



PLANNING COMMITTEE

WEDNESDAY 24 JUNE 2009

6.30 PM

COMMITTEE AGENDA

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

MEMBERSHIP (Quorum 3)

Chairman: Councillor Marilyn Ashton

Councillors:

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

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

***NOTE FOR THOSE ATTENDING THE MEETING:
IF YOU WISH TO DISPOSE OF THIS AGENDA, PLEASE LEAVE IT BEHIND AFTER THE MEETING.
IT WILL BE COLLECTED FOR RECYCLING.***

HARROW COUNCIL

PLANNING COMMITTEE

WEDNESDAY 24 JUNE 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. **Right of Members to Speak:**

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

3. **Declarations of Interest:**

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

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

Enc. 4. **Minutes:** (Pages 3 - 14)

That the minutes of the meeting of the Development Management Committee held on 30 April 2009 and the Planning Committee held on 13 May 2009 be taken as read and signed as correct records.

5. **Public Questions:**

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

6. **Petitions:**

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

7. **Deputations:**

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

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

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

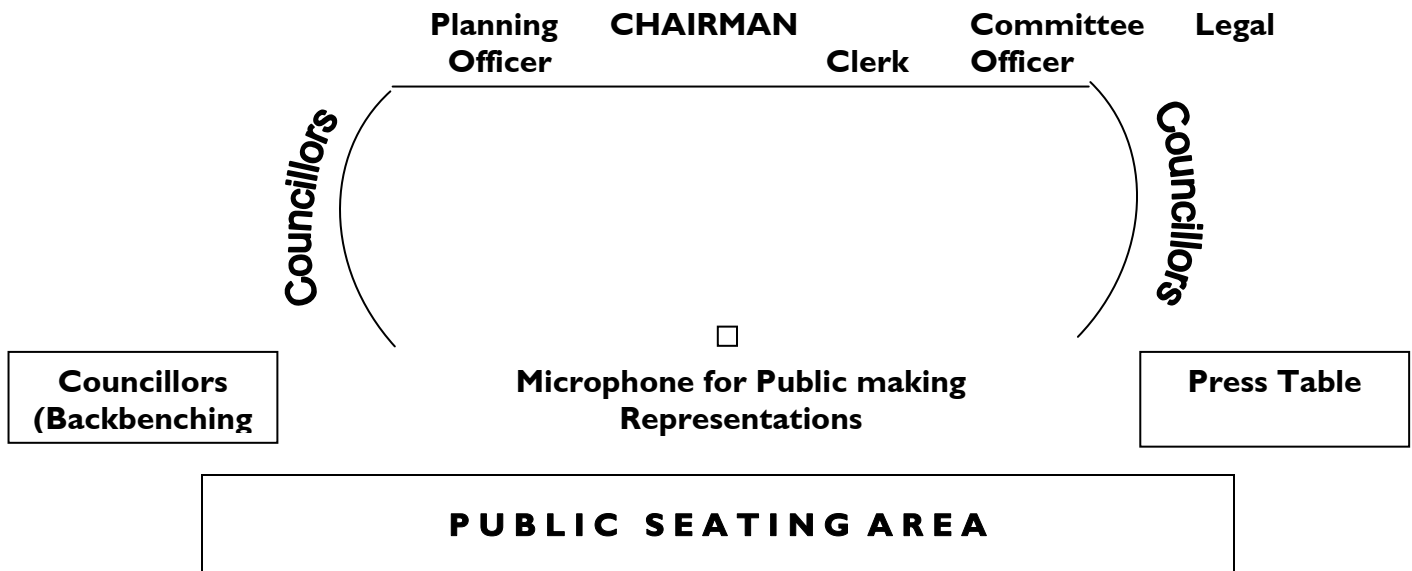
- Enc. 11. **Planning Appeals Update:** (Pages 15 - 42)
Report of the Head of Planning – for information.
- Enc. 12. **Enforcement Notices Awaiting Compliance:** (Pages 43 - 62)
Report of the Head of Planning – For Information.
- Enc. 13. **Stopping Up of the Highway - Footpath Linking Greenhill Way and Greenhill Road, Harrow:** (Pages 63 - 80)
Report of the Divisional Director of Planning Services.
- Enc. 14. **Stopping Up of the Highway - Rayners Lane Estate, Goldsmith Close:** (Pages 81 - 98)
Report of the Divisional Director of Planning Services.
- Enc. 15. **Land at Gayton Road, Harrow:** (Pages 99 - 102)
Report of the Director of Legal and Governance Services.
16. **Member Site Visits:**
To arrange dates for Member site visits that have been agreed during the course of the meeting (if any).
17. **Any Other Urgent Business:**
Which cannot otherwise be dealt with.

AGENDA - PART II - NIL

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GUIDANCE NOTE FOR MEMBERS OF THE PUBLIC ATTENDING THE 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 DEVELOPMENT MANAGEMENT COMMITTEE

MEETING HELD ON 30 APRIL 2009

Chairman: * Councillor Marilyn Ashton

Councillors: * Husain Akhtar * Krishna James
* Don Billson * Julia Merison
* Keith Ferry * Joyce Nickolay
* Thaya Idaikkadar

* Denotes Member present

PART I - RECOMMENDATIONS - NIL

PART II - MINUTES

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

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

349. **Declarations of Interest:**

RESOLVED: To note that the following interests were declared:

<u>Agenda Item</u>	<u>Member</u>	<u>Nature of Interest</u>
10. Planning Applications Received. Item 2/02 – 43 Winchester Road, Harrow.	Councillor Krishna James	Councillor James declared a personal interest in that she lived close to the application site. Councillor James remained in the room and took part in the discussion and decision making on this item.
10. Planning Applications Received. Item 2/12 – 4 Aylwards Rise, Stanmore.	Councillor Marilyn Ashton	Councillor Ashton declared a prejudicial interest in that she had taken a personal interest in the property and the application. Councillor Ashton left the room during the discussion and decision making on this item.

350. **Minutes:**

RESOLVED: That the minutes of the meeting held on 25 March 2009, be taken as read and signed as a correct record.

351. **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.

352. **References from Council and other Committees/Panels:**

RESOLVED: To note that there were no references.

353. **Representations on Planning Applications:**

RESOLVED: That, in accordance with the provisions of Committee Procedure Rule 17 (Part 4B of the Constitution), representations be received in respect of items 2/09 and 2/12 on the list of planning applications.

[Note: Planning application 2/09 was subsequently deferred, and so the representations were not received].

354. **Planning Applications Received:**

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

<u>Agenda Item</u>	<u>Special Circumstances / Reasons for Urgency</u>
Addendum	This contained information relating to various items on the agenda and was based on information received after the agenda's dispatch. It was admitted to the agenda in order to enable Members to consider all information relevant to the items before them for decision.

and;

(2) 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 to these minutes.

355. **Enforcement Notices Awaiting Compliance:**

The Committee received a report of the Head of Planning which listed those enforcement notices awaiting compliance. The Chairman expressed concern at a backlog of enforcement notices still waiting to be resolved. The Committee requested that an officer from the planning and legal departments respectively attend the meeting on the Planning Committee on 24 June 2009 to enable a full discussion of the relevant issues.

RESOLVED: That the report be noted.

356. **Member Site Visits:**

The Committee noted that the membership of the Planning Committee would be established at the Annual Council meeting on 7 May 2009. In light of this, the Committee expressed that it would be prudent to establish a date for the site visit after the membership had been agreed.

RESOLVED: That the date of the relevant site visits be determined at the meeting of the Planning Committee on 13 May 2009.

(Note: The meeting, having commenced at 6.30 pm, closed at 8.06 pm).

(Signed) COUNCILLOR MARILYN ASHTON
Chairman

SECTION 2 – OTHER APPLICATIONS RECOMMENDED FOR GRANT

LIST NO: 2/01 **APPLICATION NO:** P/0483/09/GL

LOCATION: Hatch End High School, Headstone Lane, Harrow.

APPLICANT: Harrow Council.

PROPOSAL: Provision of a New Indoor Swimming Pool to Replace Existing Outdoor Pool.

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

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

LIST NO: 2/02 **APPLICATION NO:** P/0157/09/NR

LOCATION: 43 Winchester Road, Harrow.

APPLICANT: Mr S Sharma.

PROPOSAL: Single Storey Rear Extension, Alterations to Roof to Form End Gable and Rear Dormer, Conversion to Two Flats.

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

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

LIST NO: 2/03 **APPLICATION NO:** P/0006/09/FOD

LOCATION: 9 Nelson Road, Stanmore.

APPLICANT: Harrow Council.

PROPOSAL: Single and Two Storey Side Extension, Single Storey Front and Rear Extensions, Front Access Ramp.

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

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

LIST NO: 2/04 **APPLICATION NO:** P/0026/09/SG

LOCATION: 83A and 83B Hindes Road, Harrow.

APPLICANT: Mrs Rehana Jahangeer Choudhry.

PROPOSAL: Detached Outbuildings at Rear of Both Properties.

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

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

LIST NO: 2/05 **APPLICATION NO:** P/4104/08/GL

LOCATION: 58/60 Nibthwaite Road, Harrow.

APPLICANT: Mr J Donovan.

PROPOSAL: Conversion of Two Dwellinghouses to Five Flats; Alterations to Roof to Form End Gables and Rear Dormers; Single Storey Rear Extension to Both Properties; External Alterations to First Floor Rear Elevation; Formation of New Vehicular Access to Hamilton Road; 1.8M High Boundary Fence (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 informatives reported.

[Notes: (1) Councillors Marilyn Ashton, Husain Akhtar, Don Billson, Keith Ferry, Thaya Idaikkadar, Julia Merison and Joyce Nickolay wished to be recorded as having voted for the decision to grant the application;

(2) Councillor Krishna James wished to be recorded as having abstained on the decision to grant the application].

LIST NO: 2/06 **APPLICATION NO:** P/0031/09/SB5

LOCATION: 11 Wakehams Hill, Pinner.

APPLICANT: Mr Santokh Sahota.

PROPOSAL: Demolition of Existing Dwellinghouse and Outbuildings; Erection of Three Detached Single and Two Storey Dwellinghouses With Garages and Car Parking; New Vehicle Access (Closure of Existing Vehicle Access) and Landscaping.

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

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

LIST NO: 2/07 **APPLICATION NO:** P/0348/09/SB5

LOCATION: Garages Rear of 9 – 11 Nower Hill, Pinner.

APPLICANT: DKA Investments Ltd and SCSC Developments Ltd.

PROPOSAL: Conservation Area Consent: Demolition of Garages to Rear of 9 – 11 Nower Hill.

DECISION: DEFERRED for a Member Site Visit.

LIST NO: 2/08 **APPLICATION NO:** P/0349/09/SB5

LOCATION: Land to Rear of 9 – 15 Nower Hill, Pinner.

APPLICANT: DKA Investments Ltd and SCSC Developments Ltd.

PROPOSAL: Pair of Semi-Detached Houses With Habitable Roofspace; Two Garages and Hardstanding at Rear With Widened Vehicle Access From the Chase.

DECISION: DEFERRED for a Member Site Visit.

LIST NO: 2/09 **APPLICATION NO:** P/4085/08/ML1

LOCATION: Heriots, The Common, Stanmore.

APPLICANT: Mr and Mrs L. Portnoi.

PROPOSAL: Detached Stable Block and Manege for Domestic Use (Revised)

DECISION: DEFERRED for a Member Site Visit.

LIST NO: 2/10 **APPLICATION NO:** P/0208/09/EJ

LOCATION: 177 Lynton Road, Harrow.

APPLICANT: Mr A Sookia.

PROPOSAL: Single Storey Side Extension and Front Enclosure Rear Dormer and conversion of Dwellinghouse Into Two Flats.

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

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

LIST NO: 2/11 **APPLICATION NO:** P/0118/09/LM

LOCATION: 15 Old Hall Close, Pinner.

APPLICANT: Mr Mark Quilter.

PROPOSAL: Demolition of Existing Two Storey Detached Dwellinghouse; Redevelopment to Provide Detached Two Storey Dwellinghouse.

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

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

LIST NO: 2/12 **APPLICATION NO:** P/3622/08/ML1

LOCATION: 4 Aylwards Rise, Stanmore, HA7 3EH.

APPLICANT: Dr Abhey 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: GRANTED permission for the development described in the application and submitted plans, subject to the conditions and informatives reported and the following:

(i) inserting an additional informative to read "that the Committee expresses its concern to the applicant on privacy and screening issues and request that consideration be given to replacing birch trees, up to the boundary, with yew trees".

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

(2) The Committee were advised that an appeal had been lodged. In the event of the appeal being deemed valid, any Committee resolution would simply indicate how Members would have determined the application had they retained the power of determination.

(3) The Committee wished for it to be recorded that the decision to grant the application was unanimous].

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REPORT OF PLANNING COMMITTEE

MEETING HELD ON 13 MAY 2009

Chairman: * Councillor Marilyn Ashton

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

* Denotes Member present

[Note: Councillor Narinder Singh Mudher also attended this meeting to speak on the item indicated at Minute 3 below].

PART I - RECOMMENDATIONS - NIL

PART II - MINUTES

1. **Appointment of Vice-Chairman:**

RESOLVED: To appoint Councillor Joyce Nickolay as Vice-Chairman of the Planning Committee for the 2009/2010 Municipal Year.

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

The Chairman explained that some London Boroughs limited backbenching to ward Councillors who were directly elected to represent the constituents in their ward.

It was moved and seconded that all four Members who had indicated their wish to speak and who were not Members of the Committee be allowed to speak for three minutes each. This was put to the vote and lost.

It was moved and seconded that one Ward Councillor, who was not a Member of the Committee and had indicated that he wished to speak, be allowed to speak for a maximum of five minutes. This was put to the vote and carried.

RESOLVED: That Councillor Narinder Singh Mudhar, Ward Councillor, be allowed to speak for a maximum of five minutes on Planning Application 1/01 (51 College Road, Harrow).

[Note: In the event the item was deferred for a site visit and the Member did not speak.]

3. **Declarations of Interest:**

RESOLVED: To note that the following interests were declared:

Item 1/01 – 51 College Road, Harrow

Councillor Navin Shah – personal interest as his bank was on the edge of the town centre. He remained in the room during the discussion on the item.

Councillor Eileen Kinnear – personal interest as she lived and owned property in the town centre. She remained in the room during discussion on the item

Item 2/02 – The Sacred Heart Language College, 186 High Street, Wealdstone

Councillor Keith Ferry – prejudicial interest because his daughter attended the school. Accordingly, he would leave the room and take no part in the discussion or decision making process.

Item 2/07 – 4 Aylwards Rise, Stanmore

Councillor Marilyn Ashton – prejudicial interest as she had taken a personal interest as the Portfolio Holder. Accordingly, she would leave the room and take no part in the decision making process.

(Councillor Mrs Nickolay took the Chair for the consideration of this application.)

4. **Minutes:**

RESOLVED: That (1) the minutes of the Strategic Planning Committee held on 22 April 2009 be taken as read and signed as a correct record;

(2) the minutes of the Development Management Committee held on 30 April 2009 be deferred to the next meeting.

5. **Public Questions and Deputations:**

RESOLVED: To note that no public questions were put, or deputations received.

6. **Petitions:**

RESOLVED: To note the receipt of the following petitions in regard to Planning Application 1/01 – 51 College Road, Harrow:

- Roxborough Avenue, Roxborough Park and Adjacent Streets - 41 signatures
- Ashburnham Avenue and Ashburnham Gardens - 20 signatures
- The residents and workers of Harrow - 80 signatures
- Residents of Grove Hill Road - 14 signatures
- Old Post Office/Dandara Development - 83 signatures
- Roxborough Road Residents' Association – 79 signatures
- Harrow Hill and other Harrow residents - 71 signatures

7. **References from Council and other Committees/Panels:**

RESOLVED: To note that there were no references from Council or other Committees.

8. **Representations on Planning Applications:**

RESOLVED: That (1) in accordance with the provisions of Committee Procedure Rule 18 (Part 4B of the Constitution), representations be received in respect of item 1/01 on the list of planning applications;

(2) in accordance with the provisions of Committee Procedure Rule 18, a maximum of two speakers be permitted to address the Committee on each item and the length of time for representations be for a maximum of five minutes each.

9. **Planning Applications Received:**

In accordance with the Local Government (Access to Information) Act 1985, an Addendum was admitted late to the agenda as it contained information relating to various items on the agenda.

PLANNING APPLICATIONS

The Head of Planning submitted reports in relation to the following applications for determination.

RESOLVED: That authority be given to the Head of Planning to issue the decision notices in respect of the applications considered, as set out below.

(1) 51 COLLEGE ROAD, HARROW (APPLICATION 1/01)

Reference: P/1620/08/RS – (Dandara Limited). Revised Application For Redevelopment To Provide 410 Flats in 3 Blocks Ranging Between 3 & 19 Storeys In Height; 87 Car Parking Spaces In Basement, 3 Parking Spaces At Ground Floor Level; 442 Cycle Spaces, 7 Motorcycle Spaces; 1120 Square Metres Of A1, A2, A3, A4 & B1 Floor Space At Ground Floor Level; Creation of Public Square And Pedestrian Footbridge.

The Committee received representations from two objectors, Irene Wears and John Orchard, and the Applicant's representative, Andrew Wagstaff, which were noted.

The officer advised the Committee that full consideration of this strategic development required that they consider:

- the policy context and consideration of the principle of the development;
- consideration of the context – sensitivities and key physical considerations and potential impacts;

- suitability of the development proposed by the applicants (including consideration of comments received through consultations/ notifications /petitions); and
- the response and impacts of the development in the context of the above and consideration of any mitigation proposed having regard to all information submitted.

In order to undertake this exercise, the officer advised the Committee that they needed:

- a thorough understanding of the planning policy context;
- a clear understanding of the details of the proposed development;
- a clear understanding of the context (local and wider) that the development was proposed to take place within; and
- to be able to use their understanding to consider the weight to be applied to all relevant material considerations in order to reach a decision.

Insofar as securing a full understanding of the context for the development, the officer had benefited considerably from a site visit encompassing a range of locations which had enhanced his understanding.

As a result of the advice from the officer, Members discussed a site visit, to include the vantage points, in order to understand the site, location and its relationship to the wider landscape. It was proposed, seconded and agreed that the application be deferred for a Member site visit. It was agreed that accompanying officers would advise on the location of the development and its appearance from a variety of viewpoints.

DECISION: DEFERRED for a Member Site Visit.

The Committee wished it to be recorded that the voting was as follows:

Councillors Husain Akhtar, Marilyn Ashton, Don Billson, Thaya Idaikkadar, Julia Merison and Joyce Nickolay as having supported a site visit and deferral,

Councillor Mrinal Choudhury as having abstained and Councillor Keith Ferry having voted against]

(2) WHITMORE HIGH SCHOOL, PORLOCK AVENUE, HARROW (APPLICATION 1/02)

Reference: P/3539/08/RH – (Harrow Council). Approval Of Reserved Matters (Appearance, Scale & Landscaping) Pursuant To Permission P/0892/08/Cou.

In response to questions, the officers advised as follows:

- a further report would be submitted to the Committee on further reserved matters;
- there would be traditional screening along the roadside;
- Millook House would have a rendered panel from the ground;
- the Applicant was Harrow Council and not the officer as stated.

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

The Committee wished it to be recorded that the decision to grant was unanimous.

(3) SERVICE STATION, 50-54 NORTHOLT ROAD (APPLICATION 2/01)

Reference: P/0284/09/RH – (Mr Nicholas Durrant). Two Additional Fifth Floor Flats To Existing Building.

DECISION: GRANTED permission for the development described in the application and submitted plans, as amended by the Addendum, subject to the conditions and informatives reported.

The Committee wished it to be recorded that the decision to grant was unanimous.

(4) THE SACRED HEART LANGUAGE COLLEGE, 186 HIGH STREET, WEALDSTONE (APPLICATION 2/02)

Reference: P/0173/09/LM – (Harrow Council). Construction of New Two Storey Building To Provide Sixth Form Centre; Three New Parking Spaces; Landscaping; Removal Of Existing Single Storey Classroom Building; New 2.1m High Fence

DECISION: DEFERRED for a Member Site Visit.

(5) THE LEAPING FROG, CARMELITE ROAD, HARROW (APPLICATION 2/03)

Reference: P/0639/09/GL – (Seaview Homes Ltd.). Construction of Nine Two Storey Dwellinghouses In Two Terraces with New Access Road And Boundary Fence; Demolition of Public House.

During the discussion on this item Members raised the issue of the access road and refuse collection which officers responded to as follows:

- the proposal was for the servicing vehicle to reverse in and exit in forward gear;
- the swept path form had been considered by the Transport Team;
- as the access road would be unadopted, it would not be possible to enforce parking restrictions;
- the officers had been unable to secure a view on the length of the lorry from the Waste Management Team subsequent to the briefing with Members;
- the options open to the Committee included deferment for clarification of the radius or the inclusion of a condition to require the access to be capable of accommodating a reversing vehicle although there could be implications for the frontage of properties.

It was noted that a deferment would result in the Applicant being unable to meet the deadline for grant funding.

DECISION: GRANTED permission for the development described in the application and submitted plans subject to the conditions and informatives reported and the insertion of an extra condition to read:

The development hereby permitted shall not commence until details of a scheme for the accommodation of refuse collection vehicles at the junction of the proposed access road with Carmelite Road, together with a revised layout for Plot 03 as shown on Drawing No. P11 Rev E, for parking and landscaping, has been submitted to and approved in writing by the local planning authority. The development shall not be occupied until the works have been completed in accordance with the approved details and shall thereafter be permanently retained.

REASON: To ensure adequate standards of refuse collection and in the interest of residential amenity and pedestrian and highway safety.

The Committee wished it to be recorded that the decision to grant was unanimous.

(6) 402 KENTON ROAD, HARROW (APPLICATION 2/04)

Reference: P/4068/08/ML1 – (Mr Karsan Bhudia). Change of Use From Financial And Professional Services To Hot Food Takeaway (Class A2 To A5) With Extract Flue At Rear.

The addition of an informative to encourage the Applicant to satisfy DDA (Disability and Discrimination Act) requirements had been included in the addendum.

The Chairman informed the Committee that consideration was being given to the inclusion of a policy in the Local Development Framework regarding the number of takeaways in an area.

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

The Committee wished it to be recorded that the decision to grant was unanimous.

(7) 439 ALEXANDRA AVENUE, HARROW COUNCIL (APPLICATION 2/05)

Reference: P/0174/09/SB5 – (Mr Josh Arora). Lower Ground Floor Rear Extension, New Extract Flue At Rear, 6 x Air Conditioning Units On Roof Of Single Storey Projection With Screen Around Roof Edge.

In response to a question, Members were advised that no responses to the consultation had been received subsequent to the finalisation of the officer report. It was noted that the addendum included a revised condition 4. Officers were requested to ensure that the second sentence of the revised condition referred to 'dBA' and not 'LPA'.

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

The Committee wished it to be recorded that the decision to grant was unanimous.

(8) 157-159 VILLAGE WAY, PINNER (APPLICATION 2/06)

Reference: P/0014/09/SB5 – (RNB Properties). Retention Of Single And Two Storey Building With Accommodation In Roof And Conversion Into Three Terraced Dwellinghouses; Proposed Vehicle Access To Village Way; Retention Of Detached Double Garage At The Rear With Proposed Access To Cannon Lane.

DECISION: DEFERRED for a Member Site Visit.

(9) 4 AYLWARDS RISE, STANMORE (APPLICATION 2/07)

Reference: P/3603/08/ML1 – (Dr Abhay Shah). Retention Of 4 Airconditioning Units On Rear Elevation, With Acoustic Panel Screen.

The Vice-Chairman took the chair for the consideration of the application.

A Member stated that the technical aspects addressed and exceeded the recommendations of the Appeal Inspector.

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

The Committee wished it to be recorded that the decision to grant the application was unanimous by those of the Committee able to vote.

10. **Variation of Section 106 Agreement to Allow for Shared Ownership Units to also be used for Intermediate Rental Accommodation:**

The Committee considered a request from Genesis Housing to vary a section 106 Agreement relating to 354-366 Pinner Road, Harrow dated 10 October 2006 (The Principal Agreement) made between the Council, the developer and a third party.

RESOLVED: That a variation of the definition of 'Affordable Housing' in the Principal Agreement to allow some of the Key Worker Shared Ownership Units to be used for either shared ownership or intermediate rental accommodation be agreed.

11. **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.

12. **Enforcement Notices Awaiting Compliance:**

The Committee received a report of the Head of Planning which listed those enforcement notices awaiting compliance.

RESOLVED: That the report be noted.

13. **Member Site Visits:**

RESOLVED: That Member Site Visits take place as follows:

(1) on Saturday 13 June 2009 at 9.30 am regarding 51 College Road, Harrow

(2) on Thursday 11 June 2009 at 6.00 pm to the following sites:

- Garages rear of 9-11 Nower Hill, Pinner
- Land to the rear of 9-15 Nower Hill, Pinner
- Heriots, The Common, Stanmore
- The Sacred Heart Language College, 186 High Street, Wealdstone
- 157-159 Village Way, Pinner.

14. **Stanmore College, Elm Park, Stanmore - Section 106 Agreement:**

In accordance with the Local Government (Access to Information) Act 1985, the item was submitted late to the agenda as the Learning and Skills Council (LSC) was currently evaluating and prioritising its development projects throughout the UK and would be meeting to discuss the projects on 3 June 2009. In order that the Stanmore College redevelopment project could demonstrate that it was achievable within the LSC timescales, the College needed to demonstrate that a resolution to grant with the Heads of Terms as requested had been secured. This would assist with the project being brought forward for development at its earliest from a funding perspective.

The report set out a request from Atisreal, the 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 10 September 2008, which stated that 'Development to be used only by Stanmore College students and staff.'

RESOLVED: That (1) the fourth section 106 Heads of Terms which stated that 'Development to be used only by Stanmore College students and staff' be deleted; and

(2) the time to complete the section 106 Agreement be extended by three months from 13 May 2009.

15. **Exclusion of the Press and Public:**

RESOLVED: That under Section 100(A)(4) of the Local Government Act 1972, the press and public be excluded from the meeting for the item of business listed below on the grounds that it involves the likely disclosure of exempt information as defined in Schedule 12A to the Act:

<u>Item</u>	<u>Title</u>	<u>Reason</u>
18	Information Item – Urgent Non-Executive Decision – Highway Land, St Thomas' Drive (Near junction with Uxbridge Road, Pinner)	Paragraph 5 (information in respect of which a claim to legal professional privilege could be maintained in legal proceedings).

16. **INFORMATION ITEM Urgent Non-Executive Decision - Highway Land, St Thomas' Drive (Near Junction with Uxbridge Road), Pinner:**

RESOLVED: That the action taken in accordance with the Urgent Non-Executive Decision procedure in relation to Highway Land, St Thomas' Drive (Near Junction with Uxbridge Road), Pinner be noted.

(Note: The meeting, having commenced at 6.30 pm, closed at 9.05 pm).

(Signed) COUNCILLOR MARILYN ASHTON
Chairman

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 Josh Arora 439 Alexandra Avenue Harrow Middlesex HA2 9SE Ward: Rayners Lane	P/2701/08 /3993 APP/M5450/A/ 09/2102437 SB	UPPER GROUND AND LOWER GROUND FLOOR REAR EXTENSION (TWO STOREY EXTENSION WITH SINGLE STOREY PROJECTION), NEW EXTRACT FLUE AT REAR, 6 x AIR CONDITIONING UNITS ON ROOF OF SINGLE STOREY PROJECTION WITH SCREEN AROUND ROOF EDGE	Sent 27.05.09	Due 24.06.09			
Mr P Sarkari 87 Kenton Lane Harrow Middlesex Ward: Kenton West	ENF/27/06 /P/3994 APP/M5450/C/ 09/2104545 SSB	ENFORCEMENT APPEAL: SINGLE STOREY DETACHED BUILDING USED AS 2 SELF-CONTAINED FLATS.	Sent 27.05.09	Due 02.07.09			
Vispasp Sarkari 145 High Street Wealdstone Middlesex HA3 5DX Ward: Wealdstone	ENF/0125/08 /P/3995 APP/M5450/C/ /09/2104992 SSB	ENFORCEMENT APPEAL: UNAUTHORISED SINGLE STOREY REAR EXTENSION	Sent 01.06.09	Due 07.07.09			

CURRENT APPEALS

Mr Terry Daniel 72 Oakington Avenue Harrow HA2 7JJ Ward: West Harrow	P/3904/08 /3996 APP/M5450/A /09/2104306 HG	DEMOLITION OF EXISTING SINGLE STOREY SIDE EXTENSION AND ERECTION OF SINGLE AND TWO STOREY DETACHED HOUSE WITH ASSOCIATED VEHICLE ACCESS AND PARKING	Sent 02.06.09	Due 30.06.09			
Mr Nick Foster 14 Waxwell Lane Pinner HA5 3EN Ward: Pinner	P/3219/08 /3998 APP/M5450/A /09/2103237 EJ	DETACHED BUILDING AT REAR	Sent 09.06.09	Due 07.07.09			
Mr Mukesh 110 Aldridge Avenue Stanmore HA7 1DD Ward: Queensbury	P/3194/08 /3999 APP/M5450/A /09/2104713 East	SINGLE/TWO STOREY REAR EXTENSION	Due 10.06.09	Due 08.07.09			
Dr R De Silva Flat 3 96 Elmsleigh Avenue Harrow HA3 8HZ Ward: Kenton West	P/0442/09 /4000 APP/M5450/A /09/2105016 ML	REAR DORMER AND ROOFLIGHT IN THE FRONT ROOFSLOPE (REVISED)	Due 11.06.09	Due 09.07.09			
West End (Pinner) Lawn Tennis Club Ltd Cuckoo Hill Road Pinner HA5 1AY Ward: Pinner South	P/3872/08 /4001 APP/M5450/A /09/2105014 HG	INSTALLATION OF EIGHT LIGHTING COLUMNS (5 METRES AND 6 METRES HEIGHT) TO COURTS 4 & 5 AT NORTHERN END OF SITE	Due 12.06.09	Due 10.07.09			

CURRENT APPEALS

Mr Kinbo Kung 6 Hillview Close Pinner Middlesex HA5 4PD Ward: Hatch End	P/4091/08 /4005 APP/M5450/A/ 09/2104687 GL	SINGLE STOREY SIDE TO REAR EXTENSION; INCREASED ROOF HEIGHT BY 0.5M; ROOFLIGHTS IN FRONT, SIDE AND REAR ROOFSLOPES	Due 17.06.09	Due 15.07.09		
Dr R De Silva Flat 4 96 Elmsleigh Avenue Harrow Ward: Kenton West	P/0491/09 /4006 APP/M5450/A /09/2105500 ML	ALTERATIONS TO ROOF TO FORM PARTIAL GABLE END; REAR DORMER; ONE ROOFLIGHT IN FRONT ROOFSLOPE	Due 17.06.09	Due 15.07.09		
Mr and Mrs Samuel Orenstein 2 Lake View Edgware Middlesex Ward: Canons	P/0631/09 /4007 APP/M5450/E /09/2105510 EAST	CONSERVATION AREA CONSENT: DEMOLITION OF EXISTING SINGLE STOREY SIDE TO REAR EXTENSION CONTAINING GARAGE, UTILITY ROOM AND WORKSHOP	Due 17.06.09	Due 15.07.09		
Mr and Mrs Samuel Orenstein 2 Lake View Edgware Middlesex Ward: Canons	P/0627/09 /4008 APP/M5450/A /09/2105509 EAST	DEMOLITION OF SINGLE STOREY SIDE TO REAR EXTENSION; CONSTRUCTION OF SINGLE/TWO STOREY SIDE AND SINGLE STOREY REAR EXTENSIONS AND TWO REAR DORMERS	Due 17.06.09	Due 15.07.09		

CURRENT APPEALS

<p>Mr Keith Antony 29 Kingsley Road Pinner Middlesex HA5 5RB Ward: Headstone North</p>	<p>P/3289/08 /4009 APP/M5450/A /09/2105192 LMc</p>	<p>SINGLE STOREY SIDE TO REAR EXTENSION</p>	<p>Due 17.06.09</p>	<p>Due 15.07.09</p>			
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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 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	17.06.09	West Wing Conf. Rm	
Mr Anoop Unadkat 50 Wychwood Avenue Edgware HA8 6TH Ward: Canons	P/2488/08/ 3970	DETACHED THREE STOREY DWELLINGHOUSE WITH BASEMENT	Sent 01.04.09	Sent 29.04.09	01.07.09	Committee Rm 6	
W E Black LTD 33-34 Pinner Park Gardens Harrow Middlesex Ward: Headstone North	P/0264/09 /4003 APP/M5450/A /09/2105077 GL	DEMOLITION OF 33 - 34 PINNER PARK GARDENS AND CONSTRUCTION OF THREE PAIRS OF SEMI-DETACHED HOUSES; FORMATION OF ACCESS ROAD; PARKING AND GARAGES	Due 16.06.09	Due 14.07.09	tba		
Mr James McConnell Raebarn House 100 Northolt Road Harrow HA2 0YJ Ward: Roxbourne	P/0221/09 /4010 APP/M5450/A /09/2105312 SB	CHANGE OF USE OF 460 SQUARE METRES OF FIRST FLOOR OFFICE FLOOR SPACE TO EIGHT FLATS	Due 19.06.09	Due 17.07.09	tba		

CURRENT APPEALS

Appellant/Appeal Location/Ward	LPA Ref: PINS Ref: Planner	Appeal Description	Questionnaire Due/Sent	Rule 6 Statement Due/Sent	Inquiry Date	Venue	Notes
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NO CURRENT PUBLIC INQUIRY APPEALS

APPEALS AWAITING DECISION

WRITTEN REPRESENTATIONS							
Appellant/Appeal Location/Ward	LPA Ref: PINS Ref: Planner	Appeal Description	Questionnaire Sent	Statement Due/Sent	Final Comments Sent?	Site visit Date/Time	Notes
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	N/A - Questionnaire forms case.			
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	N/A - Questionnaire forms case.			
Miss N & S Arian 29 Carlton Avenue Harrow HA3 8AX (Ward: Kenton West)	P/3153/08 /3935 APP/M5450/A /08/2092766 TEM	RETENTION OF CONVERSION OF DWELLINGHOUSE INTO TWO FLATS AND PROPOSED SINGLE STOREY REAR EXTENSION AND DEMOLITION OF SIDE GARAGE	Sent 20.01.09	Sent 20.01.09 (Q)			
Mr & Mrs Aminoff 12 Winscombe Way Stanmore HA7 3AU (Ward: Stanmore Park)	APP/M5450/ 09/2096148 P/3722/08 /3946 NR	TWO STOREY SIDE, SINGLE AND TWO STOREY REAR EXTENSIONS WITH FIRST FLOOR JULIET BALCONY AT REAR	Sent 10.02.09	N/A - Questionnaire forms case.		TBA	

APPEALS AWAITING DECISION

Ballards Mews High Street Edgware	APP/M5450/C /09/2095091 ENF/0095/07 /P/3947 SSB	WITHOUT PLANNING PERMISSION, THE INSTALLATION OF TWO EXTRACT FLUES IN THE ROOF OF THE WORKSHOP BUILDING SITUATE ON THE LAND	Sent 11.02.09	N/A - Questionnaire forms case.		TBA	
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	N/A - Questionnaire forms case.		TBA	
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	N/A - Questionnaire forms case.		TBA	
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	N/A - Questionnaire forms case.		TBA	

APPEALS AWAITING DECISION

Mr Mark Skinner 95 Roxeth Green Avenue South Harrow Ward: Roxbourne	P/2642/08/ 3965 APP/M5450/A /09/2097612 OH	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	19/03/2009	N/A - Questionnaire forms case.		TBA	
Ms Ruth Chigwada- Bailey 37 Nelson Road Stanmore HA7 4ES Ward: Stanmore Park	P/2232/08/ 3966 APP/M5450/A/09/209 8536 NR	CONTINUED USE OF FORMER DWELLING HOUSE AS THREE FLATS, RETENTION OF SINGLE STOREY REAR EXTENSION	18/03/2009	N/A - Questionnaire forms case.		TBA	
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	20/03/2009	N/A - Questionnaire forms case.		TBA	
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	24/03/2009	N/A - Questionnaire forms case.		TBA	
Dr R De Silva Flat 2 96 Eimlsleigh Avenue Harrow HA3 8HZ Ward: Kenton West	P/3844/08/ 3971	SINGLE STOREY REAR EXTENSION	30/03/2009	N/A Householder Fast Track Appeal		TBA	

APPEALS AWAITING DECISION

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	30/03/2009	N/A Householder Fast Track Appeal		TBA	
Mr Rohit Shah 44 Jellicoe Gardens Stanmore HA7 3NS Ward: Stanmore Park	P/3947/08 3973	FIRST FLOOR REAR EXTENSION	02/04/2009	N/A - Questionnaire forms case.		TBA	
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	03/04/2009	N/A - Questionnaire forms case.		TBA	
Mr Peter Moe 2 Chestnut Drive Pinner HA5 1LY Ward: Pinner South	P/2627/08/ 3975	ROOF EXTENSIONS TO PROVIDE HABITABLE ROOF SPACE INCLUDING RAISING OF RIDGE HEIGHT, PROJECTING REAR GABLE, SIDE GABLES AND A FRONT DORMER, EXTERNAL ALTERATIONS	07/04/2009	N/A - Questionnaire forms case.		TBA	
Mr Andrew Dobinson 32 Latimer Gardens Pinner HA5 3RA Ward: Pinner	P/3275/08/ 3976	REPLACEMENT WINDOWS ON FRONT ELEVATION	08/04/2009	N/A - Questionnaire forms case.		TBA	

APPEALS AWAITING DECISION

Mr Stephen Foster 7 Rose Garden Close Edgware HA8 7RF Ward: Canons	P/3340/08/ 3977	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	08/04/2009	N/A - Questionnaire forms case.		TBA	
Mr & Mrs M A Siddiqui 85 Greenway Pinner HA5 3SN Ward: Pinner	ENF/0228/08/ P/3978	UNAUTHORISED ERECTION OF AN OPEN-ENDED CANOPY/ROOF PROJECTION FORMING PART OF A SINGLE STOREY SIDE TO REAR EXTENSION	10/04/2009	N/A - Questionnaire forms case.		TBA	
Mr Ken Popat 33 Dennis Lane Stanmore HA7 4JS Ward: Stanmore Park	P/3261/08/ 3979	DEMOLITION OF EXISTING DWELLINGHOUSE, CONSTRUCTION OF REPLACEMENT TWO/THREE STOREY DWELLINGHOUSE WITH PART BASEMENT, INTEGRAL GARAGE AND SINGLE STOREY REAR PROJECTION	17/04/2009	N/A - Questionnaire forms case.		TBA	
Mrs Stella Baum 11 Wychwood Avenue Edgware HA8 6TL Ward: Canons	P/2618/08/ 3980	SINGLE STOREY FRONT EXTENSION AND CONVERSION OF GARAGE TO HABITABLE ROOM	20/04/2009	N/A - Questionnaire forms case.		TBA	

APPEALS AWAITING DECISION

Mr David Levey Heriots Wood The Common Stanmore Middlesex Ward: Stanmore Park	P/2684/08 /3983 APP/M5450/A /09/2100542 ML	RETENTION OF 25M HIGH AERIAL MAST AND HORIZONTAL BEAM ANTENNA	Sent 08.05.09	N/A - Questionnaire forms case.			
Mr K Sabaratnam Botwell Court 118 Headstone Road Harrow Middlesex Ward: Greenhill	P/3845/08 /3984 APP/M5450/A /09/2102716 GL	PROVISION OF TWO FLATS WITHIN MANSARD ROOF SPACE TOGETHER WITH ROOF LIGHTS TO FRONT AND REAR ROOFSLOPES	Sent 07.05.09	Sent 02.06.09			
Mr Ashwin Patel 35A Gordon Avenue Stanmore HA7 3QQ Ward: Stanmore Park	P/3807/08 /3985 APP/M5450/A/ 09/2101895 FOD	PROVISION OF GLAZED BALUSTRADING AND DECKING ON ROOF OF SINGLE STOREY REAR EXTENSION AND USE AS ROOF TERRACE	Due 11.05.09	N/A - Questionnaire forms case.			
Mr M Kanbi The Bungalow Alma Row Harrow Middlesex Ward: Harrow Weald	P/2878/08 /3986 APP/M5450/A /09/2103003 GL	REDEVELOPMENT: CONSTRUCTION OF FIVE TWO-STOREY TERRACED HOMES WITH ACCOMMODATION IN THE ROOF SPACE AND INTEGRAL GARAGES; DEMOLITION OF EXISTING BUNGALOW	Due 13.05.09	N/A - Questionnaire forms case.			

APPEALS AWAITING DECISION

Mr N Amin 33 Kingshill Avenue Harrow HA3 8JT Ward: Kenton West	P/3566/08 /3987 APP/M5450/A /09/2103033 NR	CONTINUED USE OF FORMER DWELLINGHOUSE AS 7 SELF CONTAINED FLATS	Sent 13.05.09	N/A - Questionnaire forms case.			
Mr Kevin Gentry 58 Roxborough Road Harrow Middlesex Ward: Greenhill	P/3099/08 /3988 APP/M5450/A /09/2103117 LMc	SINGLE STOREY SIDE TO REAR EXTENSION INCORPORATING GARAGE	Sent 13.05.09	N/A - Questionnaire forms case.			
Mrs Emma Simons 17 Winscombe Way Stanmore Middlesex Ward: Stanmore Park	P/3350/08 /3989 APP/M5450/A /09/2103559 East	SINGLE STOREY REAR EXTENSION	Sent 15.05.09	N/A - Questionnaire forms case.			
Ms Martha Hyland 1A Minehead Road Harrow Middlesex HA2 9DW Ward: Roxbourne	P/2817/08 /3990 APP/M5450/A /2103338 CMc	RETENTION OF SINGLE STOREY REAR CONSERVATORY EXTENSION	Sent 18.05.09	N/A - Questionnaire forms case.			

APPEALS AWAITING DECISION

Mr Gerard Doyle 54 Canons Drive Edware Middlesex Ward: Canons	P/0212/09 /3991 APP/M5450/A /09/2104187 East	REBUILDING OF PART OF BOUNDARY WALL FRONTING DUKES AVENUE AND GATES	Sent 15.05.09	N/A - Householder Fastrack			
Mr Jack Ormerod 125a Vaughan Road Harrow HA1 4EF Ward: West Harrow	P/4097/08 /3992 APP/M5450/A /09/2103943 HG	CHANGE OF USE FROM OFFICES TO DWELLINGHOUSE (CLASS B1 TO CLASS C3)	Sent 26.05.09	N/A - Questionnaire forms case.			
Mr Wladyslaw Rolewicz 39 Langton Road Harrow HA3 6QR Ward: Harrow Weald	P/2537/08 /3997 APP/M5450/A /09/2104704 Central	CONTINUED USE OF GARAGE AS HABITABLE SPACE; RETENTION OF THE ENTRANCE PORCH / SINGLE STOREY FRONT EXTENSION; EXTERNAL ALTERATIONS	Sent 09.06.09	N/A - Questionnaire forms case.			
Mr K Shah The White House Hillside Road Pinner HA5 3YJ Ward: Pinner	P/0241/09 /4002 APP/M5450/A /09/2105191 SB	SINGLE AND TWO STOREY FRONT AND REAR EXTENSIONS; SINGLE STOREY SIDE EXTENSION; EXTERNAL ALTERATIONS; DEMOLITION OF TWO STOREY REAR PROJECTION, AND ATTACHED GARAGE WITH OUTBUILDING	Sent 04.06.09	N/A - Householder Fastrack Pilot			

APPEALS AWAITING DECISION

<p>Mr R Verma 5 Cuckoo Hill Drive Pinner HA5 3PG Ward: Pinner South</p>	<p>P/0270/09 /4004 APP/M5450/A/ 09/2105596 HG</p>	<p>TWO STOREY FRONT EXTENSION; TWO FRONT DORMER WINDOWS; EXTERNAL ALTERATIONS</p>	<p>Sent 10.06.09</p>	<p>N/A - Householder Fastrack Pilot</p>			
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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
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
Mr Phil Smith 10 Dearne Close Stanmore Middlesex (Ward: Stanmore Park)	P/1384/08 /3932 APP/M5450/A /08/2091870 RD	SINGLE STOREY FRONT EXTENSION TO ATTACHED SIDE GARAGE.	Sent 31.12.08	Due 28.01.09	01.04.09	Room 345B

APPEALS AWAITING DECISION

<p>Mr R Karia 'Turf Hills' Priority Close Stanmore Middlesex (Ward: Stanmore Park)</p>	<p>P/1451/08 /3881 APP/M5450/A/ 08/2083636 ML</p>	<p>REPLACEMENT SINGLE/TWO STOREY HOUSE WITH ROOMS IN FRONT ROOFSpace</p>	<p>Sent 10.09.08</p>	<p>Sent 08.10.08</p>	<p>10.06.09</p>	<p>West Wing Conf. Rm</p>	
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APPEALS AWAITING DECISION

INQUIRIES						
Mr & Mrs Goremsandu 85A Whitechurch Lane Edgware Middlesex (Ward:	ENF/956/05 /P/3899 APP/M5450/C /08/2085225 SSB	ENFORCEMENT APPEAL: SINGLE STOREY REAR EXTENSION	Due 23.10.08	Due 20.11.08	30.04.08	Churchill Place
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 PARKINIG 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

APPEALS DECISIONS APR-JUN 2009

Appellant/Appeal Location/Procedure	LPA Ref: PINS Ref: Planner	Appeal Description	Ward	Decision	Date	Costs	Notes
Mr M B Janani 57 Oxford Road Harrow HA1 4JH	P/3923/07/ 3861 APP/M5450/A 08/2080350	CONVERSION OF DWELLINGHOUSE INTO TWO SELF CONTAINED RESIDENTIAL UNITS; SINGLE STOREY REAR EXTENSION.	Headstone South	Dismissed	15.04.09		
Mr V Neil 7 Veldene Way Harrow HA2 9BH	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	Roxbourne	Dismissed	22.04.09		
NVSM 73 Hindes Road Harrow HA1 1SL	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)	Greenhill	Allowed	27.04.09		
Ms M Toussaint 20 Lynwood Close Rayners Lane Middlesex HA2 9PR	P/2404/08 /3906 APP/M5450/A /08/2087957 EJ	SINGLE STOREY SIDE & REAR EXTENSION	Rayners Lane	Allowed	15.04.09		

APPEALS DECISIONS APR-JUN 2009

Neville & Angela Pereira 3 Green Lane Cottages Green Lane Stanmore Middlesex	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	Stanmore Park	Dismissed	03.04.09		
By Wood Homes (Stanmore) LTD 183 Whitchurch Lane Edgware Middlesex HA8 6QT	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	Canons	Dismissed	15.04.09		
Sterling Estates 69 Spencer Road Harrow Middlesex HA3 7AN	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)	Wealdstone	Allowed	24.04.09	partial cost awarded to appellant.	
Mr P Patel 1 Hillfield Close Harrow HA2 6AZ	P/0559/08 /3896 APP/M5450/A /08/2086735 GL	SINGLE STOREY SIDE TO REAR EXTENSION	Headstone South	Allowed	06.04.09		

APPEALS DECISIONS APR-JUN 2009

Hatch End Lawn Tennis Company LTD 20 Clonard Way Hatch End Pinner	P/1943/08 /3922 APP/M5450/A /08/2090072 GL	INSTALLATION OF FLOODLIGHTING TO COURTS 1 AND 4	Hatch End	Allowed	01.05.09		
Mr D Roberts 14 Sequoia Park Pinner Middlesex HA5 4BS	P/2813/08 /3924 APP/M5450/A /08/2090356 JB	SINGLE/TWO STOREY SIDE TO REAR EXTENSION	Hatch End	Allowed	01.05.09		
Mr Jay Vandra 55 Paines Lane Pinner Middlesex HA5 3BX	P/2987/08 /3925 APP/M5450/A /08/2089794 EJ	DEMOLITION OF BUNGALOW AND REPLACEMENT TWO- STOREY DETACHED DWELLING WITH HABITABLE ROOFSPACE	Pinner	Dismissed	30.04.09		
Mr Mukesh Patel Bellevue Nugents Park Pinner Middlesex	P/2070/08 /3905 APP/M5450/ A/08/2087443 GL	DETACHED TWO-STOREY DWELLING HOUSE; DEMOLITION OF EXISTING HOUSE, NEW VEHICULAR ACCESS AND PARKING	Hatch End	Allowed	01.05.09		
Mr John Vargas 3 Meadow View Harrow Middlesex	P/2566/08 /3913 APP/M5450/A /08/2089203 SMc	SINGLE STOREY OUTBUILDING IN REAR GARDEN	Harrow on the Hill	Dismissed	28.05.09		

APPEALS DECISIONS APR-JUN 2009

W E Black Ltd 21 Corbins Lane Harrow Middlesex HA2 8EL	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	Roxeth	Allowed	01.05.09		
Mr J Donovan 58/60 Nibthwaite Road Harrow Middlesex	P/1983/08 /3934 APP/M5450/A /09/2093771 GL	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	Marlborough	Dismissed	22.05.09		
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	Roxeth	Dismissed	07.05.09		
Mr & Mrs Choudhry The Beanz 83B Hindes Road Harrow HA1 1SQ	APP/M5450/A /09/2094622 P/2334/08 /3940 SG	SINGLE, FIRST FLOOR AND TWO STOREY REAR EXTENSION; EXTERNAL ALTERATIONS (REVISED)	Greenhill	Allowed	08.05.09		

APPEALS DECISIONS APR-JUN 2009

Bankmachine Ltd 6 Canons Corner Edgware HA8 8AE	APP/M5450/A /09/2094418 P/1304/08 /3942 SG	ATM ON SHOP FRONTAGE	Canons	Allowed	14.05.09		
Mr Dejo Abolade 174 Exeter Road Rayners Lane Middlesex HA2 9PJ	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	Rayners Lane	Dismissed	05.05.09		
Mr Pankaj Kuklarni 15 Fairholme Road Harrow Middlesex HA1 2TL	APP/M5450/A /09/2094647 P/2736/08 /3943 GL	CONVERSION OF DWELLINGHOUSE INTO TWO SELF-CONTAINED FLATS (RESIDENT PERMIT RESTRICTED)	Greenhill	Dismissed	14.05.09		
Mohan Vekaria 64C Chandos Crescent Edgware Middlesex HA8 6HL	APP/M5450/A /09/2095142 P/2968/08 /3944 FOD	REAR DORMER AND EXTERNAL ALTERATIONS TO FLAT B; FIRST FLOOR SIDE TO REAR EXTENSION TO FLAT C TO FORM DWELLING HOUSE	Edgware	Dismissed	08.06.09		
Mr S Jadunandan 11 Heritage View Harrow Middlesex HA1 3TN	APP/M5450/A /09/2095241 P/2338/08 /3945 MRE	SINGLE STOREY SIDE EXTENSION	Harrow on the Hill	Dismissed	03.06.09		

APPEALS DECISIONS APR-JUN 2009

Mr Michael Potts Land at rear of Laurel Cottage Church Lane Pinner HA5 3AB	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	Pinner	Allowed	05.06.09		
Harrow School Harrow School Porlock Avenue Harrow	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	Harrow on the Hill	Allowed	19.05.09		
Ms Marcia Clarke 24 Wood End Road Harrow Middlesex	APP/M5450/A/ 09/2096857 P/2620/08 /3951 HG	RETENTION OF SINGLE STOREY SIDE TO REAR EXTENSION; DEMOLITION OF GARAGE	Harrow on the	Dismissed	08.06.09		
Mr Sunil Jakharia 63 Kenmore Avenue Kenton Harrow HA3 8PA	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	Kenton West	Dismissed	26.05.09		

APPEALS DECISIONS APR-JUN 2009

Mr D Altman Heath Lodge Tanglewood Close Stanmore HA7 3JA	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	Stanmore Park	Dismissed	26.05.09		
Mr Sanjay Budhdeo 109 Herga Road Harrow HA3 5AU	APP/M5450/A /09/2097564 P/3078/08 /3956 JB	CONTINUED USE OF DWELLINGHOUSE AS TWO FLATS	Marlborough	Allowed	05.06.09		
Mr Sunjay Budhdeo 40 Bedford Road Harrow Middlesex HA1 4LZ	APP/M5450/A /09/2097562 P/3080/08 /3957 SG	CONTINUED USE OF DWELLINGHOUSE AS TWO FLATS	Headstone South	Dismissed	08.06.09		
Mr Shailesh Teji 32 - 32A Streatfield Road Harrow Middlesex HA3 9BS	APP/M5450/A /09/2097306 P/3015/08 /3959 FOD	RETENTION OF DETACHED OUTBUILDING IN EACH REAR GARDEN OF 32 AND 32A STREATFIELD ROAD	Queensbury	Part Allowed	14.05.09		
Dr Dilip Patel 31 Cuckoo Hill Drive Pinner Middlesex	APP/M5450/A /09/2097127 P/2199/08 /3960 EJ	RETENTION OF FRONT PORCH AND SINGLE STOREY REAR EXTENSION	Pinner South	Part Allowed	09.06.09		

APPEALS DECISIONS APR-JUN 2009

Dr R De Silva Flat 3 96 Elmsleigh Avenue Harrow	APP/M5450/A/ 09/2098364 P/3849/08/3961 ML	REAR DORMER AND ROOFLIGHT IN THE FRONT ROOFSLOPE	Kenton West	Dismissed	26.05.09		
Mr. V. Pau 49 Royston Park Road Hatch End HA5 4AB	APP/M5450/A/ 09/2098510 P/1722/08/3963 KR	SINGLE STOREY REAR EXTENSION AND FRONT PORCH	Hatch End	Allowed	27.04.09		
Mrs M. Hallinan 73 Peel Road Wealdstone Middlesex	APP/M5450/A/ 09/2098222 P/3795/08 /3964 LM	CONVERSION OF DWELLINGHOUSE INTO TWO FLATS	Marlborough	Dismissed	09.06.09		
Mr J Martin 1 Cumberland Road Harrow HA1 4PH	P/3620/08/ 3969	SINGLE STOREY FRONT AND SIDE EXTENSION; ALTERATIONS TO ROOF TO FORM END GABLE AND REAR DORMER; EXTERNAL ALTERATIONS	Headstone South	Dismissed	03.06.09	Householder Fastrack Pilot Appeal	
Aqua Roofing The Old Bakery Grange Court Grange Gardens	APP/M5450/A/09/209 7757 P/3135/08/3962 SB	FIRST FLOOR OVER EXISTING OFFICE BUILDING AND TWO STOREY SIDE EXTENSIONS; FRONT DORMERS X 2; EXTERNAL ALTERATIONS TO ADJACENT GARAGES AND CONTINUED USE AS COMMERCIAL STORAGE (AMENDED PLANS)	Pinner	Allowed	10.06.09		

APPEALS DECISIONS APR-JUN 2009

<p>Mr A Fazal 68 Pinner Park Avenue Harrow Middlesex HA2 6LF</p>	<p>P/3380/08 /3953 APP/M5450/A /09/2096810 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>Headstone North</p>	<p>Allowed</p>	<p>10.06.09</p>		
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ENFORCEMENT GRID - May 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 by Planning before sign off 12/02/09 - PCN served 25/02/09 - PCN response being assessed</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 Awaiting clarification from Planning on delegated report</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. 27/01/09 section 78 dismissed. 04.03.2009 - amended report sent to planning First floor rear/side Extension partly removed following appeal decision. Case being re-assessed 06/05/09 - Further planning application received</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 partly allowed - 07/05/09 - PCN Served 28/05/09 - PCN response being assessed.</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 08/01/09 legal sort amendments and report being amended Awaiting clearance of revisions to delegated report before sign off</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 23/04/09 - Photos sent to legal and informed to proceed to issue Enforcement 27/05/09 - Report amended and sent to Planning for further information.</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 15/05/09 - Legal sort amendments, report being amended 20/05/2009 - Report returned to Planning with final amendments and for further information.</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 - Louise Humphreys EC-003944 agreeing content of delegated report with planning Report signed off by planning - Planning to clarify whether Breach of Condition notice is to be served.</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. 16/02/09 - On hold pending outcome of section 78 appeal 08/06/09 - S78 appeal dismissed Report cleared by Legal and awaiting sign 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 Legal Officer: Izindi Visagie 11.06.2009 - awaiting Planning's comments and approval on draft report</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 11.05.2009 - Amended report sent to legal for clearance 11.06.2009 - Legal Officer - Izindi Visagie - advised by Planning that they would be revising the report.</p>
Nov-08											
03/11/08	655/07	Meera, 205 Streetfield 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 28/05/09 - PCN to be served</p>

26/11/08	370/08	24 Wood End Road	Harrow on the Hill	PA	07/07/08						<p>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. 21/01/09 s78 appeal lodged 08/06/09 - Appeal dismissed Report to be amended by Planning</p>
Jan-09											
20/01/09	586/05	7 Handel Way, Edgware	Canons	GW	08/08/05						<p>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. Report being amended. 03/06/09 - Revised report sent to legal Report cleared by Legal, with Planning for sign off.</p>
22/01/09	697/07	13-17 manor Road	Greenhill	SSB	07/12/07						<p>Unauthorised conversion to 15 flats 20/01/09 - Committee report sent to Legal officer Louise Humphreys Awaiting revised enforcement report from Planning. 26/05/09 - Amended report sent to legal 11/6/09 - Revised committee report sent back to Planning for further amendment.</p>
Feb-09											

03/02/09	281/08	4 & 6 Camrose Avenue	Edgware	PB	02/06/08					<p>Unauthorised conversion of garage and extension to self contained residential unit</p> <p>03/02/09 - Enf report sent to legal - Legal officer Louise Humphreys Awaiting clearance of revisions to delegated report before sign off. 20/03/09 - Report being amended 11/06/09 - On Hold - Appeal lodged Awaiting s78 appeal decision</p>
05/02/09	0027/08	31 Cuckoo Hill Drive	Pinner South	GW	09/01/08					<p>variation to planning consent</p> <p>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. 26/03/09 - Report to be amended Report returned to Planning with amendments.</p>
24/04/09	141/08	89 Headstone Road	Greenhill	GW	18/03/08					<p>Unauthorised conversion into flats.</p> <p>24/04/09 - Enf report sent to legal Legal officer Louise Humphreys 22/05/09 - Amended report sent to legal Report received from Legal on 28/5/09 Amended report sent back to Legal on 29/05/09</p>
24/04/09	303/08	39 Langton Road	Harrow Weald	PA	10/06/08					<p>Unauthorised outbuilding</p> <p>24/04/09 - Enf report sent to legal Legal officer Louise Humphreys 22/05/09 - Amended report sent to legal Report cleared by Legal, with Planning for sign off</p>

24/04/09	479/08	33 Kingshill Avenue	Kenton West	PB	20/08/08						<p>Unauthorised conversion into 7 flats. 24/04/09 - Enf report sent to legal officer Louise Humphreys 03/06/09 - Amended Enf report sent back to legal On hold pending outcome of section 78 appeal but report cleared by legal for sign off by Planning</p>
24/04/09	124/07	95 Marsh Lane	Canons	PA	01/06/09						<p>Unauthorised Deleopment 24/04/09 - Enf report sent to legal officer Louise Humphreys On hold pending outcome of section 78 appeal but report cleared by legal for sign off by Planning</p>
24/04/09	575/08	392 Northolt Road	Roxeth	PA	03/10/09						<p>Unauthorised front extension canopy 24/04/09 - Enf report sent to legal officer Louise Humphreys 15/05/09 - Amended Enf report sent back to legal Report amended and returned to Planning</p>
24/04/09	128/08	Starbucks Coffeee, 19-23 High Street	Pinner	SSB	07/03/08						<p>Unauthorised use as Coffee Shop 24/04/09 - Enf report sent to legal officer Louise Humphreys Revised report expected from Planning dealing with issue of classification of current use and reasons for enforcement action.</p>
27/04/09	218/08	6 Hillview Close	Hatch End	PA	01/05/08						<p>Rear extension and roof line 27/04/09 - Enf report sent to legal officer Louise Humphreys Report being considered by Legal</p>
May-09											
14/05/09	645/08	31 Carlton Avenue	Kenton West	PA	31/10/08						<p>Extensions being built without planning permission Legal officer - Katherine Hamilton 14/05/09 - Enf report sent to legal 10/06/09 - Amended report sent to Planning</p>

22/05/09	276/09	145 High Street	Wealdstone	SSB	19/05/09	<p>Unauthorised conversion into 7 flats 22/05/09 - Enf report sent to legal 11/06/09 - Amended report sent to Planning for consideration.</p>
22/05/09	246/09	23 Nolton Place	Edgware	SSB	07/05/09	<p>Conversion of main dwelling to flats and outbuilding to 2 flats previous enforcement notice quashed 22/05/09 - Enf report sent to legal 10/06/09 - Amended Enf report sent back to legal Report in the process of being cleared by legal.</p>
27/05/09	434/08	100 Uxbridge Road	Harrow Weald	PB	01/08/08	<p>RETENTION OF 2M HIGH FRONT BOUNDARY WALL/FENCE AND ELECTRONIC SLIDING GATE, TOGETHER WITH ADDITIONAL 0.5M BALL DETAILS 27/05/09 - Enf report sent to legal 05/06/09 - Amended Enf report sent back to legal 12/06/09 - Further information sought from Planning re report</p>
27/05/09	0061/08	36 Moss Lane	Pinner	PA	13/02/08	<p>RETENTION OF ROOF EXTENSION AT FRONT Legal officer - Katherine Hamilton 27/05/09 - Enf report sent to legal 10/06/09 - Amended Enf report sent back to legal Further information sought from Planning</p>
Jun-09						
03/06/09	950/05	51 Holmdene Avenue	Headstone North	PA	19/02/08	<p>Unauthorised Single Storey Rear Extension (Conservatory) attached to the existing rear extension 03/06/09 - Enf report sent to legal Legal Officer: Katherine Hamilton - seeking further information from Planning</p>

09/06/09	381/08	26 Hallam Gardens	Hatch End	PA	15/07/08						Without planning permission construction of unauthorised single Storey rear Extension and driveway leading to the detached garage 09/06/09 - Enf report sent to legal Officer: Katherine Hamilton - intending to seek further information from Planning
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ENFORCEMENT GRID - May 2009

ENFORCEMENT GRID - May 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 Notice served on 22/08/08 - Awaiting compliance S78 appeal lodged - 15/10/08 - Appeal dismissed
	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 31/03/09 - Section 78 appeal dismissed Re-assessment required
	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 Site visit required
	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 Site visit required

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 Part complied further site visit required
625/03	Broomhill, Mount Park Road	Harrow on the Hill	GW		Yes	03/02/09	BREACH OF CONDITION: Gates Legal Officer - Louise Humphreys 31/12/08 - Report cleared - sent to AP Notice served - 26/01/09 Site visit required
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 Site visit required
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
0167/07	66 Woodhall Gate, Pinner	Hatch End	LH	03/07/07	Yes	31/07/09	Unauthorised rooflights 06/11/08 Legal officer - Preetinder 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	<p>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 26/1/08 S78 appeal has been lodged Awaiting outcome of appeal. 03/04/09 - Notice served</p>
514/07	41 The Drive	West Harrow	GW	21/09/07	Yes	15/08/09	<p>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</p>
757/08	8 Camrose Avenue	Edgware	PB	31/12/08	Yes	20/08/09	<p>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</p>
0692/06	86 Uppingham Avenue	Queensbury	GW	19/12/06	Yes	20/08/09	<p>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</p>
0052/08	132 Turner Road	Queensbury	NR	01/02/08	Yes	17/09/09	<p>Unauthorised use of the house as two flats Preetinder Cheema - EC003389 Planning permission refused for the development (application reference P/24/16/07 on 28 November 2007) Report sent to Planning for amendment. Chased: 27/11/2008 13/01/09 Final draft enforcement report sent to LH 12/05/09 - Notice Served</p>
0380/07	12 Courtfield Crescent	Greenhill	SSB	13/09/07	Yes	07/11/09	<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 28/05/09 - Notice served</p>

ENFORCEMENT GRID - May 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	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
228/08	85 Greenway	Pinner	PB	07/05/08	Yes	Yes	09/04/09	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
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 Appeal submitted - Awaiting appeal decision

125/08	145 High Street	Wealdstone	GW	07/03/08	Yes	19/08/09	<p>Unauthorised single storey rear extension.</p> <p>06/03/2009 - Enf report sent to legal - Legal officer Sarah Inverary 02/04/09 & 06/04/09 - Notice served</p> <p>Appeal submitted - Awaiting appeal decision</p>
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ENFORCEMENT GRID - May 2009

PROSECUTION REQUIRED		ENFORCEMENT GRID - May 2009									
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	Unauthorised construction of a single storey rear extension and front porch. Appeal fee not paid to the Planning Inspectorate, thus appeal not validated. Planning Inspectorate confirmed in letter dated 27 March 2006. Prosecution report required
94/04	190 Whittington Way	Pinner South	GW	23/02/04	Yes	Yes	29/10/06	SINGLE STOREY REAR EXTENSION ONTO SINGLE STOREY REAR EXTENSION Appeal withdrawn - reassessment required
160/04	29 The Broadway	Wealdstone	GW	15/03/04				installation OF ADVERTISEMENT Reassessment required
425/04	61 Oxley Road	Rayners Lane	SSB	01/07/04	Yes		14/02/06	Erection of rear extension and wall Section 330 notice served on 20-June-05. Enf notice issued. Case Officer visited on 7th September 2006. notice not complied with, letter sent advising owner of intention to commence prosecution proceedings.
483/04	35 Orchard Grove, Edg	Edgware	GW	08/07/04	Yes	Yes	04/07/06	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 assessment required
989/04	56 Lake View	Canons	GW	23/10/04	Yes	Yes	04/09/06	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				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 sent to legal. 11/06/09 - revised Enrf report sent back to legal
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 & separate 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
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

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Meeting:	Planning Committee
Date:	24 th June 2009
Subject:	Stopping Up of the Highway – Footpath linking Greenhill Way and Greenhill Road, Harrow.
Key Decision: (Executive-side only)	No
Responsible Officer:	Stephen Kelly– Divisional Director of Planning
Portfolio Holder:	Cllr Marilyn Ashton – Portfolio Holder for Planning, Development and Enterprise.
Exempt:	No
Enclosures:	Appendix 1 – Area to be stopped up

SECTION 1 – SUMMARY AND RECOMMENDATIONS

Permission (Ref: P/1721/08/CFU) was granted by the Strategic Planning Committee in July 2008 for the redevelopment of the former Greenhill Road Council car park to provide a block of 37 Flats.

The development footprint of the approved scheme encroaches onto the public footpath that currently crosses the site. A resolution is therefore sought to stop up the footpath as shown at Appendix 1, to enable the development to be carried out in accordance with the permission granted.

RECOMMENDATIONS:

The Committee is recommended to:

1. Authorise the Director of Legal and Governance Services to take the necessary steps to commence the process of stopping up of the areas of highway shown on the plan at Appendix 1 as required under sections 247 and 252 of the Town and Country Planning Act 1990 (the Act).
2. Authorise that any objections made to the proposed order to stop up the highway ,and not withdrawn within the prescribed period be referred to the Mayor for London for determination as to whether or not a public inquiry should be held in accordance with section 252 of the Act.
3. Authorise that if there are no objections to the proposed order, or the Mayor of London decides that a public inquiry is unnecessary, officers proceed with the making of the order without further reference to the Committee.

REASON:

To enable the development to be carried out in accordance with the planning permission granted.

SECTION 2 - REPORT

Background

As Member's are aware, Greenhill Road car park was sold as part of the Council's land disposal programme in 2006. The site, as shown at Appendix 1, has been granted planning permission for a block of 37flats with associated parking.

There is a public footpath/ unadopted public highway shown at Appendix 1 which runs through the site. Although the footpath is unadopted public highway, prescriptive rights of way are established therefore the public can legitimately pass and re-pass over this land.

The footpath is therefore required to be stopped up under S247 of the Town and Country Planning Act 1990 to enable the development to be carried out in accordance with the planning permission granted.

Accordingly, authority is sought from the committee to enable legal officers to proceed with the stopping up process to facilitate the development.

Risk Implications

If the relevant footpath/ unadopted public highway is not stopped up, the planning permission as granted will not be able to proceed without the Developer encroaching onto highway. If the Developer encroaches onto the highway this will have legal implications for the Council as highway authority.

Financial Implications

The London Local Authorities (charges for stopping up) Regulations 2000 gives authority to the Council to recover the costs of making the order from the applicant and therefore there should be no costs incurred by the Council. Legal officers will be obtaining adequate monies on account from the applicant prior to the commencement of the process pertaining to the stopping up order.

Legal Comments

Section 247 of the Town and Country Planning Act 1990 gives power to London Boroughs to make stopping up orders for highways within their Boroughs if they are satisfied that it is necessary to do so in order to enable development to be carried out in accordance with the planning permission granted.

The process for the making of the order is as follows:

- Notices of the proposed order will be advertised in a local newspaper circulating in the area and in the London Gazette.
- Notices will be served on relevant authorities, principally statutory undertakers having equipment in or under the subject highway, and displayed on each end of the highway to be stopped up.
- If no objections are received after a period of 28 days, the Council may proceed to make the stopping up order.
- If, however, an objection is received which is not withdrawn, the Council must inform the Mayor of London and a public inquiry may be held to determine the objection.
- Where an inquiry has been held, the Council, after considering the inspector's report and subject to the consent of the Mayor for London, may make the order with or without modification.
- On making the order, the Council must publish in the London Gazette and in at least one local newspaper a notice stating that the Order has been made and specifying a place where a copy of the Order can be seen at all reasonable hours.

Performance Issues

Not applicable.

Section 3 - Statutory Officer Clearance

Name: Sheela Thakrar	<input checked="" type="checkbox"/>	on behalf of the* Chief Financial Officer
Date: 3 June 2009		
Name: Abi Kolawole	<input checked="" type="checkbox"/>	on behalf of the* Monitoring Officer
Date: 8 June 2009		

Section 4 - Contact Details and Background Papers

Contact: Richard Michalski, Senior Development Officer, 020 736 6146.

Background Papers:

- Appendix 1 – Plan showing area to be stopped up
- Decision notice

Appendix 1



A404 - STATION ROAD

Gainsborough Lodge

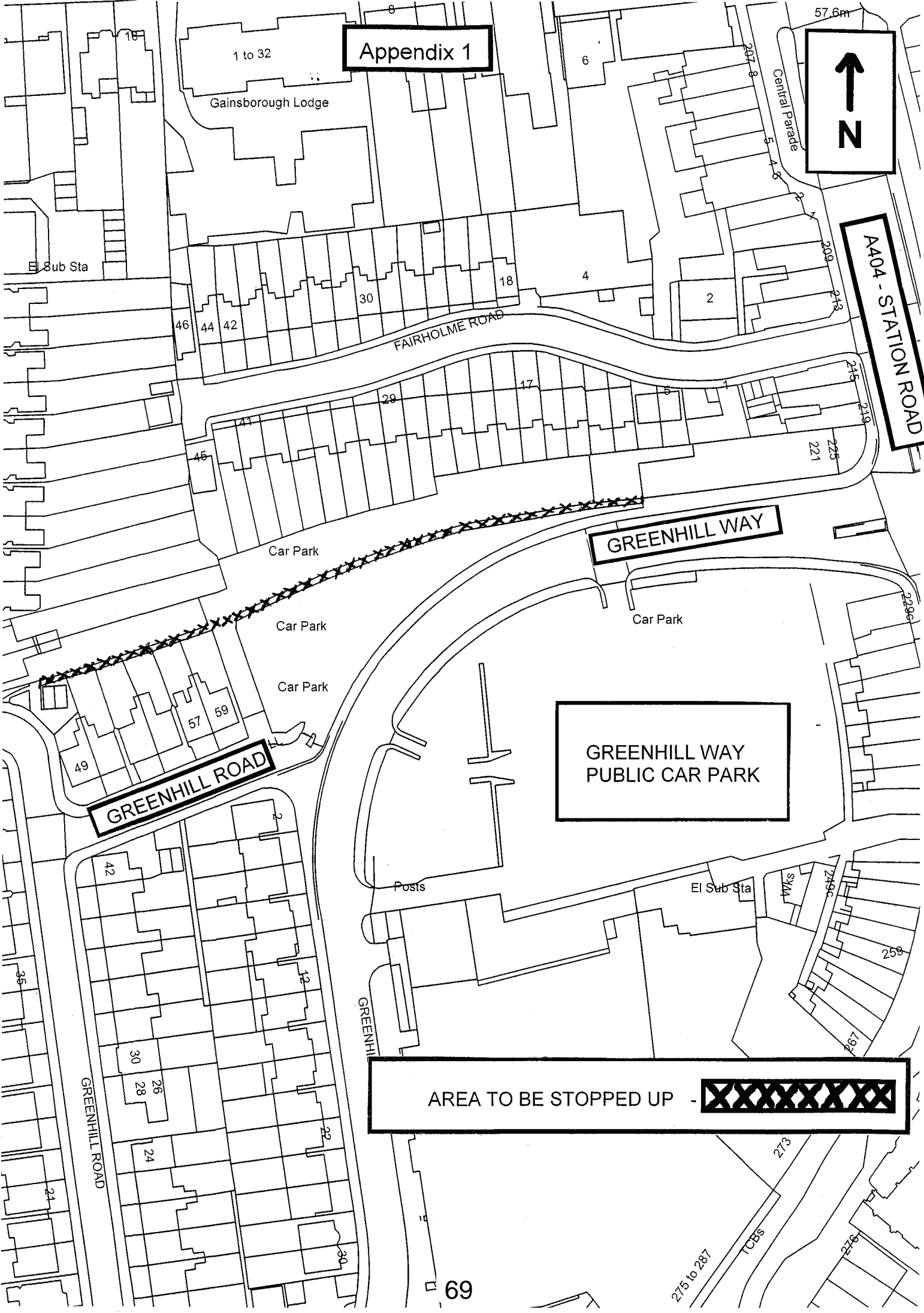
FAIRHOLME ROAD

GREENHILL WAY

GREENHILL ROAD

GREENHILL WAY PUBLIC CAR PARK

AREA TO BE STOPPED UP



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Preston Bennett - Mr Richard Henley
37/41 Church Road
Stanmore
HA7 4AA

TOWN & COUNTRY PLANNING ACT 1990

GRANT OF PLANNING PERMISSION

Ref: P/1721/08CFU

With reference to the application received on 14 May 2008 accompanied by Drawing(s)
(PL)001, 002, 100, 101, 102, 103, 104, 105, 201, 301, 302, 303, 304, 305, 900
Design & Access Statement
Planning Statement
Sustainability and Energy Strategy
Affordable Housing Statement
Transport Statement
Sunlight and Daylight Report

For: REDEVELOPMENT OF FORMER CAR PARK TO PROVIDE BLOCK OF 37 FLATS WITH ASSOCIATED PARKING (RESIDENT PERMIT RESTRICTED)

At: North Side Car Park, Greenhill Way, Harrow

HARROW COUNCIL, the Local Planning Authority,
GRANTS permission in accordance with the development described in the application and submitted plans, subject to the following condition(s):

1	The development hereby permitted shall be begun before the expiration of three years from the date of this permission. REASON: To comply with the provisions of Section 91 of the Town & Country Planning Act 1990.
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2	<p>Prior to occupation of the development hereby permitted, measures to minimise the risk of crime in a visually acceptable manner and meet the specific security needs of the application site / development shall be installed in accordance with details to be submitted to and approved in writing by the local planning authority. Any such measures should follow the design principles set out in the relevant Design Guides on the Secured by Design website: http://www.securedbydesign.com/guides/index.aspx and shall include the following requirements:</p> <ol style="list-style-type: none"> 1. all main entrance door sets to individual dwellings and communal entrance door sets shall be made secure to standards, independently certified, set out in BS PAS 24-1:1999 'Security standard for domestic door sets'; 2. all window sets on the ground floor of the development and those adjacent to flat roofs or large rainwater pipes (downpipes) shall be made secure to standards, independently certified, set out in BS.7950 'Security standard for domestic window sets'. <p>Following implementation the works shall thereafter be retained. REASON: In the interests of creating safer and more sustainable communities and to safeguard amenity by reducing the risk of crime and the fear of crime, in accordance with Policy D4 of the Harrow Unitary Development Plan, and Section 17 of the Crime & Disorder Act 1998.</p>
3	<p>The development hereby permitted shall not commence until details of all 37 homes within this scheme, built to 'Lifetime Home' and 10% of these to 'Wheelchair' standards, have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied or used until the homes have been completed in accordance with the approved details and thereafter retained. REASON: To ensure that, where the development is capable of meeting 'Lifetime Home' and 'Wheelchair' Standards, the development complies with the policies of the Consolidated London Plan.</p>
4	<p>No development shall take place until a plan indicating the positions, design, materials and type of boundary treatment to be erected has been submitted to, and approved in writing by, the local planning authority. The boundary treatment shall be completed: before the building(s) is / are occupied. The development shall be carried out in accordance with the approved details and shall thereafter be retained. REASON: To safeguard the amenity of neighbouring residents and the character of the locality.</p>
5	<p>No demolition or site works in connection with the development hereby permitted shall commence before the boundary of the site is enclosed by a close boarded fence to a minimum height of 2 metres. Such fencing shall remain until works and clearance have been completed, and the development is ready for occupation. REASON: In the interests of amenity and highway safety.</p>

6	<p>The development hereby permitted shall not commence until there has been submitted to, and approved by, the local planning authority, a scheme of hard and soft landscape works which shall include existing trees and hedgerows on the land, indicating those to be retained and those to be lost. Details of those to be retained, if any together with measures for their protection in the course of the development, shall also be submitted and approved, and carried out in accordance with such approval, prior to any demolition or any other site works, and retained until the development is completed. Soft landscape works shall include: planting plans, and schedules of plants, noting species, plant sizes and proposed numbers / densities.</p> <p>REASON: To safeguard the appearance and character of the area, and to enhance the appearance of the development.</p>
7	<p>All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building(s), or the completion of the development, whichever is the sooner. Any existing or new trees or shrubs which, within a period of 2 years from the completion of the development, die, are removed, or become seriously damaged or diseased, shall be replaced in the next planting season, with others of a similar size and species, unless the local authority agrees any variation in writing.</p> <p>REASON: To safeguard the appearance and character of the area, and to enhance the appearance of the development.</p>
8	<p>No site works or development, other than demolition, substructure and drainage, shall commence until details of the levels of the building(s), road(s) and footpath(s) in relation to the adjoining land and highway(s), and any other changes proposed in the levels of the site, have been submitted to, and approved by, the local planning authority.</p> <p>REASON: To ensure that the works are carried out at suitable levels in relation to the highway and adjoining properties in the interests of the amenity of neighbouring residents, the appearance of the development, drainage, gradient of access and future highway improvement.</p>

9	<p>The development hereby permitted shall not commence until samples of the materials to be used in the construction of the external surfaces noted below have been submitted to, and approved in writing by, the local planning authority:</p> <p>a: the extension / building(s) including:</p> <ul style="list-style-type: none"> - Brick samples - Render samples - Timber cladding samples - Window materials / samples - Balcony materials - Roofing materials - Down pipes / drainage pipe materials <p>b: the ground surfacing</p> <p>The development shall be carried out in accordance with the approved details and shall thereafter be retained.</p> <p>REASON: To safeguard the appearance of the locality.</p>
10	<p>The development hereby permitted shall not be occupied until works for the disposal of sewage have been provided on site in accordance with details to be submitted to, and approved in writing by, the local planning authority. The works shall thereafter be retained.</p> <p>REASON: To ensure that adequate drainage facilities are provided.</p>
11	<p>The development of any buildings hereby permitted shall not be commenced until works for the disposal of surface water have been provided on site in accordance with details to be submitted to, and approved in writing by, the local planning authority. The works shall thereafter be retained.</p> <p>REASON: To ensure that adequate drainage facilities are provided.</p>
12	<p>The development of any buildings hereby permitted shall not be commenced until surface water attenuation / storage works have been provided in accordance with details to be submitted to, and approved in writing by, the local planning authority. The works shall thereafter be retained.</p> <p>REASON: To prevent the increased risk of flooding.</p>
13	<p>Development shall not proceed beyond ground level damp proof course until details of a scheme aiming to generate 20% of the predicted energy requirement of the development from on-site renewable resources have been submitted to and approved in writing by the local planning authority.</p> <p>REASON: To ensure the development provides satisfactory level of renewable energy and to comply with policy 4A.7 of the consolidated London Plan.</p>

14	<p>The development hereby permitted shall not commence beyond ground level damp proof course until details of under sink waste disposal units to be installed in each of the 37 units have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and shall thereafter be retained.</p> <p>REASON: To reduce overall food waste collection from the residential element and to ensure a sustainable form of development.</p>
15	<p>The development hereby permitted shall not commence beyond ground level damp proof course until details of sustainable water use measures including, but not limited to, rain water harvesting, low flow taps, dual flush toilets and low flow shower heads to be installed in each of the 37 units have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and shall thereafter be retained.</p> <p>REASON: To reduce overall water consumption from the development, to ensure a sustainable form of development and to comply with policy 4A.16 of the consolidated London Plan.</p>
16	<p>All windows in the south western wall of the approved development facing the property at 59 Greenhill Road shall be glazed in obscure glass and shall thereafter be retained in that form.</p> <p>REASON: To safeguard the privacy of both neighbouring residents and future occupants.</p>
17	<p>The development hereby permitted shall not be occupied until the car parking, turning and loading area(s) shown on the approved plan number: (PL) 100 have been constructed and surfaced with impervious materials, and drained in accordance with details submitted to, and approved in writing by, the local planning authority. The car parking spaces shall be permanently marked out and used for no other purpose, at any time, without the written permission of the local planning authority.</p> <p>REASON: To ensure the satisfactory provision of parking areas, to safeguard the appearance of the locality and in the interests of highway safety.</p>

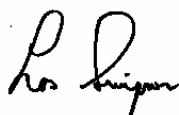
1	<p>INFORMATIVE: SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION: The decision to grant permission has been taken having regard to the policies and proposals in the London Plan and-or the Harrow Unitary Development Plan set out below, and to all relevant material considerations including any comments received in response to publicity and consultation, as outlined in the application report: London Plan: 3A.1 Increasing London's supply of housing 3A.2 Borough housing targets 3A.3 Maximising the potential of sites 3A.5 Housing choice 3A.9 Affordable housing targets 3A.10 Negotiating affordable housing in individual private residential and mixed-use schemes 3A.11 Affordable housing thresholds 4A.1 Tackling climate change 4A.2 Mitigating climate change 4A.7 Renewable Energy 4A.14 Sustainable drainage 4A.16 Water supplies and resources 4B.1 Design principles for a compact city</p> <p>Harrow Unitary Development Plan: S1 The Form of Development and Pattern of Land Use EP20 Use of Previously-Developed Land EP21 Vacant and Disused Land and Buildings EP25 Noise D4 Standard of Design and Layout D5 New Residential Development - Amenity Space and Privacy D7 Design in Retail Areas and Town Centres D9 Streetside Greenness and Forecourt Greenery D10 Trees and New Development T13 Parking Standards H7 Dwelling Mix</p> <p>Sustainable Design & Construction: The London Plan Supplementary Planning Guidance (May 2006) Providing for Children and Young People's Play and Informal Recreation: The London Plan Supplementary Planning Guidance (March 2008) Harrow Town Centre Development Strategy July 2005 Supplementary Planning Guidance: Designing New Development (March 2003) Accessible Homes Supplementary Planning Document (April 2006) Access For All Supplementary Planning Document (April 2006)</p>
2	<p>INFORMATIVE: The applicant is advised that any window in the flank elevation of the development hereby permitted will not prejudice the future outcome of any application which may be submitted in respect of the adjoining property.</p>

3	<p>INFORMATIVE: The applicant's attention is drawn to the requirements in the attached Considerate Contractor Code of Practice, in the interests of minimising any adverse effects arising from building operations, and in particular the limitations on hours of working.</p>
4	<p>INFORMATIVE: In June 2006 Harrow Council adopted two Supplementary Planning Documents: "Access for All" and "Accessible Homes", containing design guidelines for the provision of safe and convenient access for all disabled groups. Both documents can be viewed on the Planning pages of Harrow Council's website Access for All: http://www.harrow.gov.uk/downloads/AccessforallSPD_06.pdf Accessible Homes: http://www.harrow.gov.uk/downloads/AccessibleHomesSPD.pdf</p>
5	<p>INFORMATIVE: The Party Wall etc. Act 1996 requires a building owner to notify and obtain formal agreement from adjoining owner(s) where the building owner intends to carry out building work which involves:</p> <ol style="list-style-type: none"> 1. work on an existing wall shared with another property; 2. building on the boundary with a neighbouring property; 3. excavating near a neighbouring building, <p>and that work falls within the scope of the Act. Procedures under this Act are quite separate from the need for planning permission or building regulations approval. "The Party Wall etc. Act 1996: explanatory booklet" is available free of charge from: Communities and Local Government Publications, PO Box 236, Wetherby, LS23 7NB Please quote Product code: 02 BR 00862 when ordering. Also available for download from the CLG website: http://www.communities.gov.uk/documents/planningandbuilding/pdf/133214.pdf Tel: 0870 1226 236 Fax: 0870 1226 237 Textphone: 0870 1207 405 E-mail: communities@twoten.com</p>
6	<p>INFORMATIVE: The relevant traffic order will impose a restriction making residential occupiers of this building ineligible for resident's parking permits in the surrounding controlled parking zone.</p>

7	<p>INFORMATIVE:</p> <p>The development hereby approved may be subject to the Construction (Design and Management) Regulations 1994 which govern health and safety through all stages of a construction project. The Regulations require clients (i.e. those, including developers, who commission projects) to appoint a planning supervisor and principal contractor who are competent and adequately resourced to carry out their health and safety responsibilities. Clients have further obligations. Your designer will tell you about these and your planning supervisor can assist you in fulfilling them. Further information is available from the Health and Safety Executive Infoline on 0541 545500.</p> <p>(Please note that any reference in this informative to "planning supervisor" has no connection with any Planning Officers within Harrow's Planning Services or with the Town and Country Planning Act 1990.)</p>
8	<p>INFORMATIVE:</p> <p>The applicant is reminded of the duties set out in the Disability Discrimination Act 1995 with regard to employment and service provision. An employer's duty to make reasonable adjustment is owed to an individual employee or job applicant. However, the responsibility of service providers is to disabled people at large, and the duty is anticipatory. Failure to take reasonable steps at this stage to facilitate access will therefore count against the service provider if / when challenged by a disabled person from October 2004. The applicant is therefore advised to take full advantage of the opportunity that this application offers to improve the accessibility of the premises to people with mobility and sensory impairments.</p>
9	<p>INFORMATIVE:</p> <p>The London Borough of Harrow seeks to encourage Secured by Design accreditation where appropriate. This is a national police initiative that is supported by the Home Office Crime Reduction & Community Safety Unit and the Planning Section of the ODPM. It is designed to encourage the building industry to adopt crime prevention measures to assist in reducing the opportunity for crime and the fear of crime, creating safer, more secure and sustainable environments. It is recommended that the applicant apply for this award.</p> <p>For additional information, please contact the Borough Crime Prevention Design Advisor through the Crime Reduction Unit, Harrow Police Station, 74 Northolt Road, Harrow, Middlesex, HA2 0DN, tel. 020 8733 3465.</p>

10	<p>INFORMATIVE: IMPORTANT: Compliance With Planning Conditions Requiring Submission and Approval of Details Before Development Commences</p> <ul style="list-style-type: none">- You will be in breach of planning permission if you start development without complying with a condition requiring you to do something before you start. For example, that a scheme or details of the development must first be approved by the Local Planning Authority.- Carrying out works in breach of such a condition will not satisfy the requirement to commence the development within the time permitted.- Beginning development in breach of a planning condition will invalidate your planning permission.- If you require confirmation as to whether the works you have carried out are acceptable, then you should apply to the Local Planning Authority for a certificate of lawfulness.
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Date of decision: 09 March 2009



**Les Simpson
Service Manager
Development Management**

This is not a building regulation approval. Your attention is particularly drawn to the enclosed notes that set out the rights of applicants who are aggrieved by the decision of the Local Planning Authority.

DN-CFU-GRA

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Meeting:	Planning Committee
Date:	24 th June 2009
Subject:	Stopping Up of the Highway – Rayners Lane Estate, Goldsmith Close.
Key Decision: (Executive-side only)	No
Responsible Officer:	Stephen Kelly – Divisional Director of Planning.
Portfolio Holder:	Cllr Marilyn Ashton – Portfolio Holder for Planning, Development and Enterprise.
Exempt:	No
Enclosures:	Appendix 1 – Area to be stopped up Appendix 2 – Area plan

SECTION 1 – SUMMARY AND RECOMMENDATIONS

Permission (Ref: West/112/02/OUT) was granted by the planning committee in June 2002 for Rayners Lane Estate regeneration.

Under an approval of reserved matters, a public open space and teenage friendly zone within a section of Goldsmith Close was granted planning permission determined under delegated powers on 23rd July 2008. The approved scheme encroaches onto public highway. A resolution is therefore sought to stop up a section of Goldsmith Close as shown at Appendix 1, to enable completion of the proposal in accordance with the permission granted.

RECOMMENDATIONS:

The Committee is recommended to:

1. Authorise the Director of Legal and Governance Services to take the necessary steps to commence the process of stopping up of the areas of highway shown on the plan at Appendix 1 as required under sections 247 and 252 of the Town and Country Planning Act 1990 ("the Act").
2. Authorise that the matter be referred to the Mayor for London for determination as to whether or not a public inquiry should be held in accordance with section 252 of the Act in the event that any objections made to the proposed order to stop up the highway are not withdrawn within the prescribed period.
3. Authorise that officers proceed with the making of the stopping up order without further reference to the Committee if there are no objections to the proposed order, or the Mayor of London decides that a public inquiry is unnecessary.

REASON:

To enable the development to be carried out in accordance with the planning permission granted.

SECTION 2 - REPORT

Background

The Rayners Lane housing estate is undergoing a regeneration process by the Warden Housing Association appointed as the regeneration developer by executive action in May 2001. Outline planning permission for the overall scheme was issued on 14th October 2002, subject to a legal agreement of the same date. The scheme was for construction of 735 dwellings plus a number of ancillary facilities including a number of changes to the road network. Various sections of public highway have already been stopped up as agreed by the Environment and Transport portfolio holder on 20th December 2002 with subsequent additional stopping up of small areas of highway omitted in the original stopping up application.

The area now to be stopped up, subject of this report was a Reserve Matter for the creation of an open space pursuant to the original outline permission. The section of Goldsmith Close to be stopped up will maintain a pedestrian right of way together with access provision for emergency services. Owing to the alteration to the road layouts, as per the Rayners Lane Estate masterplan, vehicular access to Goldsmith Close will be maintained via Karma Way

(previously known as Thackeray Close) and New Road linking to Rayners Lane as shown at Appendix 2.

The stopping up is therefore required to enable the development to be carried out in accordance with the planning permission granted.

Accordingly, authority is sought from the committee to commence the stopping up process.

Risk Implications

If the relevant highways are not stopped up, the developer will run the risk of unlawfully obstructing public highway when carrying out the approved development. It is the Council's duty to assert and protect the rights of the public to the use and enjoyment of the public highway by instigating prosecutions or by serving notices if the highway is obstructed.

Financial Implications

The London Local Authorities (charges for stopping up) Regulations 2000 gives authority to the Council to recover the costs of making the order from the applicant and therefore there should be no costs incurred by the Council. Legal officers will be obtaining adequate monies on account from the applicant prior to the commencement of the process pertaining to the stopping up order.

Legal Comments

Section 247 of the Town and Country Planning Act 1990 gives power to London Boroughs to make stopping up orders for highways within their Boroughs if they are satisfied that it is necessary to do so in order to enable development to be carried out in accordance with the planning permission granted.

The process for the making of the order is as follows:

- Notices of the proposed order will be advertised in a local newspaper circulating in the area and in the London Gazette.
- Notices will be served on relevant authorities, principally statutory undertakers having equipment in or under the subject highway, and displayed on each end of the highway to be stopped up.
- If no objections are received after a period of 28 days, the Council may proceed to make the stopping up order.
- If, however, an objection is received which is not withdrawn, the Council must inform the Mayor of London and a public inquiry must be held to determine the objection.
- Where an inquiry has been held, the Council, after considering the inspector's report and subject to the consent of the Mayor for London, may make the order with or without modification.

- On making the order, the Council must publish in the London Gazette and in at least one local newspaper a notice stating that the Order has been made and specifying a place where a copy of the Order can be seen at all reasonable hours.
- The validity of an order may be challenged in the High Court within 6 weeks of the date on which the notice of the making of the order is first published.

Performance Issues

Not applicable.

Section 3 - Statutory Officer Clearance

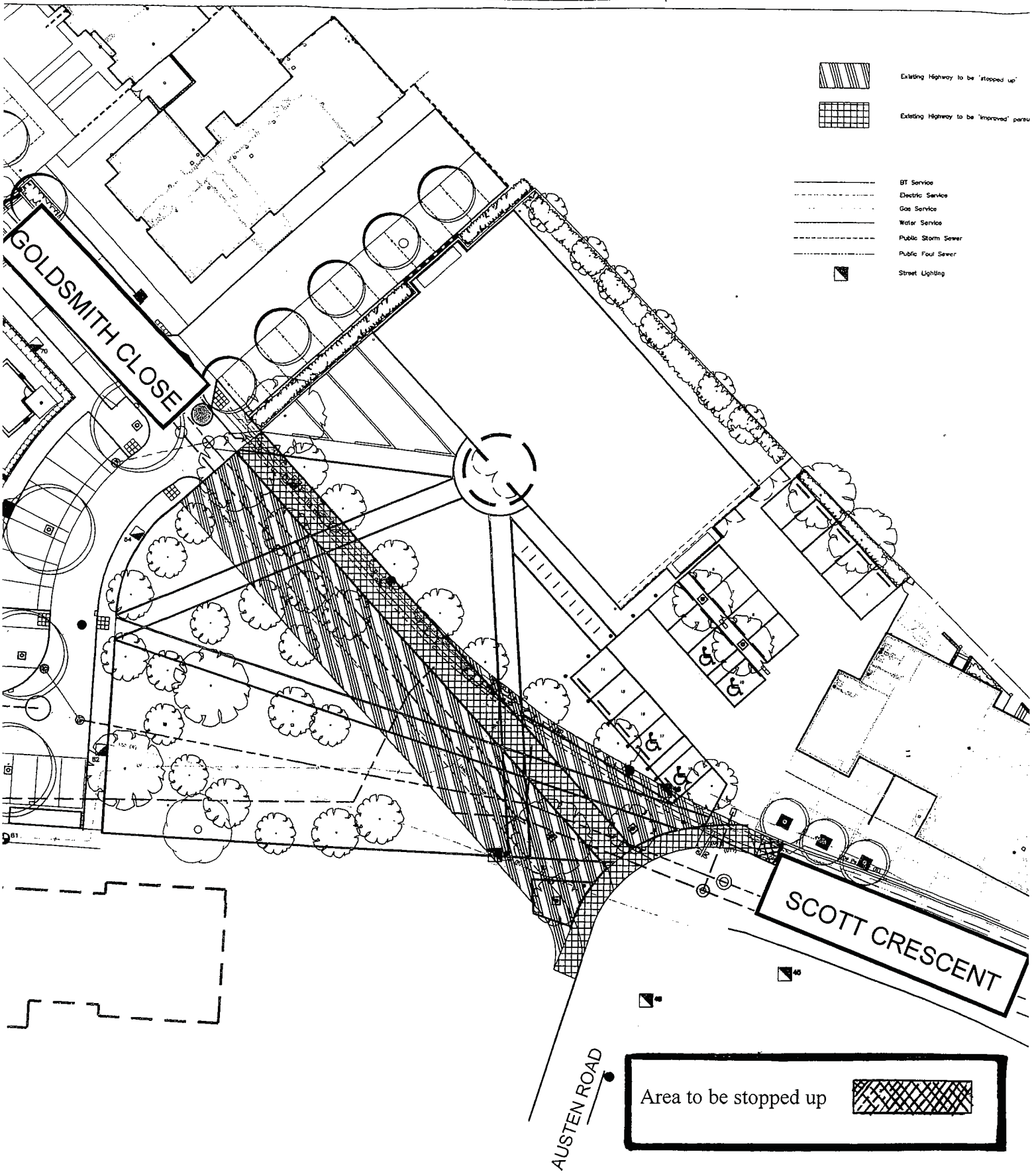
Name: Sheela Thakrar	<input checked="" type="checkbox"/>	on behalf of the* Chief Financial Officer
Date: 3 June 2009		
Name: Izindi Visagie	<input checked="" type="checkbox"/>	on behalf of the* Monitoring Officer
Date: 4 June 2009		

Section 4 - Contact Details and Background Papers

Contact: Richard Michalski, Senior Development Officer, 020 736 6146.

Background Papers:

- Appendix 1 – Plan showing area to be stopped up
- Appendix 2 - Area plan
- Delegated powers decision notice



KARMA WAY

GOLDSMITH CLOSE

RAYNERS LANE

Providence Avenue

Goodwill Drive

Teenage Friendly Zone

Possible Shop

Possible Creche

Area to be stopped up

Rayners Lane

NEW ROAD

Tennis Court

Tithe Farm Social Club

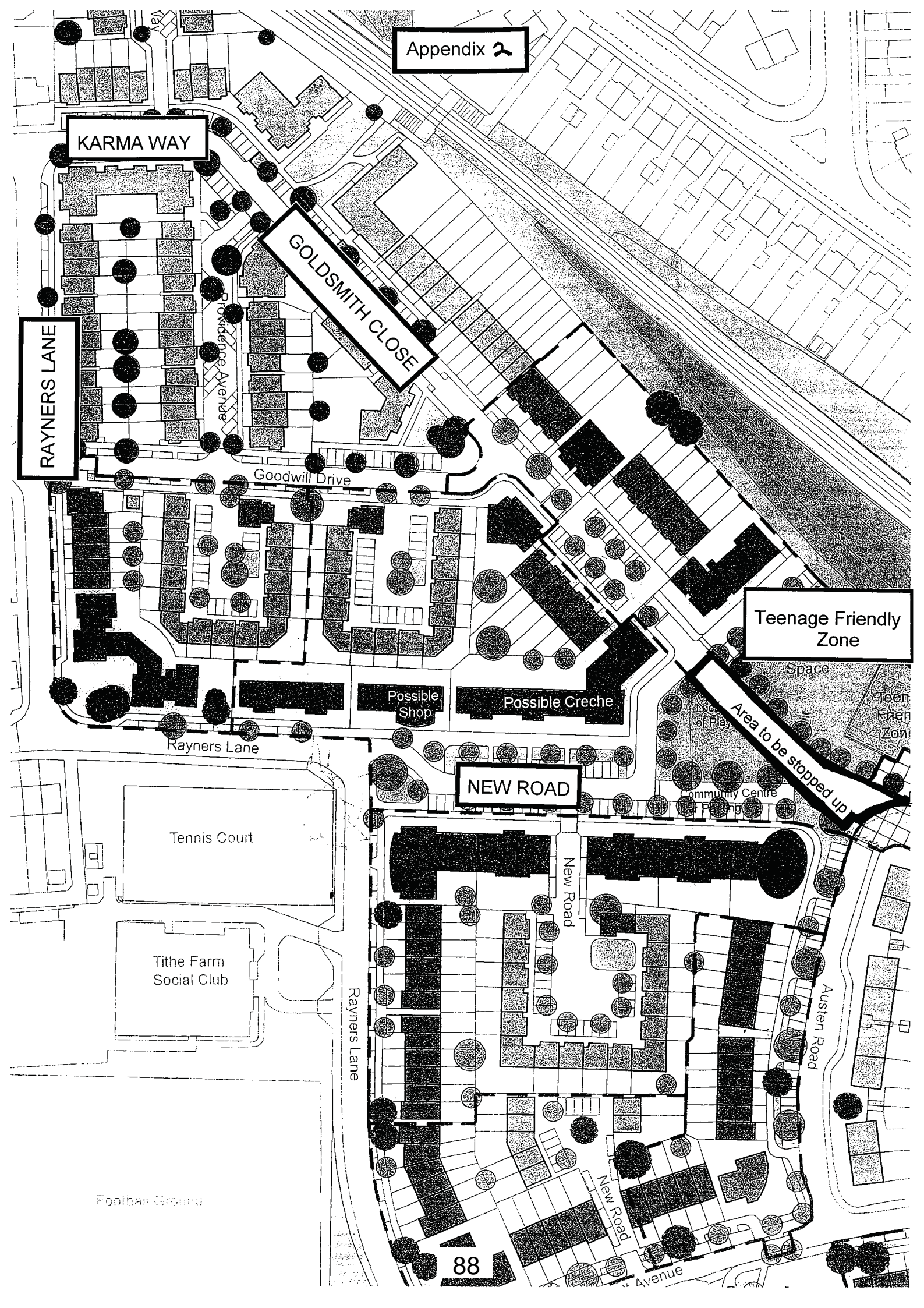
Rayners Lane

New Road

Austen Road

Football Ground

Avenue



**HEAD OF PLANNING
DELEGATED APPLICATION REPORT**

Ref. / Officer:	P/1341/07/DDP	Ward:	Roxbourne
Address:	Rayners Lane Public Open Space and Teenage Friendly Zone, Goldsmith Close, Rayners Lane Estate, Harrow.		
Proposal:	Approval of Reserved Matters For Open Space Pursuant to Planning Permission WEST/112/02/OUT		
Statutory Expiry Date:	28-JUNE-07		

RECOMMENDATION

Plan Nos: 0642 PO1 rev A 0642 PO2 revA 28.01 revA 28.02 revA 28 03revA

APPROVE the details in accordance with the development described in the application and submitted plans, subject to the following conditions	
1	Full_Time3
2	FENCE-CN-M – Fencing During Construction
3	Notwithstanding the details shown on the plans hereby approved revised details of the off street parking layout for the development shall be submitted to and approved in writing by the Local Planning Authority before the development commences. The details so approved shall be retained thereafter and shall not be altered without the prior permission in writing of the Local Planning Authority. REASON: In the interest of highway safety.

INFORMATIVES

INFORM 23-M

- 1 INFORM40_M - Reasons for Grant of Planning Permission
London Plan: 3D8 3D11 4A3 4B.1 4B.3 4B.5 4B.6

Harrow Unitary Development Plan: D4 D9 D10 EP12 EP25 EP47 EP48 SR2 R4 T6 C17

- 2 INFORM 23 –M Contractors Code of Practice
- 3 INFORM –27M – Access Guidance
- 4 INFORM - 51 M – Compliance With Conditions Precedent

MAIN CONSIDERATIONS AND POLICIES (2008 London Plan & 2004 UDP)

- 1) Open Space and Recreational Facilities (3D.6 3D.8 3D.11 R3 R4 R5 R6)
- 2) Community Facilities (4A. 3 4B.1 4B.3 4B.5 4B.6 C16 C17)
- 3) Access and Parking (4B.5 C17 T13) .
- 5) S17 Crime & Disorder Act (4B.6 D4)
- 6) Consultation Responses

INFORMATION

a) Summary

Statutory Return Type:	5	
Site Area	2994 sqm	
Car Parking	Standard	10 (1 space per 3-600 sqm)
	Justified	14
	Provided	14
Council Interest:	Yes	

b) Site Description

The proposed MUGA (Multi Use Games Area) would be located at the north eastern corner of the site adjacent to the recently opened Beacon Community Centre. This is at the junction of Goldsmith Close and Scott Crescent. The site has a strategic value in the master plan for the estate as it is an incident on the principal east west axis and is the terminal point on the north south axis of the estate, Austin Road, which is a main access route to the eastern half of the estate.

c) Proposal Details

- Permission is sought for the approval of Reserved Matters for the Rayners Lane Public Open Space and Teenage Friendly Zone. This involves the

erection of floodlighting and boundary fencing and the setting out of hard and soft landscaping and hard standing for a car parking area located between the proposed MUGA and the beacon Community Centre. Bollards will enclose this area. Cycle parking for users of the two facilities is also proposed.

d) Relevant History

WEST/112/02/OUT Outline: Regeneration of Estate GRANTED 16-OCT-2002
Including Demolition of 515 Flats
and Maisonettes and
Construction of 329 Houses and
406 Flats With Parking,
Community Building, Estate
Office, Shop and provision of
Public Open Space, with Play
Areas and New Road Layout.

e) Pre-Application Discussion

Yes

f) Applicant Statement

- Scheme is based upon discussions that were part of a community engagement exercise in 2007 involving the Teenage Friendly Zone Focus Group held at the Beacon Centre and earlier discussions with the Harrow Metropolitan Police Crime Prevention Design Officer.

g) Consultations

Access Officer: The applicants attention should be drawn to the SPD 'Access for All.'

Police Crime Prevention Design Officer: A youth shelter should not be permitted in this environment, as it could become a focal point of gang crime and vandalism. If such a facility is included in the proposal it is recommended that it be located away from the entrance to a place where it has natural surveillance and is in a non-confrontational setting. It should not be located at the main entrance as youths could intimidate potential users of the TFZ and prevent them from entering/leaving the site. Such a shelter should have a well-designed lighting system, both to provide natural surveillance and to ensure safety for users. The path to the shelter should also be

lit, as this provides indirect light to the shelter itself. In these ways the risk of vandalism is reduced.

Fencing should be at least 3m in height and should be a permeable design. Gates and fencing must have no climbing aids.

Car parking facilities must have good natural surveillance that will achieve the British Parking Association Park mark safer parking standard. Fencing and gates must be installed to restrict access. They should be installed so that they are level with building lines and be at least 2.4m in height. They must be of a permeable design and they must not be installed with climbing aids. Car parks must be lit with low glare/high uniform lighting and meet the relevant BS.

Car parks must be provided with good quality CCTV lighting that can provide a good standard of image.

It is presumed that the cycle parking area is for the TFZ and the Community Centre. If that is so then the location lacks natural surveillance when viewed from Community Centre, Two separate area should be provided, both of them should be designed so that they cannot be used as 'perching seats'; this is to prevent them from becoming gathering areas.

The proposed copse would prevent natural surveillance of the TFZ and the paths leading to it. Landscaping should not be set out in this way, as it could result in an increase in crime and anti social behaviour.

All shrubs and hedges should be designed to that they have a maximum growth height of 1m, trees should be pruned up to a minimum height of 2.2. This is so that there will be a clear field of vision for the facility. A landscape maintenance regime should be established to ensure that these conditions are maintained.

Advertisement: General Notification (S 65) Expiry: 5 JUNE 2007

Notifications:

Sent 64 Replies 0 Expiry: 5 JUNE 2007

APPRAISAL

1) Community Facilities

The scheme has been modified in the light of post application discussions with the Police and Council Officers. The shortcomings of the original scheme were identified and have been overcome in the following ways:

A main area of concern was the location of the youth shelter at the entrance to the

MUGA. It was felt that in such a position and by virtue of the fact that the MUGA had been provided with only one entrance, the shelter could become a focus for youths to collect and bully younger children who wish to use the facilities.

In more general terms, the layout of the open space was regarded as incoherent. The Community Centre and the MUGA seemed unrelated even though they are next to each other. There was also an over provision of parking and was unclear how this was allocated. Furthermore, there appeared to be no clear route through the car park.

The area between the LUL boundary and the MUGA seemed to have no function and appeared to be dead space. The view presented in this layout from the direction of Austin Road was dominated by car parking and fencing. And the general impression was that the layout appeared as three disparate areas rather than a unified entity.

Such a layout would have been contrary to the objectives of London Plan Policy 4B.6 and HUDP Policy D4 that seek to provide community facilities that are safe, secure and accessible and in which high quality, coherent layout of open space and design of landscaping is encouraged.

Revised plans were submitted that took these shortcomings into account.

The youth shelter has been redefined a sculptural entrance canopy. This would act as a marker for the entrance to the facility, whilst its design could be regarded as a piece of public art and provides the practical function of a shelter for users of the MUGA who wish to change their footwear.

In the light of the CPDA's (Crime Prevention Design Advisor) concerns about the location of the shelter at the entrance to the MUGA, it was discussed and agreed with the Council that an alternative entrance be provided which will act as an alternative means of escape and an alternative point of access to allow maintenance of the land.

Important details such as the height of the boundary fencing (this needs to be 3m to meet Sport England requirements) has been agreed. The CPDA concur with this height too. The applicants have also confirmed that the facility will be floodlit on 6m high lighting columns. The lighting would be controlled from the Beacon Centre. The car park will also be floodlit from apparatus mounted on the adjacent Beacon Centre.

Likewise, access to the car park would be restricted and controlled by the client (Home Housing Association) via a lockable bollard. A CCTV system is also

proposed that would be linked to the existing system that monitors the Beacon Centre. Home are also exploring ways in which this system could be integrated with that of LB Harrow.

Changes to the layout of the TFZ were also agreed on the basis of the earlier comments that were made. These involved the enclosure of the Public Open Space by lockable bollards or another form of barrier, to prevent unauthorised parking in the event that the bollards at the end of the single track road are removed or vandalised.

Concern was had for the number and size of bollards that are proposed, as they could detract from the character of the Public Open Space, particularly if they are 900mm in diameter and built in concrete. It was concluded that a revised boundary treatment, showing smaller bollards at longer intervals and perhaps of a timber construction would be more suitable.

2) Access and Parking

The Concern was had for the lack of manoeuvrability on the parking layout for the proposal. A revised scheme, in which the proposed spaces are reconfigured and set out diagonally, but in which the existing gangways between each series of parking bays is maintained, was agreed and is regarded as complying with HUDP Policy T13. Details of such a revised layout are sought by a planning condition.

3) S17 Crime & Disorder Act:

The scheme has been amended in the light of the comments made by the Police Crime Prevention Design Advisor (see above) and is now considered to be acceptable.

4) Consultation Responses: None received.

CONCLUSION

For all the reasons considered above, and weighing up the development plan policies and proposals, and other material considerations including comments received in response to notification and consultation as set out above:

this application is recommended for grant.

Delegation of Decision
Planning permission may be refused under powers delegated to the Director of Planning as the application falls within Category 9 (a) and is not excluded by provisos A-H of the schedule of delegation dated 19 April 2007.

Signed Case Officer:		Date:	22-7-08
Signed Team Manager / Deputy:		Date:	22/7/08

Team Manager comments:



MEPK Architects
 10-18 Vestry Street
 London
 N1 7RE

MEPK Architects		
JOB NO.	PLAN	
0642	LA	
28 JUL 2008		
Drawn by	Checked	Action
TW	<input checked="" type="checkbox"/>	Scan + Circulate
PA	<input type="checkbox"/>	
	<input type="checkbox"/>	
	<input type="checkbox"/>	
	<input type="checkbox"/>	
Use completed		

TOWN & COUNTRY PLANNING ACT 1990

APPROVAL OF DETAILS

Ref: P11341/07/DDP

With reference to the application received on 03 May 2007 accompanied by Drawing(s)
 0642 P01 Rev A, 0642 P02 Rev A, 28.01 Rev A, 28.02 Rev A, 03 Rev A

For: APPROVAL OF RESERVED MATTERS FOR OPEN SPACE PURSUANT TO PERMISSION WEST1112/02/OUT

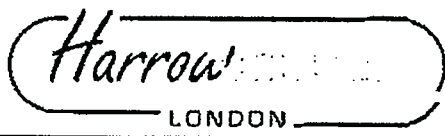
At: Rayners Lane Public Open Space & Teenage Friendly Zone, Goldsmith Close, Rayners Lane Estate, Harrow

HARROW COUNCIL, the Local Planning Authority;
APPROVES the details (subject to the following conditions, if any):

1	<p>The development hereby permitted shall be begun before the expiration of three years from the date of this permission.</p> <p>REASON: To comply with the provisions of Section 91 of the Town & Country Planning Act 1990.</p>
2	<p>No demolition or site works in connection with the development hereby permitted shall commence before: -</p> <p>(a) the frontage. (b) the boundary.</p> <p>of the site is enclosed by a close boarded fence to a minimum height of 2 metres. Such fencing shall remain until works and clearance have been completed, and the development is ready for occupation.</p> <p>REASON: In the interests of amenity and highway safety.</p>

Harrow Council. Planning Services, Civic Centre, P O Box 37, Station Road, Harrow, HA1 2UY
 Switchboard 020 8863 5611 email info@harrow.gov.uk web www.harrow.gov.uk

26 NOV 2008



3 Notwithstanding the details shown on the plans hereby approved revised details of the off street parking layout for the development shall be submitted to and approved in writing by the Local Planning Authority before the development commences. The details so approved shall be retained thereafter and shall not be altered without the prior permission in writing of the local planning authority.

REASON: In the interest of highway safety.

1 INFORMATIVE:
 SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:
 The decision to grant permission has been taken having regard to the policies and proposals in the London Plan and-or the Harrow Unitary Development Plan set out below, and to all relevant material considerations including any comments received in response to publicity and consultation, as outlined in the application report:

London Plan: 3D.8, 30.11, 4A.3, 4B.1, 4B.3, 4B.5, 4B.6

Harrow Unitary Development Plan:

D4, D9, D10, EP12, EP25, EP47, EP48, SR2, R4, T6, C17

2 INFORMATIVE:
 The applicant's attention is drawn to the requirements in the attached Considerate Contractor Code of Practice, in the interests of minimising any adverse effects arising from building operations, and in particular the limitations on hours of working.

3 INFORMATIVE:
 In June 2006 Harrow Council adopted two Supplementary Planning Documents: "Access for All" and "Accessible Homes", containing design guidelines for the provision of safe and convenient access for all disabled groups. Both documents can be viewed on the Planning pages of Harrow Council's website:

Access for All:
http://www.harrow.gov.uk/downloads/AccessforallSPD_06.pdf

Accessible Homes:
<http://www.harrow.gov.uk/downloads/AccessibleHomesSPD.pdf>



4	<p>INFORMATIVE:</p> <p>IMPORTANT: Compliance With Planning Conditions Requiring Submission and Approval of Details Before Development Commences</p> <ul style="list-style-type: none"> - You will be in breach of planning permission if you start development without complying with a condition requiring you to do something before you start. For example, that a scheme or details of the development must first be approved by the Local Planning Authority. - Carrying out works in breach of such a condition will not satisfy the requirement to commence the development within the time permitted. - Beginning development in breach of a planning condition will invalidate your planning permission. - If you require confirmation as to whether the works you have carried out are acceptable, then you should apply to the Local Planning Authority for a certificate of lawfulness.
----------	--

Date of decision: 23 July 2008

A handwritten signature in black ink, appearing to read "Les Simpson".

g Les Simpson
 Service Manager
 Development Management

THIS IS NOT A BUILDING REGULATION APPROVAL. YOUR ATTENTION IS PARTICULARLY DRAWN TO THE ENCLOSED NOTES WHICH SET OUT THE RIGHTS OF APPLICANTS WHO ARE AGGRIEVED BY THE DECISION BY THE LOCAL AUTHORITY.

Meeting:	Planning Committee
Date:	24 June 2009
Subject:	Land at Gayton Road, Harrow
Responsible Officer:	Hugh Peart – Director of Legal and Governance Services
Portfolio Holder:	Marilyn Ashton
Exempt:	No
Enclosures:	None

Section 1 – Summary and Recommendations

This report seeks an extension of time to complete a Section 106 Agreement (“the Agreement”) relating to Gayton Road, Harrow (“the Site”) and also seeks approval of a change to the provision of affordable housing. The Strategic Planning Committee approved heads of terms for the Agreement on 14 May 2008.

Recommendations:

The Committee is requested to:

1. Extend the time for completion of the Agreement by two calendar months from the date of this meeting.
2. Approve a change in the provision of affordable housing to enable a cascade mechanism to be used to vary the mix of affordable housing type

Reason: (For recommendation)

To enable settlement and execution of the Agreement.

Section 2 – Report

On 14th May 2008, the Strategic Planning Committee resolved to grant planning permission (refs no: P/4126/07 and P/1254/08) for redevelopment of the Site to provide 383 flats in five blocks ranging between four and ten storeys, subject to completion of the Agreement within six months of the committee date. The major terms for the Agreement approved by the Committee include (among other things) the provision of 102 units of affordable housing, the provision of a 200 space public car park, a contribution of £250,000 towards access to public transport improvements, a contribution of £50,000 towards healthcare planning initiatives, a contribution of £100,000 towards education needs, a contribution of £50,000 towards the provision of play space facilities, a contribution of £325,000 towards environmental improvements and a contribution of £25,000 towards town centre management initiatives.

Negotiations of the Agreement between the applicant and the Council have progressed well and agreement has now been reached between the parties as to the precise content of the agreement. It has not proven possible to complete the agreement within the timescale set by Committee because of lengthy discussions with the applicant regarding the affordable housing provisions.

As part of the negotiations and in light of the current economic climate, the applicant has requested that there be a cascade mechanism within the agreement to enable the mix of affordable housing types to be varied in the event that it is not possible to sell or lease the current mix (61 social rent : 41 shared ownership). The cascade mechanism would enable the applicant to initially vary the shared ownership units to further social rent and / or intermediate affordable housing and if that did not produce a sale then some or all of the shared ownership units could become intermediate affordable housing and the applicant could dispose some or all of the intermediate affordable housing as discounted sale homes. In the event that the units become discounted sale homes, the Council can nominate persons as prospective purchasers and such persons would be given priority by the applicant. The provision of the 61 units for social rent would not be affected by the cascade mechanism.

This request has been discussed with the Affordable Housing Enabling Team and given the current economic climate they are content with including the described cascade mechanism in this particular instance. The Affordable Housing Enabling Team has advised that intermediate affordable housing covers a variety of products aimed at assisting people enter home ownership, such as Shared Ownership and Intermediate Rent to Homebuy.

Financial Implications

The proposed recommendation raises no financial implications. The developer will bear the costs of completing the Agreement.

Performance Issues

None

Risk Management Implications

None.

Section 3 - Statutory Officer Clearance

Name: Sheela Thakrar	<input type="checkbox"/>	on behalf of the* Chief Financial Officer
Date: 11 June 2009		
Name: Abi Kolawole	<input checked="" type="checkbox"/>	on behalf of the* Monitoring Officer
Date: 10 June 2009		

Section 4 - Contact Details and Background Papers

Contact: Louise Humphreys – Consultant Planning Solicitor, 020 8424 9239

Background Papers:

Officer Report to Strategic Planning Committee dated 14 May 2008
Minutes of Strategic Planning Committee dated 14 May 2008

If appropriate, does the report include the following considerations?

1.	Consultation	NO
2.	Corporate Priorities	NO

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