



**PLANNING COMMITTEE
WEDNESDAY 22 JULY 2009
6.30 PM**

COMMITTEE AGENDA

**COUNCIL CHAMBER,
HARROW CIVIC CENTRE**

MEMBERSHIP (Quorum 3)

Chairman: Councillor Marilyn Ashton

Councillors:

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

**Keith Ferry
Thaya Idaikkadar
Jerry Miles**

Reserve Members:

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

**1. Graham Henson
2. Krishna James
3. Mrinal Choudhury**

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

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

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

HARROW COUNCIL

PLANNING COMMITTEE

WEDNESDAY 22 JULY 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.

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

That the minutes of the meeting held on 24 June 2009 be taken as read and signed as a correct record.

5. **Public Questions:**

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

6. **Petitions:**

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

7. **Deputations:**

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

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

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

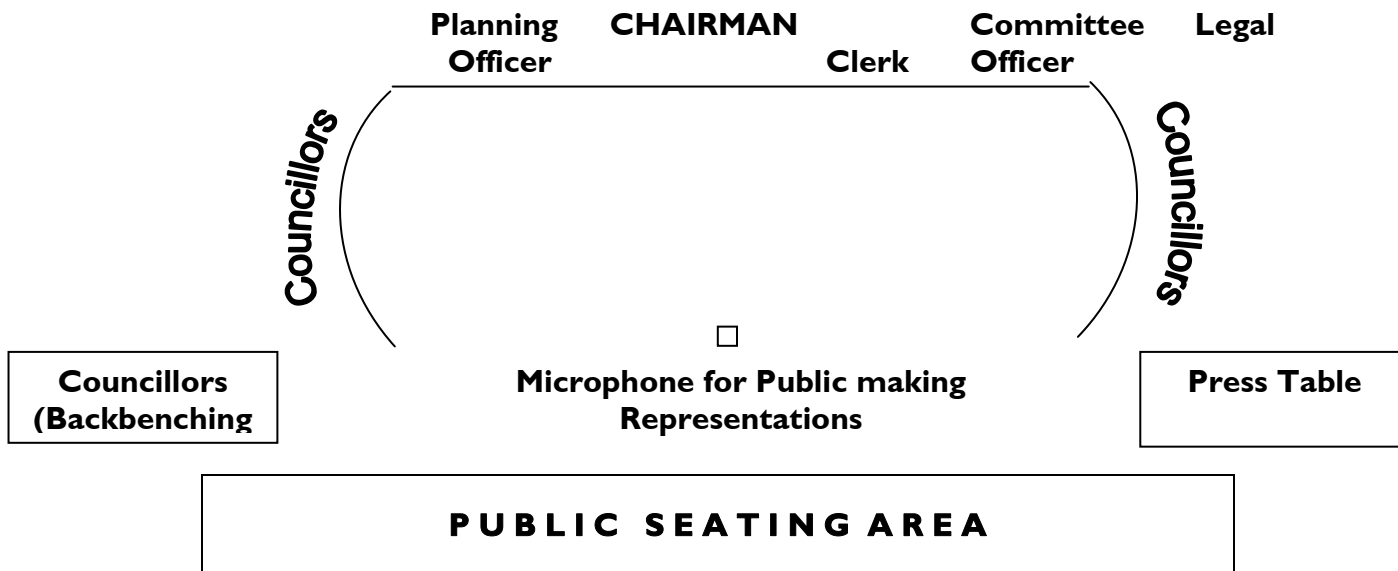
11. **Planning Appeals Update:** (Pages 15 - 44)
Report of the Head of Planning – for information.
12. **Enforcement Notices Awaiting Compliance:** (Pages 45 - 62)
Report of the Head of Planning – for information.
13. **13 - 17 Manor Road, Harrow:** (Pages 63 - 70)
Report of the Divisional Director of Planning.
- Enc. 14. **INFORMATION REPORT - Urgent Non-Executive Decision: Wood Farm, Wood Lane, Stanmore:** (Pages 71 - 74)
Report of the Director of Legal and Governance Services.
- Enc. 15. **INFORMATION REPORT - Urgent Non-Executive Decision: Lowlands Road Recreation Ground:** (Pages 75 - 80)
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 PLANNING COMMITTEE

MEETING HELD ON 24 JUNE 2009

Chairman: * Councillor Marilyn Ashton

Councillors: * Husain Akhtar * Manji Kara (1)
* Mrinal Choudhury * Julia Merison
* Keith Ferry * Joyce Nickolay
* Thaya Idaikkadar

* Denotes Member present
(1) Denotes category of Reserve Members

[Note: Councillor Narinder Singh Mudhar also attended this meeting to speak on item 1/01 indicated at Minute 26 below].

[Note: Councillors Jean Lammiman, Mrs Kinnear, Paul Osborn, Navin Shah and Bill Stephenson, also attended this meeting].

PART I - RECOMMENDATIONS - NIL

PART II - MINUTES

17. **Attendance by Reserve Members:**

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

Ordinary Member

Councillor Don Billson

Reserve Member

Councillor Manji Kara

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

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).

19. **Declarations of Interest:**

RESOLVED: To note that the following interests were declared:

Item 1/04 Eruv

Councillor Marilyn Ashton – prejudicial interest as a Member of Stanmore Synagogue. 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.)

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.)

Item 2/03 – Pinner Park Middle School

Councillor Keith Ferry – personal interest as he lived and owned property nearby. He remained in the room during discussion on the item

Item 2/02 – Sacred Heart

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

Item 1/01 – 51 College Road, Harrow

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

20. **Minutes:**

RESOLVED: That the minutes of the meetings 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.

21. **Public Questions:**

RESOLVED: To note that no public questions were put.

22. **Petitions:**

RESOLVED: To note the receipt of the following petition of 3,525 signatures objecting to Planning Application 1/01 – 51 College Road, Harrow.

23. **Deputations:**

RESOLVED: To note that no deputations were received.

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

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

25. **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 items 1/01, 2/09 and 2/21 on the list of planning applications.
- (2) In accordance with Rule 27.1 the Committee agreed to suspend Rule 18 to allow all agreed speakers five minutes to express their case in respect of application 1/01 (51 College Road, Harrow).

26. **Planning Applications Received:**

In accordance with the Local Government (Access to Information) Act 1985, the Addendum was admitted late to the agenda as it contained information relating to various items on the agenda and was based on information received after the despatch of the agenda. It was admitted to the agenda in order to enable Members to consider all information relevant to the items before them for decision.

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.

PLANNING APPLICATIONS**(1) 51 COLLEGE ROAD, HARROW (APPLICATION 1/01)**

Reference: P/1620/08/SK – (Dandara Limited). Revised Application For Redevelopment To Provide 410 Flats In 3 Blocks Ranging Between 3 and 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 and B1 Floor Space At Ground Floor Level; Creation Of Public Square And Pedestrian Footbridge.

Following the withdrawal of one objector in respect of their speaking rights the Committee received representations from two objectors, Navin Shah (London

Assembly Member) and Abe Hayeem; one supporter, Reverend Bob Gardiner, 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.

Insofar as securing a full understanding of the context for the development, a substantial site visit had been held encompassing a range of locations detailed on the addendum report.

The officer spoke on options for approval and refusal advising that both arguments were before Members for consideration. In response to questions raised the officer responded as follows:

- the affordable housing element fell short of development plan aspirations however, the additional policy benefits in relation to a bridge and enhancement of the transport infrastructure were viewed by the GLA and officers as representing an appropriate balance;
- should there be an insistence to achieve a threshold of 30% affordable housing this would impact on the viability of the project and if implemented could result in other key elements of the proposals not being deliverable;
- the new bridge would be funded by S106 funding but, the finer details in relation to design and form would be subject to the approval of Transport for London, who would be keen to ensure all rail safety requirements were adhered to. Delivery of the bridge project would be the responsibility of the borough council, together with ongoing maintenance;
- the assessment of daylight on new windows within the development suggested that 90% of rooms would comply with BRE deadlines. Of the remaining 10%, these were rooms below the 7th floor level but it was officers considered opinion that, although these rooms would not meet daylight levels recommended by BRE there would not be any significant shortcomings in terms of light levels;
- the nearest residential site impacted by the proposals were flats located on the College Road but, it was considered the impact was within acceptable levels;
- in terms of prematurity and consideration of the consequences of the development on the area, there were surrounding developments which had already impacted upon the character of the area;
- in referring to the School Organisation Plan 2008 it was officers considered opinion that the proposals would not exceed available capacity in terms of school places, particularly as the development was not aimed at the family market;
- the development was a high density proposal that exceeded the **density** levels suggested within the London Plan Density Matrix;
- the location of the three buildings to each other was 17 metres between buildings C and B, and 12 metres between A and B;

- the refuse area was proposed to be located in the basements of the buildings and indicated provision was deemed reasonable with approximately [42 commercial bins in each of 11 storage areas and 15 residential bins].

The Committee considered the proposal before them in terms of the available Development Plans, Spatial Policy, Adopted London Plan, various Planning Documents, Supplementary Planning Guidances, transport hubs and the Council's own policies. Regard was had to the representations received and material planning considerations outlined in the report.

It was moved and seconded that the application be refused by reason of by reason of excessive bulk and mass; the scale and intensity would be overbearing, visually obtrusive, detrimental to the character and appearance of the vicinity and the views in a wider context

It was then moved and seconded that the argument in relation to prematurity of the development be agreed as a reason for refusal. Upon a vote this was lost.

The initial reason for refusal, having already been proposed and seconded, was then put to the vote and was carried.

DECISION: REFUSED by reason of excessive bulk and mass, scale and intensity would be overbearing, visually obtrusive, detrimental to the character and appearance of the nearby Conservation Area, Area of Special Character and MOL and would appear over dominant in the skyline to the detriment of the long views of Harrow on the Hill by reason of competing with the primacy of the St Mary's Spire, a historic landmark and, when viewed from The Grove Open Space and within the locality, would be detrimental to the views of the Harrow Weald Ridge, contrary to HUDP policies D4, D14, D31 and EP31 and London plan policies 4B1, 4B2, 4B10, 4B11 and 4B12.

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

(2) 57 – 103 COLES CRESCENT, RAYNERS LANE ESTATE, HARROW (APPLICATION 1/02)

Reference: P/0735/09/DC3/MAJ – (Mr Omoyele Thomas). Redevelopment to Provide 13 Houses Ranging From 2-3 Storeys In Height And One 4 Storey Block To Provide 8 Flats And 23 Parking Spaces.

In introducing the report the officer advised of the applicant's interest in increasing the current number of affordable housing units identified as part of the proposals should this prove possible.

DECISION: GRANTED permission for the development described in the application and submitted plans.

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

(3) SCANMOOR HOUSE, NORTHOLT ROAD, HARROW (APPLICATION 1/03)

Reference: P/0620/09/RH/MAJ – (EuroTraveller Hotel Group). Change Of Use From Office Building (B1 Use) To A Hotel (C1 Use) With 44 Rooms, Restaurant, Kitchen And Conference Facilities. Roof Extension To Provide 5th Floor, 1st To 5th Floor Side Extension And 1st Floor Rear Extension.

In introducing the report and in response to Member's questions the officer confirmed that the scheme was subject to a Section 106 funding agreement and that a maximum of 50 people could be accommodated within the Conference Centre.

DECISION: GRANTED permission for the development described in the application and submitted plans subject to the completion of a legal agreement, as amended on the Addendum.

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

(4) **36 SITES AROUND STANMORE AND CANONS PARK, SEE SITE PLAN REFERENCE STAN 1000 ON WEBSITE FOR THE ERUV 9KM (APPROX) BOUNDARY (APPLICATION 1/04)**

Reference: P/0405/09/DC3/ MAJ – (Mr Brian Wolkind). Construction Of Pole And Wire Gateways And Sections Of Gates/Fencing To Form An Eruv For Stanmore And Canons Park.

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

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 the application was unanimous by those of the Committee able to vote.

(5) **WHITEFRIARS, INDUSTRIAL ESTATE, TUDOR ROAD (APPLICATION 2/01)**

Reference: P/0969/09/EJ/W – (Harrow College). Change Of Use From Industrial Use To Engineering Skills And Training Use (Class D1).

In introducing the report the officer advised that the scheme was a departure from the Unitary Development Plan in respect to the use of a vacant commercial premises.

DECISION: GRANTED permission for the development described in the application and submitted plans.

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

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

Reference: P/0173/09/LM/C – (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.

The Officer introduced the report noting that this matter had been deferred from the May Committee and that a site visit had been carried out prior to the Committee. The Committee expressed its concern at the proposed vehicle access across a pedestrian access and noted the applicant was Harrow Council.

In considering the application the Committee agreed that Condition 14 (alternative parking) should be deleted as it was inappropriate.

DECISION: GRANTED permission under Regulation 3 of the Town and Country Planning General Regulations 1992 for the development described in the application and submitted plans as amended on the Addendum, subject to the deletion of Condition 14.

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

(7) **PINNER PARK MIDDLE SCHOOL, MELBOURNE AVENUE, PINNER (APPLICATION 2/03)**

Reference: P/0596/09/GL/C – (Harrow Council), Construction Of 2 Storey Building To House ICT And Music Departments And Erection Of Link Building To Existing Structure; New External Staircase; New Fence.

DECISION: GRANTED permission under Regulation 3 of the Town and Country Planning General Regulations 1992 for the development described in the application and submitted plans.

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

(8) 83A HINDES ROAD, HARROW (APPLICATION 2/04)

Reference: P/0519/09/LM/C – (Mr and Mrs Choudhry). Alterations To Roof To Form End Gable And Rear Dormer; One Window In Front Roofslope And One Side Window In End Gable Flank Wall.

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

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

(9) 25 ELMS ROAD, HARROW WEALD (APPLICATION 2/05)

Reference: P/0692/09/GL/C – (Farmbridge Developments). Redevelopment: Detached Three Storey Block Of Eight Flats With Basement Parking.

DECISION: GRANTED permission for the development described in the application and submitted plans subject to the addition of consultation and notification responses, as amended on the Addendum.

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

(10) 157 – 159 VILLAGE WAY, PINNER (APPLICATION 2/06)

Reference: P/0014/09/SB5/W – (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.

The Planning Officer referred to the addendum and the additional comments now received from the Highways Engineer and in response to questions raised by the Committee advised that:

- one of the proposed properties was unlikely to have an identified parking space;
- the concern with regard to the garage needed to be considered in the context of the three properties proposed;
- the concerns regarding the size of the proposed kitchen must meet the test of "reasonable".

DECISION: REFUSED for the reason that the detached double garage at the rear, by reason of its unacceptable siting, cannot be easily accessed by vehicles and therefore, the provision for off-street parking on site is insufficient and unsatisfactory for the dwelling houses as built, and as such the development comprising 3 family homes would give rise to conditions prejudicial to the free flow of traffic and highway safety in Village Way and Cannon Lane, contrary to policies D4 and T13 of the HUDP 2004.

The Committee wished it to be recorded that the decision to refuse the application was unanimous with regard to those Members who exercised their right to vote.

(11) GARAGES REAR OF 9 – 11 NOWER HILL, PINNER (APPLICATION 2/07)

Reference: P/0348/09/SB5/W – (DKA Investments Ltd and SCSC Developments Ltd). Conservation Area Consent: Demolition Of Garages To Rear Of 9 – 11 Nower Hill.

DECISION: GRANTED permission for the development described in the application and submitted plans.

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

Councillors Husain Akhtar, Marilyn Ashton, Mrinal Choudhury, Manji Kara, Julia Merison and Joyce Nickolay as having supported the grant,

Councillor Thaya Idaikkadar abstained.

(12) LAND TO THE REAR OF 9 – 15 NOWER HILL, PINNER (APPLICATION 2/08)

Reference: P/0349/09/SB5/W – (DKA Investments Ltd and SCSC Developments Ltd). Pair Of Semi Detached Houses With Habitable Roofspace; Two Garages And Hardstanding At Rear With Widened Vehicle Access From The Chase.

DECISION: GRANTED permission for the development described in the application and submitted plans.

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

Councillors Husain Akhtar, Marilyn Ashton, Mrinal Choudhury, Manji Kara, Julia Merison and Joyce Nickolay as having supported the grant,

Councillor Thaya Idaikkadar abstained.

(13) HERIOTS, THE COMMON, STANMORE (APPLICATION 2/09)

Reference: P/4085/08/ML1/W – (Mr and Mrs L. Portnoi). Detached Stable Block And Manege For Domestic Use (Revised).

The Committee received representations from one objector, Mr Anton Felter, and the Applicant, Pauline Portnoi, which were noted.

The officer spoke on the proposals in relation to the development and noted that the site had been subject to a site visit by the Committee. She responded to questions from Members as follows:

- an ecological survey had been undertaken with respect to the proposals and that no potential impact due to horse waste on the site had been raised as part of this;
- proposed Condition 6 would address any outstanding concerns regarding disposal of waste.

DECISION: GRANTED permission for the development described in the application and submitted plans.

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

(14) HARROW ARTS CENTRE, UXBRIDGE ROAD, HATCH END (APPLICATION 2/10)

Reference: P/0918/09/GL/C – (Harrow Council). Demolition Of Existing Storage Shed And Erection Of New Brick Clad Modular Building To Provide Multipurpose Community Learning And Events Facility.

DECISION: DEFERRED for further consideration by officers in relation to plans.

(15) HARROW ARTS CENTRE, UXBRIDGE ROAD, HATCH END (APPLICATION 2/11)

Reference: P/0922/09/LC3/CONS – (Harrow Council). Listed Building Consent: Demolition Of Existing Storage Shed And Erection Of New Brick Clad Modular Building To Provide Multipurpose Community Learning And Events Facility Within Curtilage of Elliott Hall.

DECISION: DEFERRED for further consideration by officers in relation to plans.

(16) NORTH LONDON COLLEGIATE SCHOOL, CANONS DRIVE, EDGWARE (APPLICATION 2/12)

Reference: P/0633/09/FOD/E – (NLCS The Governors). Single Storey Detached Pavilion Adjacent To Sports Pitches.

DECISION: GRANTED permission for the development described in the application and submitted plans.

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

Councillors Husain Akhtar, Marilyn Ashton, Mrinal Choudhury, Manji Kara, Julia Merison and Joyce Nickolay as having supported the grant,

Councillor Thaya Idaikkadar voted against..

(17) 7 – 9 STANMORE HILL, STANMORE (APPLICATION 2/13)

Reference: P/0850/09/FOD/E – (Mr Jasen Quake). Change Of Use Of First Floor From Offices To Restaurant (Class B1 to A3) For Use In Association With Ground Floor Restaurant.

RESOLVED: That the Licensing & General Purposes Committee be advised of this Committee's concerns with regard to the public house activities.

DECISION:

- (1) GRANTED permission for the development described in the application and submitted plans subject to the conditions and informatives reported, as amended on the Addendum.
- (2) That the final negotiations in relation to the conditions to be applied to the application and their wording be delegated to the Head of Planning.

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

Councillors Husain Akhtar, Marilyn Ashton, Thaya Idaikkadar, Manji Kara, Julia Merison and Joyce Nickolay as having supported the grant,

Councillor Mrinal Choudhury abstained.

(18) 44 JELLCOE GARDENS, STANMORE (APPLICATION 2/14)

Reference: P/0490/09/NRE – (Mr Rohit Shah). Retention Of Single Storey Detached Outbuilding At Rear, With Alterations To Remove Window In The West Elevation.

DECISION:

- (1) GRANTED permission for the development described in the application and submitted plans subject to the conditions and informatives reported, as amended on the Addendum.
- (2) That the final negotiations in relation to the conditions to be applied to the application and their wording be delegated to the Head of Planning.

The Committee wished it to be recorded that the decision to grant the application was unanimous with regard to those Members who exercised their right to vote.

(19) LAND ADJACENT TO HIGHFIELD, HILL HOUSE AVENUE, STANMORE (APPLICATION 2/15)

Reference: P/0711/09/NR/E – (Mr and Mrs David Limerick). Detached Two Storey House.

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

The Committee wished it to be recorded that the decision to grant the application was unanimous with regard to those Members who exercised their right to vote.

(20) ELM PARK, STANMORE (APPLICATION 2/16).

Reference: P/0281/09/NR/E – (Dr Ralph Abrahams). Variation Of Condition 7 Of Planning Permission LBH/36494 To Allow The Number Of General Practitioners, Qualified Medical Advisors And Nursing Staff Seeing And Consulting With Patients Within The Surgery At Any One Time To Be Limited To Three.

DECISION: GRANTED permission for the development described in the application and submitted plans.

The Committee wished it to be recorded that the decision to grant the application was unanimous with regard to those Members who exercised their right to vote.

(21) MARLBOROUGH FIRST AND MIDDLE SCHOOL, MARLBOROUGH HILL, HARROW, HA1 1UJ (APPLICATION 2/17)

Reference: P/1029/09/SL/MAJ – (Harrow Council). 2 No. X Single Storey Temporary Classroom Units, Temporary Mobile WC, Temporary Car Park And Crossover, External Alterations To Existing School Buildings And Reconstruction Of Raised Play Area.

DECISION: GRANTED permission for the development described in the application and submitted plans.

The Committee wished it to be recorded that the decision to grant the application was unanimous with regard to those Members who exercised their right to vote.

(22) LAND ADJACENT TO LINKSWAY, MAY TREE LANE, STANMORE (APPLICATION 2/18)

Reference: P/0617/09/GC/E – (Shield Homes Limited). Single/Two Storey Detached House With Access To Woodward Gardens (Revised) With Details Of External Surface Materials, Boundary Treatment, Ground Surfacing And Landscaping.

DECISION: GRANTED permission for the development described in the application and submitted plans.

The Committee wished it to be recorded that the decision to grant the application was unanimous with regard to those Members who exercised their right to vote.

(23) 72 LAKE VIEW, EDGWARE (APPLICATION 2/19)

Reference: P/0654/09/GC/E – (Mr Dhirajlal Shah). Single/Two Storey Side, Single Storey Rear And Basement Extensions; Conversion Of Garage To Habitable Room; External Alterations To Rear Patio.

DECISION: DEFERRED for a Member Site Visit.

(24) 6 VERNON DRIVE, STANMORE (APPLICATION 2/20)

Reference: P/0732/09/FOD/E – (Mr Dennis Bannister). Single/Two Storey Side Extension, Conversion Of Extended Dwellinghouse To Two Dwellinghouses, External Alterations Including The Addition Of A Bay Window On The Front Elevation And New Vehicular Access (Revised).

DECISION: GRANTED permission for the development described in the application and submitted plans.

The Committee wished it to be recorded that the decision to grant the application was unanimous with regard to those Members who exercised their right to vote.

(25) 4 AYLWARDS RISE, STANMORE, HA7 3EH (APPLICATION 2/21)

Reference: P/4010/08/ML1/ W – (Dr Abhay Shah). Details Pursuant to: Condition 1(i-v) For (i) The Colour Of The Walls Of The House And Garage; (ii) The Colour And Make Of The Clay Roof Tiles Of The House And Garage; (iii) The Window Cills And Facings; (iv) The Ground Surfacing Material; (v) The Boundary Treatment; And Condition 9(i) For A Timetable Of The Works Required By Conditions 2 And 3 Of Planning Permission APP/M5450/C/07/2053532, Granted 24 April 2008.

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

The Committee received representations from one objector's representative, Mr Alan Gunne Jones, which was noted.

The officer referred to the previous Planning Inspector decision upon the site noting that as part of this permission an incorrect plan had been referred to. In terms of correcting of this error a further planning application was required to be submitted to vary the agreement and this had resulted in the proposal of a generous timescale in relation to the timetable of improvement works. He further advised that an amended proposal had been received which suggested materials and colours more consistent with the character of the street and area. He then answered Members queries on aspects of the development proposals as follows:

- the proposed 8 months period would allow for the opportunity of the planning process to be gone through, as long as the applicant acted promptly in submitting an appropriate application;
- it was not possible to place a condition upon an agreed Condition;
- he had not dealt with the application under his delegated authority as he had deemed the matter to be of such a nature that it should be considered by the Planning Committee.

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

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

(26) ROXBORNE MIDDLE SCHOOL, TORBAY ROAD, HARROW (APPLICATION 2/22)

Reference: P/1119/09/SM/W – (Harrow Council). Two Storey Infill Rear Extension To Main School Building (Block A) Comprising Six Replacement Classrooms And Associated Works/Facilities (Including Air Handling Unit And Ductwork On Roof).

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 the application was unanimous with regard to those Members who exercised their right to vote.

(27) 10 OXFORD ROAD, HARROW (APPLICATION 2/23)

Reference: P/2888/08/ML1 – (Mr James McHugh). Conversion To Two Flats; Single And Two Storey Rear Extension; Parking At Rear.

DECISION: DEFERRED for a Member Site Visit.

(28) LAND OUTSIDE LEEFE ROBINSON P.H, UXBRIDGE ROAD, STANMORE (APPLICATION 5/01)

Reference: P/1028/09/GL/C – (Telefonica O2 UK Ltd). Replacement Of 12m High Telecommunications Monopole Incorporating 3No. Shrouded Antennas With A 12.5m High Telecommunications Monopole Of Increased Diameter Incorporating 3No. Shrouded Antennas; One Additional Equipment Cabinet And Associated Development.

During the consideration of the application the Chairman advised that the Enforcement Officer would attend the next meeting of the Committee, due the extent of business to be considered at this meeting.

DECISION: GRANTED permission for the development described in the application and submitted plans.

The Committee wished it to be recorded that the decision to grant the application was unanimous with regard to those Members who exercised their right to vote.

27. **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.

28. **Enforcement Notices Awaiting Compliance:**

RESOLVED: That the report be noted.

29. **Stopping Up of the Highway - Footpath Linking Greenhill Way and Greenhill Road, Harrow:**

The Committee received a report of the Divisional Director of Planning Services which sought a stop up of a footpath linking Greenhill Way and Greenhill Road, to enable a development to be carried out in accordance with Planning Permission granted.

RESOLVED: That

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

30. **Stopping Up of the Highway - Rayners Lane Estate, Goldsmith Close:**

The Committee received a report of the Divisional Director of Planning Services which sought a stop up a section of Goldsmith Close, to enable a development to be carried out in accordance with Planning Permission granted.

RESOLVED: That

- (1) the Director of Legal and Governance Services be authorised to take the necessary steps to commence the process of stopping up of the areas of highway shown on the plan to the report at Appendix 1, as required under Section 247 and 252 of the Town and Country Planning Act 1990;
- (2) any objections made to the proposed order to stop up the highways, which were not withdrawn within the prescribed period, be referred to the Mayor of London for determination as to whether or not a public inquiry should be held in accordance with Section 252 of the Town and Country Planning Act 1990;

- (3) officers be authorised to proceed with the making of the order without further reference to the Committee if there are no objections to the proposed order or if the Mayor of London decides that a public inquiry is unnecessary.

31. **Land at Gayton Road, Harrow:**

The Committee received a report of the Director of Legal and Governance Services which sought an extension of time to complete a Section 106 agreement relating to Gayton Road, Harrow and approval of a change to the provision of affordable housing.

RESOLVED: That

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

32. **Member Site Visits:**

RESOLVED: That Member Site Visits take place on Friday 17 July at 6.00 pm to the following sites:

- 72 Lakeview
- 10 Oxford Road

33. **Extension of the Meeting:**

In accordance with the provisions of Committee Procedure Rule 15 (Part 4B of the Constitution) at 9.59 pm a proposal to extend the length of the meeting to enable all business to be heard was moved. During the moving of the proposal Councillor Ferry expressed his concern with regard to the timing of the resolution.

RESOLVED: That at 9.59 pm a proposal was moved and agreed prior to 10.01 pm that the Committee continue till the end of business on the agenda.

(Note: The meeting, having commenced at 6.30 pm, closed at 10.42 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 Jayman Badiani 2 Station Road North Harrow Middlesex HA2 6AF Ward: Headstone South	P/3865/08 /4018 APP/M5450/A /09/2107463 LMc	CONVERSION OF DWELLINGHOUSE INTO TWO DWELLINGHOUSES	Due 10.07.09	Due 07.08.09			
Mr Anup Vyas 2 Junction Road Harrow HA1 1NL Ward: Greenhill	P/4002/08 /4020 APP/M5450/A/ 09/21076010 GL	REDEVELOPMENT TO PROVIDE SIX-STORY BUILDING TO PROVIDE 172 SQ.M. OF OFFICE SPACE AT GROUND AND FIRST FLOORS; EIGHT FLATS ON FOUR UPPER FLOORS WITH GLAZED BALCONIES; ROOF TERRACE; DEMOLITION OF EXISTING TWO-STORY BUILDING (RESIDENT PERMIT RESTRICTED)	Due 15.07.09	Due 12.08.09			
Dr Manek Patel 10 Georgian Way Harrow Middlesex HA1 3LF Ward: Harrow on the Hill	P/0509/09 /4021 APP/M5450/ A/09/2107972 SB	NEW RAILINGS, WALL AND GATES TO FRONT BOUNDARY AND BRICK WALLS TO SIDE BOUNDARIES	Due 21.07.09	Due 18.08.09			

CURRENT APPEALS

HEARINGS							
Appellant/Appeal Location/Ward	LPA Ref: PINS Ref: Planner	Appeal Description	Questionnaire Due/Sent	Statement Due/Sent	Hearing Date	Venue	Notes
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)			

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	
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	

APPEALS AWAITING DECISION

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	
Mr Rohit Shah 44 Jellioe Gardens Stanmore HA7 3NS Ward: Stanmore Park	P/3947/08 3973	FIRST FLOOR REAR EXTENSION	02/04/2009	N/A - Questionnaire forms case.		TBA	
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	

APPEALS AWAITING DECISION

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	
Mr David Levey Herlots 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			

APPEALS AWAITING DECISION

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 Kambi 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.			
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.			

APPEALS AWAITING DECISION

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.			
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.			

APPEALS AWAITING DECISION

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			
Mr R Verma 5 Cuckoo Hill Drive Pinner HA5 3PG Ward: Pinner South	P/0270/09 /4004 APP/M5450/A/ 09/2105596 HG	TWO STOREY FRONT EXTENSION; TWO FRONT DORMER WINDOWS; EXTERNAL ALTERATIONS	Sent 10.06.09	N/A - Householder Fastrack Pilot			
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	Sent 10.06.09	N/A - Questionnaire forms case			
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)	Sent 11.06.09	N/A - Questionnaire forms case			

APPEALS AWAITING DECISION

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	Sent 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	Sent 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	Sent 07.07.09		
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	Sent 30.06.09		

APPEALS AWAITING DECISION

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	Sent 07.07.09			
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	Sent 12.06.09	N/A - Questionnaire forms case.			
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	Sent 17.06.09	N/A - Questionnaire forms case.			
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	Sent 17.06.09	N/A - Questionnaire forms case.			
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	N/A - Questionnaire forms case.			

APPEALS AWAITING DECISION

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	N/A - Questionnaire forms case.			
Mr Keith Antony 29 Kingsley Road Pinner Middlesex HA5 5RB Ward: Headstone North	P/3289/08 /4009 APP/M5450/A /09/2105192 LMc	SINGLE STOREY SIDE TO REAR EXTENSION	Due 17.06.09	N/A - Questionnaire forms case.			
Mr Sanjay Budhdeo 8A Camrose Avenue Edgware Middlesex HA8 6EG Ward: Edgware	P/3075/08 /4011 APP/M5450/A /09/2105774 ML	CONTINUED USE OF SINGLE STOREY FORMER GARAGE AS SELF-CONTAINED FLAT, WITH PARKING AT FRONT	Sent 22.06.09	N/A - Questionnaire forms case.			
Mr Sanjay Budhdeo 8A Camrose Avenue Edgware Middlesex HA8 6EG Ward: Edgware	P/3076/08 /4012 APP/M5450/A/ 09/2105773 ML	CONTINUED USE OF COMBINED/LINKED SINGLE STOREY SIDE EXTENSION AND FORMER GARAGE AS SELF CONTAINED RESIDENTIAL UNIT	Sent 22.06.09	N/A - Questionnaire forms case.			
Mr P Docherty 97 Roxeth Green Avenue South Harrow HA2 8AB Ward: Roxbourne	P/4014/08 /4013 APP/M5450/A 09/2106064 SB	CONVERSION TO TWO FLATS; SINGLE STOREY FRONT AND REAR EXTENSIONS; SITING OF BINS STORES ON FORECOURT	Sent 24.06.09	N/A - Questionnaire forms case.			

APPEALS AWAITING DECISION

Mr R Lakhani 20 Hooking Green Harrow Middlesex HA2 6AD Ward: Headstone South	P/0362/09 /4014 APP/M5450/A /09/2105551 Central	SINGLE STOREY FRONT SIDE AND REAR EXTENSION	Sent 25.06.09	N/A - Questionnaire forms case.			
Mr Noel Kelly 6 Bentley Way Stanmore Middlesex Ward: Stanmore Park	P/0313/09 4015 APP/M5450/A/ 09/2105366 NR	REDEVELOPMENT TO PROVIDE TWO STOREY DETACHED DWELLINGHOUSE WITH ROOMS IN ROOFSPACE AND SINGLE STOREY REAR PROJECTION (REVISED)	Sent 26.06.09	N/A - Questionnaire forms case.			
Mr Clive Franklin 16 Broadmead Close Pinner Middlesex Ward: Hatch End	P/3433/08 /4016 APP/M5450/A /09/2106301 Central	SINGLE STOREY REAR EXTENSION	Sent 29.06.09	N/A - Questionnaire forms case.			
Mr John Goodwin Pinnerwood Cottage Woodhall Road Pinner Ward: Pinner	P/4060/08 /4017 APP/M5450/A /09/2106595 SB	DETACHED OUTBUILDING TO PROVIDE FOUR GARAGES	Sent 08.07.09	N/A - Questionnaire forms case.			
Dr. R. De Silva Flat 2 96 Elmsleigh Avenue Harrow Middlesex HA3 8HZ Ward: Kenton West	P/0482/09 /4019 APP/M5450/A /09/2105502 ML	SINGLE STOREY REAR EXTENSION	Sent 07.07.09	N/A - Questionnaire forms case.			

APPEALS AWAITING DECISION

HEARINGS						
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

APPEALS AWAITING DECISION

INQUIRIES

NO CURRENT INQUIRY CASES

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; E	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 Hill	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

Mr A Fazal 68 Pinner Park Avenue Harrow Middlesex HA2 6LF	P/3380/08 /3953 APP/M5450/A /09/2096810 SG	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	Headstone North	Allowed	10.06.09		
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 etc	Headstone South	Allowed	11.06.09		
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	Stanmore Park	Allowed	11.06.09		

APPEALS DECISIONS APR-JUN 2009

Mr & Mrs Goremsandu 85A Whitchurch Lane Middlesex	ENF/956/05 /P/3899 APP/M5450/C /08/2085225 SSB	ENFORCEMENT APPEAL: SINGLE STOREY REAR EXTENSION	Canons	Dismissed	17.06.09	Full Cost award to LPA	
Mr R Karia 'Turf Hills' Priory Close Stanmore Middlesex (Ward: Stanmore Park)	P/1451/08 /3881 APP/M5450/A/ 08/2083636 ML	REPLACEMENT SINGLE/TWO STOREY HOUSE WITH ROOMS IN FRONT ROOFSPACE	Stanmore Park	Dismissed	30.06.09		
Ms Ruth Chigwada- Bailey 37 Nelson Road Stanmore HA7 4ES	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	Stanmore Park	Part Allowed	25.06.09		
Mr M Akhtar Knoll House Warren Lane Stanmore	P/2670/08 /3916 APP/M5450/A /08/2089459 NR	DEMOLITION OF EXISTING DWELLING HOUSE AND STABLE BLOCK, REPLACEMENT TWO STOREY DWELLING HOUSE	Canons	Dismissed	30.06.09		
Mr Mark Skinner 95 Roxeth Green Avenue South Harrow	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	Roxbourne	Dismissed	22.06.09		

APPEALS DECISIONS APR-JUN 2009

Mrs J K Boca 34 Shaftesbury Avenue South Harrow HA2 0PN	P/3535/08/ 3974	CONTINUED USE OF SIDE EXTENSION AS STUDIO FLAT	Harrow on the Hill	Dismissed	26.06.09		
Dr R De Silva Flat 2 96 Elmsleigh Avenue Harrow HA3 8HZ	P/3844/08/ 3971	SINGLE STOREY REAR EXTENSION	Kenton West	Dismissed	22.06.09		
Dr R De Silva Flat 4 96 Elmsleigh Avenue Harrow HA3 8HZ	P/3851/08/ 3972	ALTERATIONS TO ROOF TO FORM END GABLE AND REAR DORMER AND FRONT ROOFLIGHT	Kenton West	Dismissed	22.06.09		
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)	Wealdstone	Dismissed	11.05.09		
Mr & Mrs Parnell Land r/o Laureston Park Drive and 106 Uxbridge Road Harrow Weald	P/1217/08 3908 APP/M5450/A /08/2088113 GL	DETACHED DWELLINGHOUSE AND DETACHED DOUBLE GARAGE; DEMOLITION OF EXISTING GARAGE	Harrow Weald	Allowed	02.06.09		

APPEALS DECISIONS APR-JUN 2009

M Hussain Side of 40 Spencer Road Harrow Weald HA3 7AN	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	Harrow Weald	Allowed	13.05.09		
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.	Stanmore Park	Allowed	13.05.09		

APPEALS DECISIONS JUL-SEP 2009

Appellant/Appeal Location/Procedure	LPA Ref: PINS Ref: Planner	Appeal Description	Ward	Decision	Date	Costs	Notes
Mr Peter Moe 2 Chestnut Drive Pinner HA5 1LY	P/2627/08/ 3975 APP/M5450/A/09 /2100252 MT	ROOF EXTENSIONS TO PROVIDE HABITABLE ROOF SPACE INCLUDING RAISING OF RIDGE HEIGHT, PROJECTING REAR GABLE, SIDE GABLES AND A FRONT DORMER, EXTERNAL ALTERATIONS	Pinner South	Dismissed	07.07.09		
Mr Andrew Dobinson 32 Latimer Gardens Pinner HA5 3RA	P/3275/08/ 3976	REPLACEMENT WINDOWS ON FRONT ELEVATION	Pinner	Dismissed	07.07.09		

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ENFORCEMENT GRID - June 2009

Date Report Sent		Sent to Legal										Breach, Progress And Comments
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</p> <p>Planning permission refused for the development (application reference P/3001/06 on 15 January 2007)</p> <p>Legal agreeing content of delegated report with planning</p> <p>lken ref - EC-003430</p> <p>Being reassessed under the current GPDO</p> <p>Awaiting clearance of revisions to delegated report by Planning before sign off</p> <p>12/02/09 - PCN served</p> <p>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</p> <p>In legal 27/10/08 EC-003955</p> <p>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 ref: 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 ref: 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 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 ref: 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>
Oct-08						

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 ref. 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 ref. EC-004019 Agreeing content of delegated report with planning. On hold - owner given 3 month extension to rectify breach. Planning with final amendments and for further information.</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 ref: 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 ref: 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 24/06/09 - Amended report sent to legal</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 - Legal Ref: EC-004022 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 legal ref: EC-004002 Agreeing content of delegated report with planning. 15/12/08 - Amended report sent to legal 12.03.2009 - Amended report sent to Planning 11.05.2009 - Amended report sent to legal for clearance 11.06.2009 - Legal advised by Planning that they would be revising the report. 24/06/09 - Amended report sent to legal</p>
Nov-08											
03/11/08	655/07	Meera, 205 Streatfield Road	Queensbury	AK	27/11/07						<p>Continued use of ground floor and first floor as hot food takeaway 03/11/08 report sent to Legal for clearance - ref: 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 Agreeing content of report with planning.</p> <p>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 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 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					Unauthorised conversion of garage and extension to self contained residential unit 03/02/09 - Enf report sent to legal 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
05/02/09	0027/08	31 Cuckoo Hill Drive	Pinner South	GW	09/01/08					variation to planning consent 05/02/09 - Enf report sent to legal 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.
Apr-09										
24/04/09	141/08	89 Headstone Road	Greenhill	GW	18/03/08					Unauthorised conversion into flats. 24/04/09 - Enf report sent to legal 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
24/04/09	303/08	39 Langton Road	Harrow Weald	PA	10/06/08					Unauthorised outbuilding 24/04/09 - Enf report sent to legal 22/05/09 - Amended report sent to legal Report cleared by Legal, with Planning for sign off
24/04/09	479/08	33 Kingshill Avenue	Kenton West	PB	20/08/08					Unauthorised conversion into 7 flats. 24/04/09 - Enf report sent to legal 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

24/04/09	124/07	95 Marsh Lane	Canons	PA	01/06/09					<p>Unauthorised Deelopment 24/04/09 - Enf report sent to legal 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 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 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 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 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						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
27/05/09	0061/08	36 Moss Lane	Pinner	PA	13/02/08						RETENTION OF ROOF EXTENSION AT FRONT 27/05/09 - Enf report sent to legal 10/06/09 - Amended Enf report sent back to legal Further information sought from Planning
Jun-09											
03/06/09	950/05	51 Holmdene Avenue	Headstone North	PA	19/02/08						Unauthorised Single Storey Rear Extension (Conservatory) attached to the existing rear extension 03/06/09 - Enf report sent to legal Legal seeking further information from Planning
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 Legal intending to seek further information from Planning
Jul-09											
02/07/09	203/08	34 Shaftesbury Avenue	Harrow on the Hill	PB	18/04/08						Without planning permission, the material change of use of the side extension of the dwellinghouse on the Land to a self-contained studio flat and installation of side entrance door (the "Unauthorised Development") 02/07/09 - Enf report sent to legal

ENFORCEMENT GRID - June 2009

ENFORCEMENT GRID - June 2009										
Check compliance - Notice Served	Enforcement Reference	Address	Ward	Site Officer	Date Reported	Notice Served	Appealed	Date for 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
	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 Passed to Legal 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 ref. - 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 Legal ref. 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 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) Additional information included in report by planning. Report signed off by planning Notice served - 25/02/09 Site visit required
0167/07	66 Woodhall Gate, Pinner	Hatch End	LH	03/07/07	Yes	31/07/09	Unauthorised rooflights 06/11/08 Legal lken ref - EC-003416 Legal requested new format 27/11/08 Ammended report sent to legal 31/12/08 - Report cleared - sent to AP 05/01/09 - Report cleared by AP
0077/08	31 Cannonbury Avenue	Pinner South	GW	29/01/08	Yes	19/08/09	rear conservatory 28/10/08 - File with legal 31/12/08 revised rpt sent to legal ref: EC-004021 Draft enforcement report sent to legal 26/11/08 S78 appeal has been lodged Awaiting outcome of appeal. 03/04/09 - Notice served
514/07	41 The Drive	West Harrow	GW	21/09/07	Yes	15/08/09	Single storey side to rear extension, and conservatory EC-004015 21/11/2008 amended rpt to legal 14/01/09 Report signed off by planning. 03/04/09 - Notice served
757/08	8 Camrose Avenue	Edgware	PB	31/12/08	Yes	20/08/09	Unauthorised conversion of garage to self contained residential unit 03/02/09 - Enf report sent to legal - Notice served on 16/04/09
0692/06	86 Uppingham Avenue	Queensbury	GW	19/12/06	Yes	20/08/09	Unauthorised conversion to 2 flats 20/01/09 - Enf report sent to legal 23/02/2008 amended rpt to legal Notice served on 22/04/08

0052/08	132 Turner Road	Queensbury	NR	01/02/08	Yes	17/09/09	<p>Unauthorised use of the house as two flats Legal Ref - EC003389 Planning permission refused for the development (application reference P/2416/07 on 28 November 2007) Report sent to Planning for amendment. Chased: 27/11/2008 13/01/09 Final draft enforcement report sent to LH 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 legal - ref EC-004001 Report with Planning for amendment. 07/04/09 - Report signed off by planning 28/05/09 - Notice served</p>
0035/09	82 Stanmore Hill	Stanmore Park	PB	27/01/09			<p>Property being used as Special needs school 30/06/09 - Enf report sent to legal Notice served - 03/07/09</p>
956/05	85a Whitchurch Lane	Canons	SSB	20/01/05	Yes	16/09/2009 (From appeal decision)	<p>single storey rear extension Notice served on 05/08/08 Appeal lodged, Public inquiry 30/04/09</p>

ENFORCEMENT GRID - June 2009

Notice served - Appeal Lodged									
Enforcement Reference	Address	Ward	Site Officer	Date Reported	Notice Served	Appealed	Date for compliance	Complied	Breach, Progress And Comments
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 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 legal 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. 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 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	Unauthorised single storey rear extension. 06/03/2009 - Enf report sent to legal 02/04/09 & 06/04/09 - Notice served Appeal submitted - Awaiting appeal decision

ENFORCEMENT GRID - June 2009

PROSECUTION REQUIRED		ENFORCEMENT GRID - June 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 Enf witness statement 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 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:	22 July 2009
Subject:	13 -17 Manor Road, Harrow, HA1 2NZ
Responsible Officer:	Stephen Kelly, Divisional Director of Planning
Portfolio Holder:	Councillor Marilyn Ashton – Portfolio Holder for Planning, Development and Enterprise
Exempt:	No
Enclosures:	Nil

Section 1 – Summary and Recommendations

This report relates to the unauthorised erection of a block of 15 flats built in breach of planning control.

Recommendations:

The Committee is requested to:

Having regard to the provisions of the Unitary Development Plan and all other material planning considerations (in accordance with Section 172 of the Town and Country Planning Act 1990 (as amended), to authorise the Director of Legal and Governance Services to:

- (1) Take all necessary steps for the preparation, issue and service of an Enforcement Notice (including the service of any s330 Town and Country Planning Act notice necessary to facilitate the service of the enforcement notice itself) with the following requirements:-
 - (A) Cease the use of the unauthorised flat (no. 15) at second floor level and remove all internal partitions and installations that enable its use

- (B) Reinstate the block as 14 flats and
 - (C) Install a lift to accord with planning permission ref: P/2889/04, granted on appeal on 4 October 2005.
 - (D) Remove from the land all debris and materials arising from compliance with requirements (A) to (C) above.
with a period of 6 calendar months being given for compliance.
- (2) In the event of non-compliance with the above enforcement notice to;
- (A) Institute legal proceedings, should it be considered in the public interest to do so, pursuant to Section 179 of the Town and Country Planning Act 1990.
 - (B) Carry out works in default, should it be considered financially viable to do so, under the provisions of Section 178 of the Town and Country Planning Act 1990.
- Reason: (For recommendation)**
- To remedy a breach of planning control which is materially affecting interests of acknowledged planning importance.

Section 2 – Report

Background

Planning permission (P/2889/04) was granted on appeal on 4 October 2005 (appeal ref: App/M5450/A/05/1179291) for a block of 14 flats at 13-17 Manor Road, Harrow. However, following investigations into an alleged breach of planning control, it appears that the development has not been built in accordance with the approved plans because, as built, the block contains 15 flats and not the 14 for which permission was granted. Officers have attempted to secure the regularisation of the breach of planning control, but to date all efforts have failed. Having assessed the harm being caused as a result of the breach, it is considered that it is expedient to initiate formal enforcement action.

The development is contrary to London Plan policy 3A.8, 3A.9 and 3A.10 concerning the provision of affordable housing. In addition, the changes to the internal layout in particular the omission of the lift have led to non-compliance the Lifetime Homes Standards as noted in the adopted supplementary planning document which amplifies the former Harrow Unitary Development Plan (UDP) policy H18 and London Plan policy 3A5.

Site and Surroundings

The site is situated at the junction of Manor Road and Bonnersfield Lane within a predominantly residential area. The site was previously occupied by a pair of semi-detached houses and a detached house, which were demolished and replaced by a 2 / 3 storey residential block.

Breach of Planning Control

The breach of planning control can be summarised as “without planning permission the construction of block of 15 flats”.

Planning permission for a block of 14 flats was granted on appeal on 4 October 2005.

As approved, the plan drawings showed the following breakdown of flats on each floor:

Ground Floor:	5 x 2 bed
First Floor:	5 x 2 bed
Second Floor:	1 x 1 bed and 3 x 2 bed
Total	14 flats (1x 1 bed, 13 x 2 bed)

However, as built the block contains a total of 15 flats in the following breakdown:

Ground Floor:	5 x 2 bed
First Floor:	5 x 2 bed
Second Floor:	2 x 1 bed, 3x 2 bed flats
Total	15 flats (2 x 1bed, 13 x 2 bed)

As a result of the provision of the unauthorised additional flat internal alterations within the building have resulted in the provision of smaller flats at second floor level and an internal lift proposed in the approved scheme has not been provided.

The development has not therefore been carried out in accordance with the approved drawings and this amounts to a breach of planning control.

Planning policy

The following policies of the Harrow Unitary development Plan and :London Plan are relevant to the development:-

D4 – Standard of Design and Layout
D5 - New Residential development – Amenity Space and Privacy
Supplementary Planning Document – Access for All
Draft Supplementary Planning Document – Accessible Homes

London Plan

3A.5 – Housing Choice
3A.6 - Quality of new housing provision
3A.8 – Definition of Affordable Housing
3A.9 – Affordable Housing Targets
3A.10 – Negotiating Affordable Housing in individual private residential and mixed use schemes
3A.11 – Affordable Housing thresholds

Assessment of Harm

Affordable Housing

The construction of 15 units within a building for 14 units allowed on appeal is considered to represent an attempt to carry out development whilst not providing affordable housing. At the time of the appeal decision Harrow UDP

Policy H5 provided that the Council would seek the maximum reasonable proportion of affordable housing on suitable sites of either 0.5 hectares or more or on developments of 15 or more dwellings. On the basis that 14 units were to be provided, no affordable housing contribution was sought or made. Had the applicant sought permission for 15 units as now constructed then a contribution would have been looked for under the policy.

It is a relevant factor to the assessment of harm that between the date of the appeal decision on 4 October 2005 and the date of this report the Council's planning policy in respect of affordable housing has changed. Harrow UDP Policy H5 was not one of those saved by the Secretary of State's direction on 28 September 2007. Since this time the Council has relied upon the London Plan for its affordable housing policy. The current London Plan Policy 3A.11 provides that the threshold for the provision of affordable housing is 10 units.

As a result of the breach of planning control therefore, the Council has lost an opportunity to provide 7 units of affordable residential units much needed within the Borough.

Internal Lift

In respect of the omission of the lift, at the date of the appeal decision the standard for design and layout was controlled by Harrow UDP policy H18 in respect of lifetime homes which aims to encourage new housing developments to be accessible to all and this is endorsed by London Plan policy 3A.5 stating that all new housing is built to "Lifetime Homes" standards.

As with Harrow UDP Policy H5, this was not saved under the Secretary of State's direction and the Council now relies upon London Plan policy 3A.5 together with the Council's Supplementary Planning Document (SPD) entitled "Access for All" and draft SPD entitled "Accessible Homes". There are altogether 16 standards for designing Lifetime Homes providing detailed guidance to design new residential developments. The addition of a further flat created by the omission of the lift and alterations to the approved flats at second floor level have resulted in the flats being relatively smaller than the approved flats at second floor level. As a consequence the flats do not comply with the "Lifetime Homes" standard which results in material harm to the amenity of occupiers.

Officers do not consider that planning permission would be granted for the development as existing, because planning conditions could not overcome the objections to the development.

Expediency

The enforcement of planning control is a discretionary power for the local planning authority. In order for an enforcement notice to be served, not only does there have to be a breach of planning control but it must also be expedient for to issue an enforcement notice, having regard to the provisions of the development plan and to any other material considerations.

In this case, expediency has been assessed with regard to the statutory Development Plan, which for the Borough consists of the saved UDP policies and the London Plan 2008. The expediency of enforcement action has also

been assessed with reference to guidance contained in PPG18 and Circular 10/97 both entitled 'Enforcing Planning Control'.

The development is contrary to policies of the London Plan and results in the shortage of affordable housing and housing built in accordance with the lifetime homes standards in the borough being exacerbated without justification. In view of this enforcement action is considered expedient and justifiable in this case

Other Relevant Information

In April 2008, the developer made a retrospective planning permission (ref: P/1189/08) for the additional flat built as part of the development. However, as the Council took the view that the entirety of the development was unauthorised that application was returned to the owner as invalid as it only dealt with the additional flat. The owner lodged an appeal against this decision. On 12 December 2008 the Planning inspectorate refused to acknowledge the appeal on the ground that the built block amounts to a new scheme so the application should have been made for the 15 flats.

Fourteen of the flats have now been sold and are occupied.

In May 2009, the developer made a further retrospective application for retention of the existing building including an existing flat. The application is currently invalid awaiting further information about renewable energy, sustainability and lifetime homes issues etc. at the time of drafting this report.

The Planning Service has kept the occupiers of the flats informed of the situation, since if enforcement action is authorised, the enforcement notice is required to be served on all persons holding a legal interest in the property.

Human Rights

The Human Rights Act 1998 (the Act) has incorporated part of the European Convention on Human Rights into English law, Section 6 states that it is unlawful for any public authority to act in a way which is incompatible with any Convention right. The conclusion reached in this report has been made having had full regard to the human rights of those likely to be affected. The decision to issue an enforcement notice in this instance is in accordance with the law, serves a legitimate aim (namely the preservation of the environment in the wider public interest) and is necessary and proportionate in all the circumstances. It is therefore considered that the recommendation is compatible with the Act.

The recipient of an enforcement notice can, in any event, appeal against it to the Planning Inspectorate under Section 174 of the Town and Country Planning Act 1990 on one of six grounds, including that planning permission ought to be granted, that the alleged breach of planning control has not occurred, that the requirements of the notice exceed what is necessary to remedy the breach of planning control and that period specified in the notice for compliance is too short.

Legal implications

Section 172 of the Town and Country Planning Act 1990 provides that the Council may issue an enforcement notice where it appears to them that there has been a breach of planning control and that it is expedient to issue the notice, having regard to the provisions of the development plan and to any other material considerations.

The enforcement notice must specify the matters alleged to constitute a breach of planning control and must specify the steps the Council requires to be taken in order to remedy the breach.

A person having an interest in the land to which an enforcement notice relates, may appeal against the enforcement notice, and the effect of the enforcement notice will then be suspended until the appeal has been determined.

Financial Implications

In the event of the Council serving an enforcement notice, the owner would be entitled to lodge an appeal against the enforcement notice. Potential appeal may be dealt with in house. If the matter went to a Public Inquiry, there may be additional legal costs. Furthermore, if a planning inspector determining the appeal, found that that Council acted unreasonably, then the Council may be required to pay the appellant's costs for which there is no budget provision.

Section 3 - Statutory Officer Clearance

Name: Sheela Thakrar	<input checked="" type="checkbox"/>	on behalf of the* Chief Financial Officer
Date: 10 July 2009		
Name: Izindi Visagie	<input checked="" type="checkbox"/>	on behalf of the* Monitoring Officer
Date: 10 July 2009		

Section 4 - Contact Details and Background Papers

Contact: Sucha Singh Basuta Senior
Professional Development Management /
Enforcement (Tel: 0208 736 6169)

Background Papers

London Plan

Unitary Development Plan
Supplementary Planning Document – Access for All
Supplementary Planning Document – Accessible Homes

If appropriate, does the report include the following considerations?

1.	Consultation	NO
2.	Corporate Priorities	NO

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Committee:	Planning Committee
Date:	22 July 2009
Subject:	INFORMATION REPORT – Urgent Non-Executive Decision: Wood Farm, Wood Lane, Stanmore
Responsible Officer:	Hugh Peart - Director of Legal and Governance Services
Portfolio Holder:	Councillor Marilyn Ashton - Portfolio Holder for Planning, Development and Enterprise
Exempt:	No
Enclosures:	None.

Section 1 – Summary

The Urgent Non-Executive Decision procedure, set out in Part 3 of the Council's Constitution, requires all decisions taken under the procedure to be reported to the appropriate Committee. The Committee is requested to note the action taken under the Urgent Non-Executive Decision procedure, as outlined in Section 2 below.

FOR INFORMATION

Section 2 – Report

CIRCUMSTANCES

- 2.1 On October 2008, the Strategic Planning Committee (“the Committee”) considered an application from C P Holdings Limited for the demolition of buildings, construction of 10 dwellings, refurbishment of house and dairy and associated entrances, roadways and landscape works and change of use of farm to country park / open space at Wood Farm, Wood Lane, Stanmore (ref: P/2203/06).
- 2.2 The Committee resolved to grant planning permission, subject to the prior completion of a Section 106 agreement, dealing with seven separate Heads of Terms within one year from the date of decision and subject to conditions.
- 2.3 The second Head of Term provided that:

“The Council shall be indemnified against any claims against it arising from the provisions of the agreement”.

During negotiations of the Agreement, it was considered that the Head of Term as originally proposed was too wide and the applicant could be liable for more than they intended. It was agreed that the applicant would only be liable for claims made by trespassers for injury during works to the park and not any claim as this was considered to be too wide. The applicant was proposing a variation to this Head of Term to the effect that any third party engaged by the applicant to carry out any of the works on the extension to the Country Park, shall have in place, prior to commencing such works, public liability insurance with a minimum cover of £5 million. The applicant would also covenant to use reasonable endeavours to procure that the Council have the benefit of any collateral warranties provided by such third parties.

It was considered that the proposed variation was acceptable given the importance of the scheme to the Council and provided satisfactory indemnity to the Council from the risk of trespassers on the land.

- 2.4 Sub paragraph b of the seventh Head of Term provided for the:

“Provision of pathways and bridleways as shown on Plan Ref No 1291/200 and 1291/61 within the area as defined as the extension to the Stanmore Country Park”.

It had now come to light that there were no bridleways on the plans referred to in the Head of Term or in any of the drawings submitted to the Council as part of the planning application. Officers were satisfied that it was not it was intention of the applicant to provide bridleways as part of

the scheme. Accordingly the requirement did not serve a genuine planning purpose and deletion was considered acceptable.

ACTION SOUGHT

1. To vary the second section 106 Head of Term referred to in the officer report to the Strategic Planning Committee of 2 October 2008 which required the applicant to indemnify the Council against claims arising from the provisions of the Agreement and replace with the following:

“To procure that any party engaged to carry out any of the works relating to the Stanmore Country Park extension shall have in place, prior to commencement of the works, public liability insurance with a minimum cover of five million pounds (£5,000,000) and to use all reasonable endeavours to procure that the Council’s interest is noted on the insurance policy”.

2. Delete the reference to ‘bridleways’ in sub paragraph b of the seventh Head of Term in the officer report to the Strategic Planning Committee of 2 October 2008.

Date of Request for Action: 16 June 2009

Reason for Urgency: The public inquiry for the called in application commenced on 23 June 2009. The Section 106 agreement needed to be completed before the inquiry opened.

As the next Planning Committee was not until 24 June 2009, nominated Members were requested to agree the action proposed in order to complete the Agreement within the timescales for the inquiry.

Decision: Officer Recommendation agreed.

Section 3 – Further Information

None.

Section 4 – Financial Implications

Name: Sheela Thakrar



On behalf of the Chief
Financial Officer

Date: 15 June 2009

Section 5 - Contact Details and Background Papers

Contact: Vishal Seegoolam, Senior Democratic Services Officer, 020 8424 1883

Background Papers: Individual Urgent Non-Executive Decision Form, as reported.



Committee:	Planning Committee
Date:	22 July 2009
Subject:	INFORMATION REPORT – Urgent Non-Executive Decision: Lowlands Road Recreation Ground
Responsible Officer:	Hugh Peart - Director of Legal and Governance Services
Portfolio Holder:	Councillor Marilyn Ashton - Portfolio Holder for Planning, Development and Enterprise
Exempt:	No
Enclosures:	None.

Section 1 – Summary

The Urgent Non-Executive Decision procedure, set out in Part 3 of the Council's Constitution, requires all decisions taken under the procedure to be reported to the appropriate Committee. The Committee is requested to note the action taken under the Urgent Non-Executive Decision procedure, as outlined in Section 2 below.

FOR INFORMATION

Section 2 – Report

CIRCUMSTANCES

- 2.1 On 14 May 2008 and 14 January 2009, the Strategic Planning Committee considered an application from Harrow College for its redevelopment in an 8 to 10 storey building on land at Lowlands Road Recreation Ground (ref: P/0707/08) including the replacement and reconfiguration of 0.97 hectares of Metropolitan Open Land and the creation of a new access at Station Approach.
- 2.2 On 14 January 2009, the Committee resolved to grant planning permission, subject to the prior completion of a Section 106 agreement, dealing with fourteen separate matters, within one year from the date of that decision and subject to conditions.
- 2.3 Proposed condition 7 in the Strategic Planning Committee resolution of 14 January 2009, provided:

The access carriageway that forms the current principle (sic) access to the College shall be constructed to base course in accordance with the specification and levels agreed before works commence on the building(s) hereby permitted, and the carriageways and footways completed before any building is occupied in accordance with details to be submitted to, and approved by, the local planning authority. The development shall thereafter be retained.

REASON: To ensure that the traffic generated by the building operations will not interfere with the free flow of traffic on the public highway and that the road and footway shall be of an adequate specification for the anticipated traffic.

Condition 7 was both inaccurate and superfluous. The “current principal access to the College” was unrelated to the proposed College development and would, in fact, be closed on completion of the replacement College building, and then brought within the extended Metropolitan Open Land. Provision for this would be secured by condition. In terms of access to the new College, this would be provided from Station Approach and land currently used by London Underground as a surface car park. No new access carriageway would be formed.

Improvements to Station Approach were being addressed separately in the legal agreement and would require completion of those works prior to the occupation of the new college. The proposed condition did not serve a genuine planning purpose and deletion was considered acceptable.

- 2.4 Proposed condition 19 in the Strategic Planning Committee resolution of 14th January 2009 provided:

Development shall not proceed beyond ground level damp proof course until details of a scheme for generating 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.

REASON: To ensure the development satisfactory level of renewable energy.

In addition, the agreed heads of terms for the legal agreement included a provision relating to renewable energy and required "The College to covenant that at least 20% of the energy used in the development will be generated using renewable energy resources and low carbon technologies".

The head of term in respect of renewable energy, and condition 19 of the list of conditions agreed at the 10th January 2009 Strategic Planning Committee, both dealt with target levels for energy generation to be provided from on-site renewable sources. The College's energy strategy, however, which was set out in the body of the January Committee report, had a different objective, namely to ensure a reduction in carbon dioxide emissions, to be achieved through the use of on site renewable energy sources and passive and energy efficient design measures. This strategy followed a set of principles agreed with officers, and with the GLA.

The S106 agreement had been drafted on this basis, providing for a reduction in CO₂ emissions of between 21% and 33% through a combination of passive design, energy efficiency measures, connection to a Combined Heat and Power system and ground source heat pumps. The level actually achieved would depend on whether the College development was actually linked to the energy system in the proposed Dandara scheme, or to other potential development on the Lowlands Road site, should they go ahead. The agreement as currently drafted, however, was inconsistent with the agreed head of term and with Condition 19 which, in essence, sought to meet an entirely different target.

It is clear that the aim of the London Plan was to ensure that development met target reductions for CO₂ emissions through the use of passive and energy efficient design measures and on site renewable energy sources as opposed to achieving a specified level of on site renewable energy generation. The College's energy strategy had been prepared on this basis, and planning policy requirements would be secured through the S106 agreement. There was no policy basis for setting a 20% target for energy generation from on site renewable sources as set out in Condition 19 and in the head of term in the form agreed by Committee in January 2009.

The deletion of Condition 19 and the variation to the renewable energy had of term as proposed was therefore recommended.

2.5 The head of term relating to Lowlands Recreation Ground stated:

The College to lay out the remodelled Lowlands Recreation Ground to a specification to be agreed with the Council, and to contribute £20,000 towards future maintenance for period of 10 years.

The head of term was ambiguous and had been interpreted differently by the College and Council officers. The College had understood that it required a total contribution of £20,000; officers that it required a contribution of £20,000 per year for 10 years. The College considered that to require payment of £200,000 was excessive and had requested that the Council reconsider.

Maintaining the remodelled recreation ground to a high standard was an important objective, given its Metropolitan Open Land classification and value in framing the proposed College development. It was recognised however that the wording of the head of term was ambiguous and may not have been accepted by the College prior to the application being determined by Committee had they appreciated the Council's interpretation, and the extent of their potential maintenance liability. Officers had reviewed the maintenance requirements and considered that a single commuted payment of £100,000 would provide an appropriate and proportionate contribution to future maintenance costs, well in excess of that currently available for the management for Lowlands Recreation Ground.

As such, the suggested variation was considered acceptable.

ACTION SOUGHT

To amend the decision of the Strategic Planning Committee dated 14 January 2009, in respect of the proposed Harrow College development, as follows

1. Delete conditions 7 and 19.
2. Delete Head of Term in relating to the Lowlands Recreation Ground and replace it with the following:

Lowland Recreation Ground: The College to lay out the remodelled Lowlands Recreation Ground to the specification agreed with the Council and to make a single commuted payment of £100,000 towards future maintenance, to be paid one month after the completion of the remodelled open space

3. Delete Head of Term in respect of Renewable Energy and replace it with the following:

Mitigating Climate Change: A detailed scheme to achieve a 20% reduction in carbon dioxide emissions as measured against the 2006 Part L Building

Regulations baseline target emission rate in Regulated Carbon Dioxide emissions or such other criteria as shall have been previously agreed by the Local Planning Authority

Date of Request for Action: 15 June 2009

Reason for Urgency: The Learning and Skills Council had indicated that capital funding may be made available for those colleges ready to commence development, and had invited Colleges to submit appropriate evidence before the end of May, to enable a funding decision to be taken in early June. Harrow College would be able to start building if, amongst other things, they could complete the S106 agreement and secure planning permission. Negotiations to complete agreement had been finalised and all parties – the College, the Council, and London Underground – were now in a position to sign.

The next available meeting of the Planning Committee was not until 24 June 2009. As such, it would not be possible to vary the conditions and legal agreement head of term, as proposed above, within the timescales imposed by the Learning and Skills Council.

Decision: Officer Recommendation agreed.

Section 3 – Further Information

None.

Section 4 – Financial Implications

The renegotiated proposal gave the Council a single commuted payment of £100,000 as contribution towards future maintenance costs management for Lowlands Recreation Ground which was covered in the body of the report.

Name: Sheela Thakrar	<input checked="" type="checkbox"/>	On behalf of the Chief Financial Officer
Date: 15 June 2009		

Section 5 - Contact Details and Background Papers

Contact: Vishal Seegoolam, Senior Democratic Services Officer, 020 8424 1883

Background Papers: Individual Urgent Non-Executive Decision Form, as reported.