724/07/ DFU/3817 APP/M5450/A/ 2074907 ML</p>	<p>SINGLE STOREY REAR EXTENSION, RAISED REAR PATIO WITH RAMPED ACCESS TO REAR GARDEN, CONVERSION TO TWO FLATS</p>	<p>Canons</p>	<p>Allowed</p>	<p>04.11.08</p>		
<p>Mr T C Hurley 49 Spencer Road Harrow HA3 7AN</p>	<p>P/2964/ 07/DFU/3820 APP/M5450/A/ 08/2074982 GL</p>	<p>RESERVED MATTERS PURSUANT TO CONDITION NO'S 2 (A - DESIGN; EXTERNAL APPEARANCE; C - MEANS OF ACCESS; D - LANDSCAPING; E - INTERNAL FLOOR LAYOUT AND F - BOUNDARY TREATMENT) AND 4 (DETAILS OF OFF- STREET PARKING & FORECOURT LANDSCAPING) ATTACHED TO OUTLINE PERMISSION P/868/06/DOU GRANTED ON 26 MAY 2006 FOR TWO STOREY SIDE EXTENSION TO CREATE SEPERATE DWELLING HOUSE (RESIDENT PERMIT RESTRICTED)</p>	<p>Wealdstone</p>	<p>Allowed</p>	<p>23.10.08</p>		
<p>Dr N S Tolley Blackgates Church Lane Pinner HA5 3AA</p>	<p>P/1328/07 /DCO/3821 APP/M5450/A/ 08/2074184 SB</p>	<p>RETENTION OF TREE HOUSE IN REAR GARDEN</p>	<p>Pinner</p>	<p>Dismissed</p>	<p>4.11.08</p>		

PLANNING APPEAL DECISION OCTOBER-DECEMBER 2008

D R Reeves 53 Hill Road Pinner Middlesex HA5 1LD	P/0860/ 08/DFU/3822 APP/M5450/A/ 08/2073887 EJ	SINGLE STOREY SIDE AND REAR EXTENSION; REAR DORMER AND ROOFLIGHTS; EXTERNAL ALTERATIONS TO ROOF	Pinner South	Allowed	14.11.08		
Mrs Ahmed 594 Kenton Lane Harrow Middlesex HA3 7LQ	P/0042/ 08/DFU/3825 APP/M5450/A/ 08/2075920 RM	ALTERATIONS TO ROOF TO FORM END GABLE AND REAR DORMER.	Wealdstone	Allowed	20.11.08		
Mr & Mrs Patel 65 Yeading Avenue Rayners Lane HA2 9RL	P/2797/07/ 3830 APP/M5450/A/ 08/2075512 OH	SINGLE STOREY REAR EXTENSION AND CONVERSION OF DWELLINGHOUSE TO TWO FLATS	Rayners Lane	Allowed	19.11.08		
Ms N Butler 45A Meadow Road Pinner Middlesex	P/0522/08 /3839 APP/M5450/A/ /08/2077966 SB	ALTERATIONS TO ROOF TO FORM END GABLE, TWO REAR DORMERS AND FRONT ROOF LIGHTS AND CONVERSION OF LOFT TO FORM AN ADDITIONAL SELF- CONTAINED FLAT	Pinner South	Allowed	19.11.08		

PLANNING APPEAL DECISION OCTOBER-DECEMBER 2008

Mr M Patel Bellevue Nugents Park Pinner	P/0396/08 /3840 APP/M5450/ A/08/2075874 GL	DETACHED TWO-STOREY, SIX BEDROOM DWELLING HOUSE; DEMOLITION OF EXISTING HOUSE, NEW VEHICULAR ACCESS AND PARKING	Hatch End	Dismissed	20.11.08		
Mr Thomas Walsh 13 Wellington Road Harrow Middlesex	P/1121/08/ 3843 APP/M5450/A/ 08/2077963 BA	2 STOREY SIDE EXTENSION	Wealdstone	Allowed	19.11.08		
Mr N Pattni 14-16 Gordon Avenue Stanmore HA7 3QD	P/2917/07 /3834 APP/M5450/A/ 08/2075864 DC3	REDEVELOPMENT TO PROVIDE A TWO STOREY BLOCK OF 10 FLATS WITH ROOMS IN ROOF SPACE, UNDERGROUND PARKING AND VEHICULAR ACCESS	Stanmore Park	Dismissed	07.11.08		
Village Homes 76-78 Wellington Road Hatch End	P/4280/ 07/COU/3824 APP/M5450/A 08/2075406 RM	OUTLINE FOR LAYOUT, SCALE, APPEARANCE AND ACCESS: REDEVELOPMENT TO PROVIDE 8 FLATS IN A TWO STOREY BUILDING WITH ACCOMMODATION IN THE ROOF SPACE AND BASEMENT CAR PARKING SPACES AND ACCESS	Hatch End	Allowed	26.11.08		

PLANNING APPEAL DECISION OCTOBER-DECEMBER 2008

Mrs S Patel 60 Wellesley Road Harrow	P/3120/07/ 3827 APP/M5450/A/ 08/2076319 BA	CONVERSION OF DWELLINGHOUSE INTO 3 FLATS; SINGLE STOREY REAR EXTENSION; EXTERNAL ALTERATIONS.	Greenhill	Dismissed	09.11.08		
Mr V K Gupta 236 Headstone Lane Harrow HA2 6LY	P/3281/07/ 3837 APP/M5450/ A/08/207886 SG	SINGLE STOREY REAR EXTENSION; SHED IN REAR GARDEN.		Part Allowed	19.11.08		
Ragu S. Lingarajah 436 Alexandra Avenue Harrow HA2 9TW	P/4264/07/ 3844 APP/M5450/A/ 08/2077963 MT	RETENTION OF SINGLE STOREY REAR EXTENSION.	Rayners Lane	Allowed	24.11.08		
Mr L Redhead 50 & 52 Corbins Lane Harrow HA2 8EJ	P/0538/08RM/ 3831 APP/M5450/A/ 08/2075505 RP	OUTLINE: REDEVELOPMENT TO PROVIDE 3 STOREY BLOCK OF 14 FLATS, ACCESS ROAD, REAR PARKING AREA AND CYCLE STORAGE	roxeth	Dismissed	29.12.08		

PLANNING APPEAL DECISION OCTOBER-DECEMBER 2008

<p>Mr K Seera 190 Malvern Avenue Harrow HA2 9HE</p>	<p>P/0402/08/ 3846 APP/M5450/A/ 08/2079070 EJ</p>	<p>TWO STOREY SIDE EXTENSION AND SINGLE STOREY REAR EXTENSION; ALTERATIONS TO ROOF</p>	<p>Roxbourne</p>	<p>Allowed</p>	<p>27.11.08</p>		
<p>D Lakhani 72 Uxbridge Road Harrow Weald HA3 6DL</p>	<p>P/4103/07/ 3848 APP/M5450/A/ 08/2078507 BA</p>	<p>FIRST FLOOR EXTENSION OVER EXISTING REAR EXTENSION TO PROVIDE TWO ADDITIONAL FLATS; EXTERNAL ALTERATIONS; SIDE ENTRANCE PORCH AND WIDENING OF EXISTING CROSSOVER TO PROVIDE TWO PARKING SPACES.</p>	<p>Harrow Weald</p>	<p>Dismissed</p>	<p>27.11.08</p>		
<p>Yew Walk Residents Yew Walk Harrow Middlesex</p>	<p>P/2710/07/ 3851 APP/M5450/A/ 08/2078842 OH</p>	<p>ERECTION OF ELECTRONIC GATES ACROSS VEHICLE CARRIAGE WAY AND PEDESTRIAN GATE AND RAILINGS AT SIDE; GATE PIERS AND 4 BOLLARDS; NEW WOODEN TRELLIS FENCING TO SOUTH EAST BOUNDARY</p>	<p>harrow on the Hill</p>	<p>Dismissed</p>	<p>26.11.08</p>		

PLANNING APPEAL DECISION OCTOBER-DECEMBER 2008

<p>Mr J Donovan 58/60 Nibthwaite Road Harrow HA1 1TA</p>	<p>P/0789/08 /3853 APP/M5450/A/ 08/2078613 BA</p>	<p>CONVERSION OF TWO DWELLINGHOUSES TO EIGHT SELF-CONTAINED FLATS; TWO-STOREY REAR EXTENSIONS; TWO REAR DORMERS; FORMATION OF NEW VEHICLUAR ACCESS TO HAMILTON ROAD; 1.8M BOUNDARY FENCE, SLIDING GATE AND EXTERNAL ALTERATIONS</p>	<p>marlborough</p>	<p>Dismissed</p>	<p>24.11.08</p>		
<p>Mrs A D Nathwani Rear of 21-23 Springfield Road (First Floor) Harrow HA1 1QF</p>	<p>P/1129/08/ 3855 APP/M5450/A/ 08/2079456 BA</p>	<p>CHANGE OF USE OF REAR FIRST FLOOR A1 UNIT TO ONE BEDROOM FLAT (RESIDENT PERMIT RESTRICTED)</p>	<p>Greenhill</p>	<p>Dismissed</p>	<p>24.11.08</p>		
<p>Mr & Mrs Bristow 39 Graham Road Harrow HA3 5RP</p>	<p>P/3833/07/ 3856 APP/M5450/A/ /08/2079687 GL</p>	<p>CONVERSION OF DWELLINGHOUSE INTO FOUR FLATS; SINGLE STOREY SIDE TO REAR EXTENSION; FIRST AND SECOND FLOOR REAR EXTENSIONS; TWO DORMERS ON FRONT ROOF SLOPE.</p>	<p>Wealdstone</p>	<p>Allowed</p>	<p>04.12.08</p>		

PLANNING APPEAL DECISION OCTOBER-DECEMBER 2008

Mr Tim Nutt 759, 761, 763 Kenton Lane Harrow Middlesex HA3 6AW	P/1356/08/ 3882 APP/M5450/A/ /08/2083941 RP	DEMOLITION OF THREE HOUSES AND CONSTRUCTION OF 14 X 2 BED FLATS	Harrow Weald	Dismissed	04.12.08		
Mrs Chick 117 Malvern Avenue Harrow HA2 9HG	P/3607/07/ /3857 APP/M5450/A/0 8 /2079717 ME	EXTERNAL ALTERATIONS AND CONVERSION OF DWELLINGHOUSE (INCLUDING INTEGRAL GARAGE) TO THREE FLATS	Roxbourne	Dismissed	08.12.08		
Mr Jagdish Varsani 90 Becmead Avenue Harrow HA3 8HB	P/0733/08/ /3858 APP/M5450/A/ 08/2079241 BS	DETACHED BUNGALOW IN REAR GARDEN	Kenton West	Dismissed	01.12.08		
H Patel 61 A Station Road North Harrow HA2 7SL	P/0392/08/ 3859 APP/M5450/A/ 08/2079553 SB	CONVERSION FROM ONE FLAT TO THREE FLATS; TWO STOREY REAR INFILL EXTENSION; FIFTH FLOOR EXTENSION AT ROOF LEVEL, EXTERNAL ALTERATIONS	West Harrow	Dismissed	24.11.08		

PLANNING APPEAL DECISION OCTOBER-DECEMBER 2008

Mr Imran Haq 99 Headstone Road Harrow HA1 1PG	P/1847/08/ 3868 APP/M5450/A/ 08/2081488	CONVERSION OF DWELLING HOUSES INTO FOUR FLATS TOGETHER WITH SINGLE- STOREY REAR EXTENSION	Greenhill	Dismissed	08.12.08		
Mr & Mrs Kiany 109 Rowlands Avenue Hatch End HA5 4AW	P/2774/07/ 3832 APP/M5450/A/ 08/2077075 BA	SINGLE STOREY DETACHED DWELLINGHOUSE IN THE REAR GARDEN WITH ACCESS FROM SADDLERS CLOSE; NEW VEHICLE ACCESS FROM ROWLANDS AVENUE TO EXISTING DWELLINGHOUSE	Hatch End	Dismissed	24.11.08		
Mrs Mary Lewis 34 Elm Park Road Pinner HA5 3LH	P/1244/08 /3876 APP/M5450/A/ 08/2082661 MRE	TWO STOREY SIDE & REAR EXTENSION; REAR PATIO AND TIMBER GATE TO 1.6M HEIGHT AT FRONT; DEMOLITION OF SIDE GARAGE; EXTERNAL ALTERATIONS	Pinner	Allowed	14.11.08		
Mr & Mrs R Haynes 1 Grove Road Pinner HA5 5HW	P/0720/08 /3838 APP/M5450/A/ /08/2077773 GL	SINGLE STOREY FRONT TO SIDE EXTENSION; SINGLE STOREY SIDE TO REAR EXTEHNSION; DEMOLITION OF EXISTING GARAGE		Allowed	16.11.08		

PLANNING APPEAL DECISION OCTOBER-DECEMBER 2008

MacLeod Developments Ltd Commercial Property King Henry Mews Harrow On The Hill HA2 0JF	P/0648/08/ 3847 APP/M5450/A/ 08/2078267 MRE	CHANGE OF USE FROM FOOD AND DRINK (USE CLASS A3) TO FINANCIAL AND PROFESSIONAL SERVICES OR BUSINESS USE OR NON-RESIDENTIAL INSTITUTION (USE CLASSES A2 OR B1 OR D1 RESPECTIVELY).	Sent 08.07.08	Allowed	19.12.08		
H Kara 247 Portland Crescent Stanmore HA7 1LP (Ward: Queensbury)	P/0335/08/ /3841 APP/M5450/A/ /08/2078213 ML	CONVERSION TO TWO FLATS AND DWELLINGHOUSE	Sent 08.07.08	Dismissed	16.12.08		
Ms Jones 197 Northolt Road South Harrow HA2 0NG (Ward: Harrow on the Hill)	P/3553/07/ 3845 APP/M5450/A/ 08/2078767 SB5	CHANGE OF USE OF PART OF GROUND FLOOR FROM RESIDENTIAL (CLASS C3) TO RETAIL (CLASS A1)	Sent 11.07.08	Dismissed	09.12.08		
Mrs Monica Pryne 2 Headstone Lane Harrow Middlesex (Ward: Headstone North)	P/1432/08/ 3849 APP/M5450/A/ 08/2078821 GL	RETENTION OF CONSERVATORY AT SIDE	Sent 14.07.08	Allowed	26.11.08		

PLANNING APPEAL DECISION JANUARY-

Appellant/Appeal Location/Procedure	LPA Ref: PINS Ref: Planner	Appeal Description	Ward	Decision	Date	Costs	Notes
David Newman 10C - 12C Station Parade Northolt Road South Harrow HA2 8HB	P/0172/08/ /3889 APP/M5450/A/ /08/2085858 SB	2 x TWO STOREY DWELLINGHOUSES AT REAR OF 11-12 STATION PARADE (SEMI-DETACHED) AND PROVISION OF ACCESS BALCONY FROM STATION PARADE	Roxeth	Dismissed	05.01.09		
Mr & Mrs Koslover 14 Handel Close Edgware HA8 7QZ	P/1077/08/ 3860 APP/M5450/A/ 08/2080170 BS	FIRST FLOOR SIDE EXTENSION ADJACENT TO No.12, SINGLE/TWO STOREY SIDE EXTENSION ADJACENT TO No.15 HANDEL CLOSE	Canons	Dismissed	09.01.09		
Mr & Mrs SR Ghantiwala 62 Paines Lane Pinner HA5 3BT	P/0428/08/ 3862 APP/M5450/A/ 08/2078232 SB	FIRST FLOOR SIDE TO REAR EXTENSION; EXTERNAL ALTERATIONS AND EXTENSION TO PATIO AT REAR	Pinner	Allowed	09.01.09		
MT Momenfam 71 High Worple Harrow HA2 9SA	P/0752/08/ /3865 APP/M5450/A/ 08/2080780 MT	RETENTION OF TWO STOREY SIDE EXTENSION (WITHOUT 1M FIRST FLOOR SETBACK) AND SINGLE STOREY REAR EXTENSION	Rayners Lane	Dismissed	09.01.09		

PLANNING APPEAL DECISION JANUARY-

Bankmachine Ltd. 43 High Street Harrow Middlesex HA1 3HZ (Ward:Harrow on the Hill)	P/2363/08 /3907 APP/M5450/A /2088058 OH	RETENTION OF CASH MACHINE (ATM) IN SHOPFRONT AND PROPOSED EXTERNAL ALTERATIONS	Harrow on the Hill	Allowed	26.01.09		
	ENF/0056/ 08/P/3911 APP/M5450/C /08/2084139 SSB	UNAUTHORISED CASH MACHINE		Dismissed			
Vispasp Sarkari 23 Nolton Place Edgware Middlesex	ENF/366/06/ P/3878 APP/M5450/C /08/2081955	(i) use of main dwelling as four flats and (ii) use of outbuilding as 2 flats		Allowed	18.02.09		
Mrs S Palmer 115 Eascote Lane South Harrow Middlesex	P/0377/08 /3872 APP/M5450/A/ 08/2082496 SB	OUTLINE FOR LAYOUT, SCALE, APPEARANCE AND ACCESS: REDEVELOPMENT TO PROVIDE 7 FLATS IN TWO x TWO STOREY BUILDINGS; 9 CAR PARKING SPACES	Roxeth	Dismissed	26.01.09		

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PLANNING APPEAL DECISION JANUARY-

<p>T Panchal 2 Bancroft Road Harrow HA3 5ND</p>	<p>P/0719/08 /3890 APP/M5450/A/ 08/2086083 GL</p>	<p>CONVERSION OF DWELLINGHOUSE TO TWO FLATS</p>	<p>Harrow Weald</p>	<p>Dismissed</p>	<p>30.01.09</p>		
<p>Mr N Balasubramaniam 34 Station Road North Harrow HA2 7SE</p>	<p>P/0762/08/ 3870 APP/M5450/A/ /08/2081490 GL</p>	<p>CHANGE OF USE FROM RETAIL SHOP (CLASS A1) TO RESTAURANT/ TAKEAWAY (CLASS A3/A5); SINGLE- STOREY REAR EXTENSION;EXTERNAL ALTERATIONS</p>	<p>Headstone South</p>	<p>Allowed</p>	<p>16.01.09</p>		
<p>Mr T McDonald 28 Ventnor Avenue Stanmore HA7 2HU (Ward: Belmont)</p>	<p>P/0787/08 /3871 APP/M5450/A/ 08/2082154 SG</p>	<p>SINGLE STOREY REAR EXTENSION</p>	<p>Belmont</p>	<p>Allowed</p>	<p>19.02.09</p>		

PLANNING APPEAL DECISION JANUARY-

<p>Banner Homes limited 55 Gordon Avenue Stanmore Middlesex (Ward: Stanmore Park)</p>	<p>P/0830/08/ 3833 APP/M540/A/ 08/2075531 ML</p>	<p>DEMOLITION OF EXISTING BUILDING AND REDEVELOPMENT TO PROVIDE TERRACE OF 5 X TWO STOREY HOUSES WITH ROOMS IN ROOFSpace FRONTING GORDON AVENUE, WITH PARKING AND PERGOLA AT FRONT AND DOUBLE GARAGE AT REAR ACCESSED FROM WEYMOUTH WALK (REVISED)</p>	<p>Stanmore Park</p>	<p>Dismissed</p>	<p>29.01.09</p>		
<p>P Dhillon 83 Brampton Grove Kenton HA3 8LE</p>	<p>P/1001/08/ 3852 APP/M5450/A/ 08/2077372 RD</p>	<p>SINGLE STOREY REAR EXTENSION</p>	<p>Kenton West</p>	<p>Dismissed</p>	<p>24.02.09</p>		
<p>Mr Amos Sivan - ASB Architects 30 Nelson Road Stanmore HA7 4ET</p>	<p>P/1220/08/ /3893 APP/M5450/A/ /08/2086080 BS</p>	<p>TWO STOREY SIDE AND SINGLE STOREY REAR EXTENSIONS: FRONT DORMER</p>	<p>Stanmore Park</p>	<p>Dismissed</p>	<p>04.02.09</p>		
<p>Mr L Redhead 50 & 52 Marsh Road Pinner Middlesex HA5 5NQ</p>	<p>P/1247/08/ DFU/3850 APP/M5450/A/ 08/2078610 SB</p>	<p>OUTLINE: LAYOUT, SCALE AND ACCESS FOR DEMOLITION OF EXISTING DWELLINGHOUSES AND REPLACEMENT THREE STOREY BUILDING PROVIDING NINE FLATS</p>	<p>Pinner South</p>	<p>Dismissed</p>	<p>20.02.09</p>		

PLANNING APPEAL DECISION JANUARY-

Dr Sam Afshar 11 Jellicoe Gardens Stanmore HA7 3NS	P/1253/08 /3886 APP/M5450/A /08/2084591 BS	FIRST FLOOR SIDE EXTENSION	Stanmore Park	Dismissed	16.02.09		
Mr & Mrs R Christie 12 Ashburnham Avenue Harrow Middlesex	P/1399/08 /3914 APP/M5450/A /08/2089421 LMc	RETENTION OF ROOF HEIGHT ON EXISTING TWO STOREY SIDE TO REAR EXTENSION	Greenhill	Dismissed	24.02.09		
Lloyds TSB 36 High Street Wealdstone HA3 7AD	P/1607/08 /3915 APP/M5450/ A/08/2089597 JB	INSTALLATION OF ATM (CASH MACHINE) ON FRONT ELEVATION	Marlborough	Dismissed	26.02.09		
Mr L McDermott 7 Wetheral Drive Stanmore HA7 2HG	P/1654/08 /3891 APP/M5450/A /08/2082993 FOD	RETENTION OF AND ALTERATIONS TO FIRST FLOOR REAR EXTENSION	Belmont	Dismissed	27.01.09		

PLANNING APPEAL DECISION JANUARY-

Mr Kishore and Anjana Vasa 394 High Road Harrow Middlesex	P/2274/08 /3903 APP/M5450/A /08/2087130 SG	CONTINUED USE OF GROUND FLOOR OF EXISTING DWELLINGHOUSE FOR COMMERCIAL PURPOSES (CLASS B1)	Harrow Weald	Dismissed	05.02.09		
Orange PCS Limited Highway Land Uxbridge Road (Near Junction with Brookshill)	P/2392/08 /3888 APP/M5450/A /08/2085325 GL	PRIOR APPROVAL FOR SITING AND APPEARANCE: REPLACEMENT OF 8M TELECOMMUNICATIONS MAST WITH 12M HIGH TELECOMMUNICATIONS MAST	Harrow Weald	Allowed	30.01.09		
Ismail Mohamoud 2 Queensbury Circle Parade Stanmore Middx HA3 9HH	P/3775/07 /3854 APP/M5450/A /08/2079176 TEM	CHANGE OF USE OF PART OF SHOP UNIT FROM RETAIL TO MINI-CAB OFFICE (CLASS A1 TO SUI GENERIS)	Queensbury	Dismissed	23.01.09		
Harrow Weald Lawn Tennis Club 49 - 51 College Road Harrow Weald Harrow	P/3880/07/ 3869 APP/M5450/A /08/2081660 GL	REMOVAL OF CONDITION 4 ATTACHED TO APP/M5450/A/01/1073405/LBH REF: EAST/10/01/FUL (TO CONTINUE USE OF FLOODLIGHTS WITHOUT FITTING DIRECTIONAL SHIELD LOUVRES).	Harrow Weald	Allowed	16.02.09		

PLANNING APPEAL DECISION JANUARY-

Mr A Shah 132 Camrose Avenue Edgware Middlesex	P/4027/07/ 3867 APP/M5450/X/ 08/2075358 GW	CERTIFICATE: DEMOLITION OF EXISTING CONSERVATORY AND CONSTRUCTION OF SINGLE STOREY REAR EXTENSION.	Edgware	Dismissed	18.02.09		
Mr Odunaiya Westbury Lodge Cottage Chapel Lane Pinner	P/4114/07 /3835 APP/M5450/A/ 08/2069826 MT	SINGLE AND FIRST FLOOR SIDE EXTENSION; TWO STOREY REAR EXTENSION	Pinner South	Dismissed	10.02.09		
Tarlochan Ghorthe Stella Maris 39 Oakhill Avenue Pinner	P/4259/07 /3883 APP/M5450/A/ 08/2082744	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)	Pinner	Dismissed	20.01.09		
Mr R Sarna 31 Cannonbury Avenue Pinner HA5 1TW	P/1680/08 /3875 APP/M5450/A/ /08/2082580 HG	RETENTION OF REAR CONSERVATORY	Pinner South	Dismissed	27.02.09		

PLANNING APPEAL DECISION JANUARY-

Mr Patel 113 Kingshill Drive Kenton HA3 8QT	P/0619/08 /3887 APP/M5450/A /08/2084634 SG	SINGLE AND TWO STOREY REAR EXTENSION	Kenton West	Dismissed	03.03.09		
Lukka Care Homes Ltd The Flying Eagle Public House Mollison Way Edgware	P/1222/08 /3930 APP/M5450/A /08/2091323 RP	CONSTRUCTION OF CARE HOME (63 BEDSPACES) AND ASSOCIATED WORKS	Edgware	Dismissed	06.03.09		
Villane Homes	P/2309/07/ COU/3763 APP/M5450/A/ 08/2064293 SB	DEMOLITION OF 9 EASTGLADE AND ERECTION OF 4 TWO STOREY DETACHED HOUSES WITH ACCOMMODATION AT LOFT LEVEL WITH DOUBLE GARAGES, LAYOUT OF ACCESS ROAD AND VEHICULAR ACCESS ONTO EASTGLADE (OUTLINE APPLICATION FOR LAYOUT, ACCESS AND SCALE)	Sent 12.02.08				

PLANNING APPEAL DECISION JANUARY-

Village Homes (Southern) LLP Land forming part of Woodpeckers, Moss Lane and 9 Eastglade, Pinner HA5 3AW and HA5 3AN (Ward: Stanmore Park)	P/0208/08/ 3801 APP/M5450/A/ 08/2072296 SB	DEMOLITION OF 9 EASTGLADE AND ERECTION OF 3 SINGLE/ TWO STOREY DETACHED HOUSES WITH ACCOMMODATION AT LOFT LEVEL WITH DOUBLE GARAGES, LAYOUT OF ACCESS ROAD AND VEHICULAR ACCESS ONTO EASTGLADE		Dismissed	30.03.09		
	P/2563/08/ 3885 APP/M5450/A /08/2084841 SB	DEMOLITION OF 9 EASTGLADE AND ERECTION OF TWO SINGLE / TWO STOREY DETACHED HOUSES WITH BASEMENTS AND DOUBLE GARAGES, LAYOUT OF ACCESS ROAD AND VEHICULAR ACCESS ONTO EASTGLADE	Sent 23.09.08				
Mr Vithlani 51B High Street Wealdstone HA3 5DQ (Ward: Wealdstone)	P/4232/07 /3874 APP/M5450/A /08/2082336 RM	CHANGE OF USE AND CONVERSION OF FIRST + SECOND FLOORS INTO 4 STUDIO FLATS	Sent 29.08.08	Allowed	31.03.09		

PLANNING APPEAL DECISION JANUARY-

<p>R Selvaratnam 29 Rayners Lane Harrow HA2 0UD (Ward: Rayners Lane)</p>	<p>P/0127/08 /3877 APP/M5450/A /08/2077191 EJ</p>	<p>RETENTION OF SINGLE STOREY SIDE AND REAR EXTENSION</p>	<p>Sent 03.09.08</p>	<p>Dismissed</p>	<p>31.03.09</p>		
<p>Mr M Shah 23 Nibthwaite Road Harrow Middlesex HA1 1TB (Ward: Marlborough)</p>	<p>P/0076/08 /3880 APP/M5450/A/ 08/2082823 BA</p>	<p>CONVERSION OF DWELLINGHOUSE TO TWO FLATS; SINGLE STOREY SIDE TO REAR EXTENSION; ROOF ALTERATIONS TO FORM GABLE END AND REAR DORMER (RESIDENT PERMIT RESTRICTED)</p>	<p>Sent 04.08.08</p>	<p>Allowed</p>	<p>31.03.09</p>		

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ENFORCEMENT GRID - April 2009

	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					<p>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 Agreeing content of delegated report with planning Iken ref - EC-003430 Being reassessed under the current GPDO Awaiting clearance of revisions to delegated report before sign off</p>
14/02/08	0052/08	132 Turner Road	Queensbury	NR	01/02/08					<p>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) Report sent to Planning for amendment. Chased: 27/11/2008 13/01/09 Final draft enforcement report sent to LH Report cleared - Notice awaiting to be served</p>
May 08										
14/05/2008	181/07	55 Weston Drive	Belmont	SSB	03/07/07					<p>Side boundary walls in rear garden Legal officer - Louise Humphreys in legal 27/10/08 EC-003955 Content of report being agreed with planning</p>

21/05/08	0556/07	7 Wetheral Drive	Belmont	GW	04/10/07					<p>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 Awaiting outcome of S78 appeal. section 78 dismissed. 04.03.2009 - amended report sent to planning</p>
21/05/08	0036/08	197 & 199 Northolt Road	Harrow on the Hill	SSB	17/01/08					<p>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 09/12/08 - Appeal allowed - Case being reviewed by planning</p>
21/05/08	539/05	110 Welbeck Road	West Harrow	SSB	13/07/05					<p>OUTBUILDING Being reassessed by planning in view of new GPDO Legal officer - Preetinder Cheema EC-004028</p>
21/05/08	0500/07	39 Waverley Road	Rayners Lane	GW	21/09/07					<p>Single storey rear extension Legal officer - Louise Humphreys Iken Ref - EC-003717 Agreeing content of delegated report with planning. Awaiting clearance of revisions to delegated report before sign off</p>
Jun 08										
02/06/08	277/08	2 Headstone Lane	Headstone North	SSB	29/05/08					<p>Large outbuilding in rear garden Legal officer - Preetinder Cheema Iken Ref - EC-003703 S78 appeal lodged - awaiting decision 26/11/08 - Appeal allowed - case being reviewed by planning</p>
05/06/08	650/07	57 Oxford Road	Headstone South	SSB	20/11/07					<p>Conversion to flats Legal officer - Louise Humphreys Iken Ref - EC-003706 Case on hold - S78 appeal submitted Report with legal - S78 appeal dismissed</p>

Sep 08											
16/09/08	248/07	65 Bessborough Road	Greenhill	SSB	30/07/07						<p>Unauthorised SSRE - on HOLD until Jan09 on plannings instructions 24/10/08 legal officer - Sabrina Sangha EC-004020 Legal informed to proceed to issue Enforcement</p>
Oct-08											
01/10/08	141/07	9 West Drive	Harrow Weald	GW	19/06/07						<p>Fence adjacent highway Legal Officer - Louise Humphreys. On hold pending confirmation that breach not immune from enforcement action. 15/01/09 - PCN served On hold pending further investigation by enforcement - owner says immune from enforcement action.</p>
06/10/08	72/07	12 Ashburnham Avenue, Harrow	Greenhill	PA	03/04/07						<p>Roof height on existing two storey side to rear extension 24/10/08 legal officer - Sabrina Sangha EC-004016 09/12/08 Draft report sent to legal To be reassessed by Planning.</p>
06/10/08	163/08	90 Boxtree Lane	Harrow Weald	GW	11/04/08						<p>Single storey front, side and rear extension 24/10/08 legal officer - Preetinder Cheema EC-004019 Agreeing content of delegated report with planning. On hold - owner given 3 month extension to rectify breach.</p>
08/10/08	573/08	4 Elm Park	Stanmore Park	SSB	18/06/03						<p>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 - Lousie Humphreys EC-003944 agreeing content of delegated report with planning Report signed off by planning</p>

08/10/08	249/08	40 Bedford Road	Headstone South	GW	14/05/08					<p>Unauthorised conversion and use of the dwelling house as two flats Legal officer - Louise Humphreys EC-003941 Agreeing content of report. On hold pending outcome of section 78 appeal</p>
10/10/08	0380/07	12 Courtfield Crescent	Greenhill	SSB	13/09/07					<p>Unauthorised conversion and use of the dwelling house as four self-contained flats 27/10/08 file passed to Louise Humphreys EC-004001 Report with Planning for amendment. 07/04/09 - Report signed off by planning</p>
10/10/08	0059/08	58 Chandos Crescent	Edgware	GW	07/02/08					<p>Detached outbuilding at rear and canopy over sun deck 28/10/08 - File with Sarah Inverary EC-004022 Agreeing content of report with planning.</p>
14/10/08	0170/07	40 Spencer Road	Wealdstone	PB	03/07/07					<p>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 - Louise Humphreys 17/11/08 file passed to legal officer Report has gone to Planning for amendment. Awaiting clearance of revisions to delegated report before sign off</p>

15/10/08	0592/07	542 Uxbridge Road	Pinner	BC	09/10/07					<p>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 Agreeing content of delegated report with planning. 15/12/08 - Amended report sent to Preetinder - Passed to Abi 12.03.2009 - Amended report sent to Planning</p>
Nov-08										
03/11/08	673/05	48 Tillotson Road	Hatch End	PA	19/09/05					<p>conversion of single-storey side extension to self-contained flat 03/11/08 report sent to Legal for clearance - Louise Humphreys - EC-004053 Agreeing content of report by planning. Awaiting confirmation of date of breach from enforcement</p>
03/11/08	655/07	Meera, 205 Streatfield Road	Queensbury	AK	27/11/07					<p>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 13/01/09 Amended report sent to legal Report cleared. ENF with Planning for approval; s330 notices served: 26/03/2009</p>

26/11/08	370/08	24 Wood End Road	Harrow on the Hill	PA	07/07/08						Single storey side to rear extension Legal Officer - Louise Humphreys. Agreeing content of report with planning. Awaiting reassessment by enforcement in light of new GPDO regime.
Jan-09											
20/01/09	586/05	7 Handel Way, Edgware	Canons	GW	08/08/05						Covered way and use of outbuilding as 2 self-contained units 20/01/09 - Enf report sent to legal - Legal officer Louise Humphreys Awaiting clearance of revisions to delegated report and further clarification before sign off.
22/01/09	697/07	13-17 manor Road	Greenhill	SSB	07/12/07						Unauthorised conversion to 15 flats 20/01/09 - Committee report sent to Legal officer Louise Humphreys Awaiting revised enforcement report from Planning.
Feb-09											
03/02/09	281/08	4 & 6 Camrose Avenue	Edgware	PB	02/06/08						Unauthorised conversion of garage and extension to self contained residential unit 03/02/09 - Enf report sent to legal - Legal officer Louise Humphreys Awaiting clearance of revisions to delegated report before sign off.
05/02/09	0027/08	31 Cuckoo Hill Drive	Pinner South	GW	09/01/08						variation to planning consent 05/02/09 - Enf report sent to legal - Legal officer Louise Humphreys 04/02/09 - Enf report sent to legal Awaiting clearance of revisions to delegated report before sign off.
Apr-09											
24/04/09	141/08	89 Headstone Road	Greenhill	GW	18/03/08						Unauthorised conversion into flats. 24/04/09 - Enf report sent to legal

24/04/09	303/08	39 Langton Road	Harrow Weald	PA	10/06/08					Unauthorised outbuilding 24/04/09 - Enf report sent to legal
24/04/09	479/08	33 Kingshill Avenue	Kenton West	PB	20/08/08					Unauthorised conversion into 7 flats. 24/04/09 - Enf report sent to legal
24/04/09	124/07	95 Marsh Lane	Canons	PA	01/06/09					Unauthorised Deleopment 24/04/09 - Enf report sent to legal
24/04/09	575/08	392 Northolt Road	Roxeth	PA	03/10/09					Unauthorised front extension canopy 24/04/09 - Enf report sent to legal
24/04/09	128/08	Starbucks Coffeee, 19-23 High Street	Pinner	SSB	07/03/08					Unauthorised use as Coffee Shop 24/04/09 - Enf report sent to legal Legal officer Louise Humphreys
27/04/09	218/08	6 Hillview Close	Hatch End	PA	01/05/08					Rear extension and roof line 27/04/09 - Enf report sent to legal

ENFORCEMENT GRID - April 2009

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 Section 78 appeal dismissed.
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 Owners have not complied with notice. Case being reviewed by Planning.
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
662/06	1 Constable Gardens	Edgware	SSB	20/07/06	Yes		05/04/09		Unauthorised Single storey rear extension- p/p refused Legal officer - Preetinder Cheema - EC-003957 Notice served 24/11/08

ENF/0362/08	2 Alicia Avenue	Kenton West	PA	02/07/08	Yes		23/04/2009		Continued use of detached single storey outbuilding in rear garden as dwelling unit Preetinder Cheema - EC-004067 Report being signed off by planning Notice Served 18/12/08
0447/07/P	10 Harrow View	Headstone South	SG	16/05/07	Yes		09/06/09		Additional single storey rear extension Legal Officer - Preetinder Cheema 31/12/08 - Report cleared - sent to AP 05/01/09 - Report cleared by AP Notice served 03/02/09
625/03	Broomhill, Mount Park Road	Harrow on the Hill	GW		Yes		03/02/09		FENCING AND INCORRECT MATERIAL FOR HARDSTANDING Legal Officer - Louise Humphreys 31/12/08 - Report cleared - sent to AP Notice served - 26/01/09
0034/08	3 Aylwards Rise	Stanmore Park	SSB	16/01/08	Yes		24/04/09		Non-compliance with condition 2 of planning permission P/3088/06/DFU granted on appeal (ref APP/M5450/A/07/2039231 Legal Officer - Sabrina Sangha Additional information included in report by planning. Report signed off by planning Notice served - 25/02/09
604/07	40 Braithwaite Gardens	Belmont	GW	15/10/07	Yes		15/07/09		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 - Preetinder Cheema Agreeing content of report with planning. 21/11/2008 amended rpt to legal Legal Officer 14/01/09 Report being signed off by planning. Notice served - 05/03/09
260/08	9 Westfield Gardens	Kenton East	PB	22/05/08	Yes		05/08/09		DETACHED OUTBUILDING AND CONTINUED USE FOR THE PREPARATION OF FOOD FOR COMMERCIAL PURPOSES Preetinder Cheema - EC-004041 Report being signed off by planning Report signed off by planning Notice served - 26/03/09

0167/07	66 Woodhall Gate, Pinner	Hatch End	LH	03/07/07	Yes		31/07/09		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 31/12/08 - Report cleared - sent to AP 05/01/09 - Report cleared by AP
0077/08	31 Cannonbury Avenue	Pinner South	GW	29/01/08	Yes		19/08/09		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 Awaiting outcome of appeal. 03/04/09 - Notice served
27/06	87 Kenton Lane	Kenton East	GW	20/01/06	Yes		13/11/09		Unauthorised use of outbuilding as two self contained flats 20/01/09 - Enf report sent to legal - Legal officer Preetinder Cheema 26/02/2008 amended rpt to legal 03/04/09 - Notice served
514/07	41 The Drive	West Harrow	GW	21/09/07	Yes		15/08/09		Single storey side to rear extension, and conservatory EC-004015 21/11/2008 amended rpt to legal Legal Officer - Preetinder Cheema. 14/01/09 Report signed off by planning. 03/04/09 - Notice served
125/08	145 High Street	Wealdstone	GW	07/03/08	Yes		19/08/09		Unauthorised single storey rear extension. 06/03/2009 - Enf report sent to legal - Legal officer Sarah Inverary 02/04/09 & 06/04/09 - Notice served
0263/07/P	3 Green Lane Cottages	Stanmore Park	LH	30/07/07	Yes	Yes	Revised date 02/06/2009		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 03/04/09 - Appeal dismissed
757/08	8 Camrose Avenue	Edgware	PB	31/12/08	Yes				Unauthorised conversion of garage to self contained residential unit 03/02/09 - Enf report sent to legal - Legal officer Preetinder Cheema Notice served on 16/04/08

0692/06	86 Uppingham Avenue	Queensbury	GW	19/12/06	Yes				Unauthorised conversion to 2 flats 20/01/09 - Enf report sent to legal - Legal officer Louise Humphreys 23/02/2008 amended rpt to legal Notice served on 22/04/08
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ENFORCEMENT GRID - April 2009

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, Public inquiry 30/04/09
0056/08	43 High Street, Harrow	Harrow on the Hill	MRE	01/02/08	Yes	Yes	25/04/2009 (from appeal decision)		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 Appeal decision - 26/01/09 - Notice varied and allowed in part - site being monitored
95/07	Unit 3 Ballards Mews/High St. - Edg	Edgware	GW	09/05/07	Yes	Yes	23/04/2009		Unauthorised two extract flues to workshop Legal officer - Louise Humphreys Report being signed off by planning. Notice served 17/12/08. Appeal submitted - Awaiting appeal decision

293/07	52 Adderley Road	Wealdstone	GW	07/08/07	Yes	Yes	18/03/09	<p>Unauthorised single storey conservatory extension attached to the existing rear extension 28/10/08 - File with Preetinder Cheema Notice served on 06/11/08 Appeal submitted - Awaiting appeal decision</p>
228/08	85 Greenway	Pinner	PB	07/05/08	Yes	Yes	09/04/09	<p>Single storey side and rear extension Agreeing content of report with planning. Legal officer - Preetinder Cheema 31/12/08 - Report cleared - sent to AP 05/01/09 - Report cleared by AP Notice served 03/02/09 Appeal submitted - Awaiting appeal decision</p>

ENFORCEMENT GRID - April 2009

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 05/01/09 - Report cleared by AP</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 reassessment
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.
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

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Meeting:	Planning Committee
Date:	13 th May 2009
Subject:	Stanmore College, Elm Park, Stanmore – Section 106 Agreement
Responsible Officer:	Andy Parsons, Head of Planning
Portfolio Holder:	Councillor Marilyn Ashton – Portfolio Holder for Planning, Development and Enterprise
Exempt:	No
Enclosures:	None

Section 1 – Summary and Recommendations

This report sets out the request from Atisreal [Agent] to delete the fourth section 106 Heads of Terms set out in Item 1/02 of the Addendum to the Strategic Planning Committee meeting dated 10th September 2008, which states,

‘Development to be used only by Stanmore College students and staff.’

Recommendations:

The Committee is requested to:

1. Agree deletion of the fourth section 106 Heads of Terms which states *‘Development to be used only by Stanmore College students and staff.’*
2. Extend the time to complete the section 106 Agreement by three months from 13th May 2009.

Reason: To ensure all users can benefit from the development and to ensure adequate time for the completion of the section 106 Agreement.

Section 2 – Report

The Strategic Planning Committee resolved to grant outline planning permission on 10th September 2008 for '*Redevelopment to provide new two to four storey building along with indoor and outdoor sports and recreational facilities, internal roads and footpaths, access and parking, and ancillary facilities*' subject to completion of a section 106 Agreement.

The section 106 Agreement was to cover the submission of a Travel Plan and the funding of parking surveys and the cost of any associated increase in the hours of operation of the Controlled Parking Zone. The s.106 Agreement was to be completed within three months from the date the committee resolved to grant outline planning permission [10th September 2008]. The time limit for completion of the s.106 Agreement has expired and an extension of time is required for completion.

The agent has requested the removal of the fourth Head of Term for the section 106 Agreement, which restricts the use of the development to staff and students of the College. This restriction was added at the request of the Planning Committee.

The removal of the clause would offer wider benefits to the community, which would be reduced if the user restriction remained. The College has not been designed and will not be built to support large scale uses that are unrelated to the College; however, small scale use of the College, e.g. local drama, local residents' association meetings and art clubs or other small community groups, all of which are non-profit organisations could use the facility.

The College is unable to identify all such possible interest at this time; therefore, a named list of preferred users would not be a practical alternative. A solution to this, however, in the interest of the authority, would be to replace the clause with one which does not restrict the type of user and concurrently would ensure all such activities are ancillary to the main use and are non-profit generating. This would allow a wider user to activities at the College whilst maintaining a form of control over the development.

A school is a community facility and should be encouraged to be used as such. To ensure the wider community is able to benefit from the development and for such activities to be ancillary and non-profit generating, the Planning Committee is requested to agree the recommendations above.

Financial Implications

There are no costs to the Council as the applicant will bear the cost of completing the section.106 Agreement.

Risk Management Implications

Risk included on Directorate risk register? No

Separate risk register in place? No

No risks.

Section 3 - Statutory Officer Clearance

Name: Sheela Thakrar	<input checked="" type="checkbox"/>	on behalf of the Chief Financial Officer
Date: 7 th May 2009		
Name: Abiodun Kolawole	<input checked="" type="checkbox"/>	on behalf of the Monitoring Officer
Date: 11 th May 2009		

Section 4 - Contact Details and Background Papers

Contact: Stanley Lau, Planner – Major Team, Tel: 020 8736 6136

Background Papers: None

If appropriate, does the report include the following considerations?

1.	Consultation	N/A
2.	Corporate Priorities	N/A

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