



**PLANNING COMMITTEE
WEDNESDAY 4 NOVEMBER 2009
6.30 PM**

COMMITTEE AGENDA

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

MEMBERSHIP (Quorum 3)

Chairman: Councillor Marilyn Ashton

Councillors:

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

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

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

HARROW COUNCIL

PLANNING COMMITTEE

WEDNESDAY 4 NOVEMBER 2009

AGENDA - PART I

Guidance Note for Members of the Public Attending the Strategic Planning Committee (Pages 1 - 2)

1. **Attendance by Reserve Members:**

To note the attendance at this meeting of any duly appointed Reserve Members.

Reserve Members may attend meetings:-

- (i) to take the place of an ordinary Member for whom they are a reserve;
- (ii) where the ordinary Member will be absent for the whole of the meeting; and
- (iii) the meeting notes at the start of the meeting at the item 'Reserves' that the Reserve Member is or will be attending as a reserve;
- (iv) if a Reserve Member whose intention to attend has been noted arrives after the commencement of the meeting, then that Reserve Member can only act as a Member from the start of the next item of business on the agenda after his/her arrival.

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

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

3. **Declarations of Interest:**

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

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

Enc. 4. **Minutes:** (Pages 3 - 12)

That the minutes of the meeting held on 14 October be taken as read and signed as a correct record.

5. **Public Questions, Petitions and Deputations:**

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.

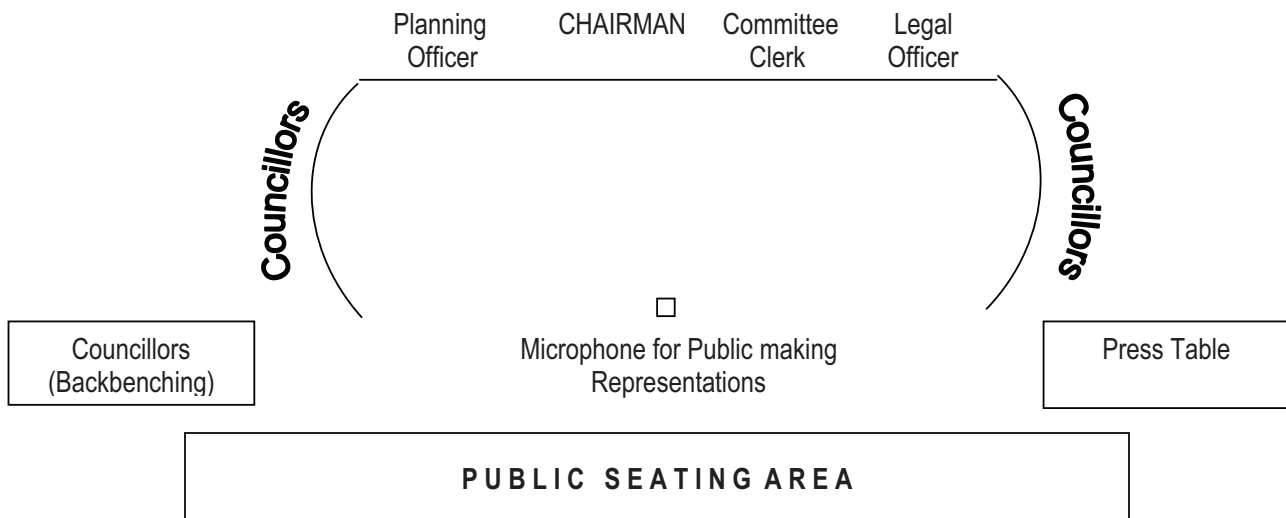
11. **Member Site Visits:**
To arrange dates for Member site visits that have been agreed during the course of the meeting (if any).
12. **Any Other Urgent Business:**
Which cannot otherwise be dealt with.

AGENDA - PART II - NIL

This page is intentionally left blank

**GUIDANCE NOTE FOR MEMBERS OF THE PUBLIC
ATTENDING THE STRATEGIC 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 Strategic 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 Strategic 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 Strategic 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 Strategic 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 Strategic 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 Strategic 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 14 OCTOBER 2009

Chairman: * Councillor Marilyn Ashton

Councillors: * Husain Akhtar * Julia Merison
* Don Billson * Jerry Miles
* Keith Ferry * Joyce Nickolay
* Thaya Idaikkadar

* Denotes Member present

[Note: Councillors Mrs Vina Mithani, Paul Scott and Jeremy Zeid also attended this meeting to speak on the items indicated at Minute 65 below].

PART I - RECOMMENDATIONS - NIL

PART II - MINUTES

64. **Attendance by Reserve Members:**

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

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

RESOLVED: That, in accordance with Committee Procedure Rule 4.1, the following Councillors, who were not Members of the Committee, be allowed to speak on the agenda items indicated:

<u>Councillor</u>	<u>Planning Application</u>
Mrs Vina Mithani	2/01 - 136 Kenton Road, Harrow
Paul Scott	2/12 - 5 West Drive, Harrow
Jeremy Zeid	2/01 - 136 Kenton Road, Harrow and 2/07 - Bradenham Works, Bradenham Road, Kenton

66. **Declarations of Interest:**

RESOLVED: To note that the following interests were declared:

Items 2/14 and 2/15 - 4 Aylwards Rise, Stanmore HA7 3EH
Councillor Marilyn Ashton – prejudicial interest as she had been involved in the application as the Portfolio Holder for Planning, Development and Enterprise. She would leave the room and take no part in the decision making process.

(Councillor Joyce Nickolay took the Chair for consideration of these applications).

Item 2/16 - The Sacred Heart RC Language College, 186 High Street, Wealdstone HA3 7AY

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

67. **Minutes:**

RESOLVED: That the minutes of the meeting held on 9 September 2009 be taken as read and signed as a correct record.

68. **Public Questions, Petitions and Deputations:**

RESOLVED: To note that no public questions were put, or petitions or deputations received at this meeting under the provisions of Committee Procedure Rules 19, 16 and 17 respectively.

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

RESOLVED: To note that there were no references.

70. **Representations on Planning Applications:**

RESOLVED: That in accordance with the provisions of Committee Procedure Rule 18 (Part 4B of the Constitution), representations be received in respect of items 2/03, 2/04 and 2/12 on the list of planning applications.

[Note: Planning application 2/04 was subsequently deferred, and so the representation was not received].

71. **Planning Applications Received:**

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

RESOLVED: That authority be given to the Head of Planning to issue the decision notices in respect of the applications considered.

(1) **REPAIR GARAGE REAR OF 65 BRIDGE STREET, PINNER HA5 3HZ (APPLICATION 1/01)**

Reference: P/1966/09/SL/MAJ – (LogicPlough Limited). Demolition Of Existing Disused Timber-Framed, Steel-Roofed Buildings And Redevelopment For 26 Flats [13no. X One-Bed And 13no. X Two-Bed] With Associated Amenity Space And Two Disabled Parking Spaces [Revised Application To P/1907/07 Allowed On Appeal Dated 25 February 2008 Involving Internal Layout Alterations Only].

In response to a question, an officer clarified that the amendment to the Heads of Terms from intermediate housing to affordable housing had been as a result of discussions with the housing department.

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

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

(2) **PRINCE EDWARDS PLAYING FIELDS, ST DAVID'S DRIVE, EDGWARE (APPLICATION 1/02)**

Reference: P/1975/09/RH/MAJ – (Football First). Application To Vary Condition 6 (Approval Of Landscaping Prior To Commencement Of Development) Pursuant To P/0002/07 To Provide For The Implementation Of A Landscape Scheme In Accordance With Details To Be Approved And Implemented Prior To The End Of The Planting Season And Variation Of Condition 9 Pursuant To P/0002/07 To Provide For The Approval Of The Levels Of The Buildings, Roads, Footpaths And Retention Of All New Ground Works Within The Site

An officer advised that the application sought to vary two planning conditions. The consultation period had expired the previous day. In response to a question, the officer reported that there might be a benefit from earthworks located as a barrier to noise but this could not be quantified and should therefore be given limited weight. There were differences in level across the site, which accounted for the differing height of the bunds mentioned.

DECISION: GRANTED (1) permission for the development described in the application and submitted plans, and the conditions and informatives reported;

(2) discharge of condition 9 as detailed in the addendum.

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

(3) **SHERIDAN HOUSE, 17 ST ANN'S ROAD, HARROW HA1 1JU (APPLICATION 1/03)**

Reference: P/1375/09/SL/MAJ – (ICICI Investments Limited). Change Of Use Of Existing Seven-Storey Building [B1 Use] To Hotel [C1 Use] With 114 Bedrooms. Demolition Of Existing Plant Floor At 6th Floor Level And Replacement With Additional Two Floors To Create Eight-Storey Building

In response to a question, the Committee was advised that the leases for the eight existing business uses were due to expire the following year and discussions were taking place with the Economic Development Team. Assistance for displaced businesses was not a planning matter but could be investigated. There was a substantial amount of unlet space in Harrow Town Centre that may be available for relocation of existing businesses. The Community Strategy sought to improve the town centre and the proposed use was consistent with that objective.

DECISION: GRANTED permission for the development described in the application and submitted plans, as amended on the addendum, subject to the completion of a legal agreement, the conditions and informatives reported and referral to the Mayor of London.

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

Councillors Husain Akhtar, Marilyn Ashton, Don Billson, Keith Ferry, Thaya Idaikkadar, Julia Merison and Joyce Nickolay as having voted for the decision to grant the application;

Councillor Jerry miles as having abstained on the decision to grant the application.

(4) **136 KENTON ROAD, HARROW, HA3 8AZ (APPLICATION 2/01)**

Reference: P/0837/09/ML/E – (Mr Jaswant Singh). Change Of Use From Retail To Restaurant (Class A1 To A3) with External Alterations.

The officer reported that the application would result in the total percentage of non-retail frontage in the Kenton Local Centre being 29.2%, which was in accordance with retail policy EM18.

The Committee received a representation from two Members which was noted.

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

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

(5) **21 AVONDALE ROAD, HARROW, HA3 7RE (APPLICATION 2/02)**

Reference: P/1455/09/LM/C – (Mr Ciaran Horohoe). Construction Of Two Storey Detached Building To Provide Two Self Contained Flats With Two Parking Spaces

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

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

(6) **9 EASTERN AVENUE, PINNER, HA5 1NU (APPLICATION 2/03)**

Reference: P/1239/09/EJ/E – (Mr Zahir Khan). Single Storey Side To Rear Extension; External Alterations

The Committee received a representation from an objector, Mr Hutchinson, which was noted.

In response to questions from Members, the officer stated the view that the application did not result in a substantive terracing effect, particularly as the proposal was for a single storey extension. The supplementary planning guidance adopted by the Council did not provide for planning grounds to refuse this application on grounds of terracing. It was further stated that fire risk was outside the remit of planning control and would be a matter for the Building Control Department. In terms of the Council's policies and general policy there was not a sustainable planning argument against development to use at a possible appeal stage.

The Chairman stated that she would welcome a review of the supplementary planning guidance (extension guide) by which such applications were judged. Whilst the Council wanted to protect the area it was mindful of householder's needs to increase the size of homes because of a growing family or limits on moving. This need had to be balanced carefully with other impacts.

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

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

(7) 112 UXBRIDGE ROAD, HARROW WEALD, HA3 6TR (APPLICATION 2/04)

Reference: P/1591/09/GL/C – (Mr Jay Dadhania) Variation Of Conditions 3 (Permeable Paving In Front Garden) And 7 (Details Of Retaining Wall) Of Planning Permission P/3558/08 Dated 27-Mar-09 For Retention Of Detached Two-Storey Dwellinghouse With Rooms In Roofspace; Timber Decking At Rear And Proposed Alterations To Garden Levels; Landscaping.

DECISION: DEFERRED at the request of the officers to seek further information.

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

(8) 294 UXBRIDGE ROAD, HATCH END, HA5 4HR (APPLICATION 2/05)

Reference: P/0555/09/RH/MAJ – (Mr A Surace). Continued Use Of Ground Floor As Mixed A1/A3 Use And Forecourt Seating Area (110 Covers) And Extract Flue.

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

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

(9) 132 BUTLER ROAD, WEST HARROW, HA1 4DX (APPLICATION 2/06)

Reference: P/1414/09/EJ/W – (R and J Landscapes (London) Ltd). Redevelopment Of Site To Provide Pair Of Semi Detached Houses And A Detached Bungalow With Access And Parking.

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

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

(10) BRADENHAM WORKS, BRADENHAM ROAD, KENTON, MIDDLESEX, HA3 8NA (APPLICATION 2/07)

Reference: P/1046/09/NR/E – (Terry & Stephens Ltd). Redevelopment To Provide Single Storey Detached Building Containing Workshop And Ancillary Materials Storage Area (Class B1 (c))

The Committee received a representation from a Member which was noted. The Committee was informed of the view of the officers that class B1 would not cause harm, particularly taking into account recent appeal decisions relating to

similar developments. The Chairman stated that the application provided the opportunity to regularise the position and ensure that appropriate conditions were applied.

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

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

(11) 410 UXBRIDGE ROAD, PINNER, HA5 4HP (APPLICATION 2/08)

Reference: P/1267/09/LM/C – (Mr Oliver Khoo). Use Of 408 And 410 Uxbridge Road As Restaurant (Use Class A3); External And Internal Alteration To Form One Unit; New Shop Front; New Tiled Canopy; Use/Extension Of Part Of Public Highway Outside 408 Uxbridge Road As External Seating Area Including New Decking, New 1.1m High External Seating Enclosure (Railings)

DECISION: DEFERRED at the request of the officers, to enable further consultation and consideration as the works on site did not accord with the application drawings.

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

(12) 408 AND 410 UXBRIDGE ROAD, PINNER, HA5 4HP (APPLICATION 2/09)

Reference: P/0951/09/LM/C- (Mr Oliver Khoo). Two Advertisement (Non Illuminated) Signs On Front Elevation Of Outdoor Seating Area Railings

DECISION: DEFERRED at the request of the officers, to enable further consultation and consideration of the proposal.

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

(13) 183 WHITCHURCH LANE, EDGWARE, HA8 6QT (APPLICATION 2/10)

Reference: P/1480/09/NR/E – (By Wood Homes (Stanmore) Ltd). Single And Two Storey Side And Single Storey Rear Extensions, Rear Dormer, Conversion To Four Flats, External Alterations

An officer reported that it was considered that the current application had dealt with the concerns raised by the Planning Inspector. Members considered that visual clarification was required.

DECISION: DEFERRED for a Member site visit.

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

(14) 28 ROXBOROUGH PARK, HARROW, HA1 3AY (APPLICATION 2/11)

Reference: P/1549/09/GL/C- (Mr I B Kathuria) Conversion Of Residential Premises Into 7 Flats; Excavation Of Part Of Rear Garden To Form Lightwell; External Alterations; Landscaping And Parking To Front Garden And Provision Of Two Parking Spaces.

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

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

(15) 5 WEST DRIVE, HARROW, HA3 6TX (APPLICATION 2/12)

Reference: P/1564/09/GL/C – (Mr W Noorin). Single Storey Side Flank/Two Storey Rear Extension, First Floor Front Extensions, Rear Dormer And Three Velux Windows

The Committee received representations from an objector, Rodney Goodman, and the applicant, Mr W Noorin, which were noted.

An officer explained that the application had been deferred from last Committee meeting for a Members' site visit which had taken place on 23 September 2009. The changes since the earlier application that had been refused now met the criteria in the supplementary planning document and in the view of the officers would not harm the Conservation Area. A number of safeguarding conditions had been proposed.

During the discussion, Members raised a number of issues which officers responded to as follows:

- the criteria in the supplementary planning document was that the extension should not dominate its surroundings;
- the consultation response from the Conservation Area Advisory Committee referred to the current application;
- the increase in the footprint was approximately 25-30%;
- the negotiation by the officers, which resulted in a single storey at the front, reduced the impact on the street scene;
- a reduction in the size of the rear extension had been negotiated so it was now in proportion;
- each application was dealt with on its merits. A two storey side extension could start to have an impact on the character of the area;
- by centralising the dormer in the rear elevation, officers did not consider that the window would seriously overlook numbers 7 or 3 West Drive.

It was accepted that the application did not do harm in terms of detriment to the character and appearance of the Conservation Area as the housing stock was varied. The site visit had been to establish whether it did harm to the amenity of the neighbour and, whilst it was accepted that the view would be different, in terms of planning and planning policy the relationship between the houses and conservation area was not considered to amount to a sustainable argument on which an appeal would succeed.

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

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

(16) 32 STREATFIELD ROAD, HARROW (APPLICATION 2/13)

Reference: P/1492/09/FOD/E - (Mr Shailesh Teli). Retention Of Outbuilding In Rear Garden With Alterations To Reduce Its Depth And Elevational Treatments

It was noted that the Planning Inspector had upheld the view of the Committee with regard to a previous application on this site. Officers were requested to monitor the use of the outbuildings to ensure that they were for the enjoyment of the occupants of the flats and not as self-contained units.

DECISION: GRANTED permission for the development described in the application and submitted plans, as amended by the addendum, and the conditions and informatives reported with an amendment to condition 1 on the addendum to read:

'within three months of the date of this permission the outbuilding shall be reduced in depth by one metre and the external surfaces of the outbuilding shall be painted a brick red colour and retained thereafter'.

Reason: To safeguard the appearance of the locality.

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

(17) 4 AYLWARDS RISE, STANMORE, HA7 3EH (APPLICATION 2/14)

Reference: P/1656/09/ML/E - (Dr Abhay Shah). Alterations To Front Portico.

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

An officer introduced the item, stating that the existing portico required planning permission as there was no permitted development. The proposal, to make the horizontal lintel more shallow and the plinth slightly wider and more substantial, was seen as positive. The proposed details were set out as paragraph c) on page 167

In response to a question regarding consultation responses, it was noted that a letter had been received on the day of the meeting on behalf of a neighbour. This had been circulated to Members. The officers had sought to clarify with the objector that the agenda had been published and that the item would be discussed by the Committee that evening.

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

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

(18) 4 AYLWARDS RISE, STANMORE, HA7 3EH (APPLICATION 2/15)

Reference: P/1657/09/ML/I – (Dr Abhay Shah). Variation Of Condition 2 Of Planning Permission App/M5450/C/07/205532 To Read 'The Windows In The Dwellinghouse Shall Be Replaced And Relocated To Accord With Those Shown On The Drawings Nos. 752/301c And 752/205 And Retained Thereafter'.

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

The officer outlined that the Planning Inspector had quashed the enforcement notice and had granted planning permission for the house on site to remain subject to conditions. The purpose of the specific condition under consideration was to alter the form of window openings and surrounds. The officer explained that the Inspector had referred to an incorrect drawing. Therefore, it had been impossible for the applicant to comply with the planning permission. As the Inspector had laid down that the building should be demolished within a timescale if the works were not undertaken, the officers had been seeking to resolve the issue.

The planning application now before the Committee was to vary the condition and substitute a new drawing originally referred to by the Planning Inspector. The application proposed a reduction in the size of the ground floor windows and the removal of the marble surround and a reduction in the upstairs window with new narrower surrounds two inches shorter and more proportionate.

In response to a question, an officer stated that the previous drawing was not a significant material planning matter as the house detailed in that drawing did not represent the building on the site. The Committee was being asked to consider whether the form of surround was appropriate and whether the change to the openings to reduce the width was acceptable. The applicant had to comply with the condition by mid February 2010.

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

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

(19) THE SACRED HEART RC LANGUAGE COLLEGE, 186 HIGH STREET, WEALDSTONE HA3 7AY (APPLICATION 2/16)

Reference: P/1868/09/SL – (London Borough of Harrow). Single-Storey Modular Building Comprising 3 no. X Classrooms With Ancillary Storage On Existing Hard Landscaping To The Northern Most Part Of The Site.

The Committee agreed that a three year time period for the retention of the modular building would be suitable.

DECISION: GRANTED permission for the development described in the application and submitted plans for a period of three years, as amended by the addendum, and the conditions and informatives reported.

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

(20) 84 STANMORE HILL, STANMORE, HA7 3BU (APPLICATION 3/01)

Reference: P/1278/09/ML/E – (Mr & Mrs G Adebayo). Construction Of Third Floor (Fourth Storey) To Existing House (Revised).

DECISION: DEFERRED for a Member Site Visit.

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

72. **INFORMATION REPORT - Urgent Non-Executive Decision: Gayton Road, Harrow:**
The Committee received an information report of the Director of Legal and Governance Services advising of a non-executive urgent decision which authorised the extension of the period for the completion of the section 106 agreement relating to Gayton Road by two weeks from the date of authority being granted.

RESOLVED: That the report be noted.

73. **Member Site Visits:**
In addition to the site visits considered in the course of the meeting, the officers suggested a site visit to consider the application for Copse Farm in line with the new Procedure Note on Member Site Visits.

RESOLVED: That Member Site Visits take place on Saturday 31 October 2009 at 9.30am to the following sites:

- 183 Whitchurch Lane, Edgware
- 84 Stanmore Hill, Stanmore
- Copse Farm, Brookshill Drive, Stanmore.

74. **INFORMATION REPORT - Urgent Non-Executive Decision: 14 Waxwell Lane, Pinner:**

The Committee received an information report of the Director of Legal and Governance Services advising of a non-executive urgent decision which authorised the Council to enter into a Section 106 Agreement with the owners of 14 Waxwell Lane, Pinner and any other parties with an interest in the land to ensure the future maintenance, at no expense to the Council, of the Lime trees adjacent to the site.

RESOLVED: That the report be noted.

75. **INFORMATION REPORT - Urgent Non-Executive Decision: Former Ace Cinema, Alexandra Avenue, Harrow:**

The Committee received an information report of the Director of Legal and Governance Services advising of a non-executive urgent decision which authorised the completion of a Section 106 agreement within a period of three months from the date of the report in connection with the planning application for the redevelopment of the Former Ace Cinema in Alexandra Avenue, Harrow.

RESOLVED: That the report be noted.

76. **Extension of the Meeting:**
In accordance with the provisions of Committee Procedure Rule 15 (Part 4B of the Constitution) at 9.20pm a proposal to extend the length of the meeting to 10.30pm, or until all business was heard, was moved, seconded and agreed.

RESOLVED: That the meeting continue until 10.30pm or until all business was heard.

(Note: The meeting, having commenced at 6.30 pm, closed at 9.40 pm).

(Signed) COUNCILLOR MARILYN ASHTON
Chairman

This page is intentionally left blank