



**PLANNING COMMITTEE  
WEDNESDAY 2 DECEMBER 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: 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 2 DECEMBER 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.

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

That the minutes of the meeting held on 4 November 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 any 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.

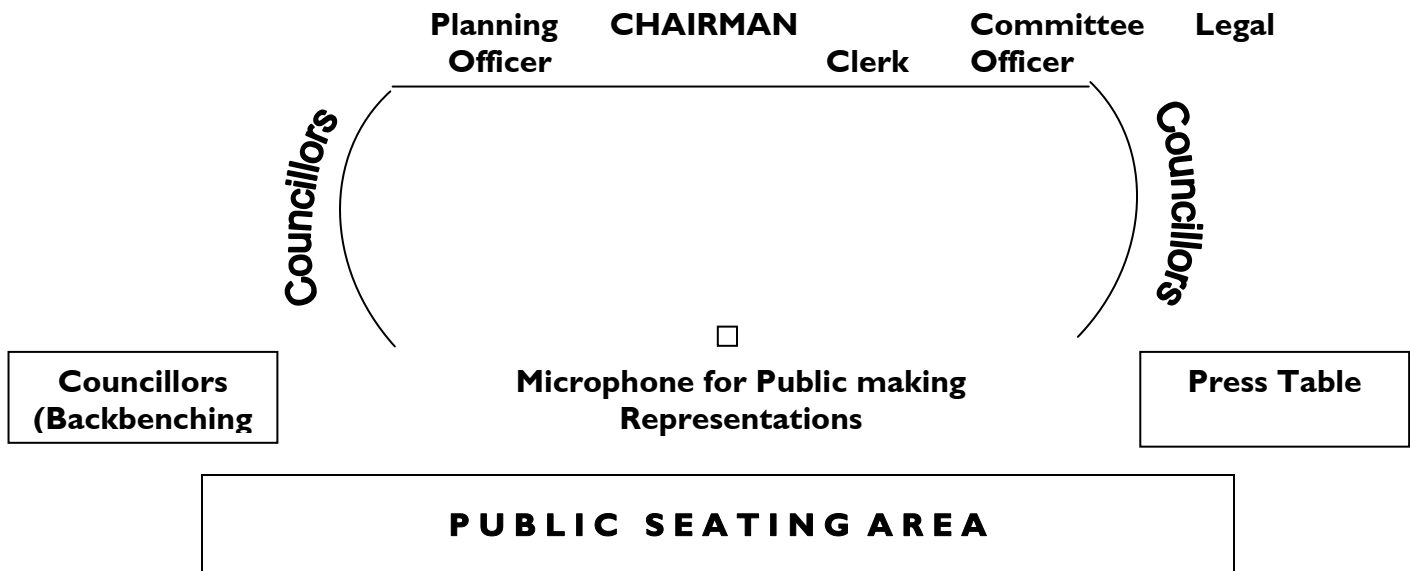
11. **Member Site Visits:**  
To arrange dates for Member site visits that have been agreed during the course of the meeting (if any).
12. **Any Other Urgent Business:**  
Which cannot otherwise be dealt with.

**AGENDA - PART II - NIL**

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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).***

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## REPORT OF PLANNING COMMITTEE

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### MEETING HELD ON 4 NOVEMBER 2009

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Chairman: \* Councillor Marilyn Ashton

Councillors: \* Don Billson \* Julia Merison  
\* Keith Ferry \* Jerry Miles  
\* Thaya Idaikkadar \* Joyce Nickolay  
\* Ashok Kulkarni (4)

\* Denotes Member present  
(4) Denote category of Reserve Members

#### **PART I - RECOMMENDATIONS - NIL**

#### **PART II - MINUTES**

77. **Attendance by Reserve Members:**

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

<u>Ordinary Member</u>	<u>Reserve Member</u>
Councillor Husain Akhtar	Councillor Ashok Kulkarni

78. **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>
Brian Gate	1/03 – The Vaughan Centre, Wilson Gardens, Harrow, HA1 4EA
Anjana Patel	1/03 – The Vaughan Centre, Wilson Gardens, Harrow, HA1 4EA
Paul Scott	1/06 and 1/07 – Copse Farm, Brookshill Drive, Harrow

79. **Declarations of Interest:**

Item 2/05 – 4 Aylwards Rise, Stanmore, HA7 3EH  
Councillor Marilyn Ashton declared a prejudicial interest as she had been involved with 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 this application).

80. **Minutes:**

**RESOLVED:** That the minutes of the meeting held on 14 October 2009 be taken as read and signed as a correct record.

81. **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.

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

**RESOLVED:** To note that there were no references.

83. **Representations on Planning Applications:**

**RESOLVED:** That in accordance with the provisions of Committee Procedure Rule 18 (Part 4B of the Constitution), representations be received in respect of item 2/10 on the list of planning applications.

84. **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) **ELIOT DRIVE, DRINKWATER ROAD & COLES CRESCENT, RAYNERS LANE ESTATE, HARROW, HA2 0TR (APPLICATION 1/01)**

Reference: P/1905/09/RH/MAJ – (Home Group). Construction of 135 Residential Dwellings as Part of the Rayners Lane Estate Regeneration Comprising 5 X 5 Bed Houses 27 X 4 Bed Houses 46 X 3 Bed Houses 41 X 2 Bed Flats and 16 X 1 Bed Flats; New Access Road Re-Aligned Footpaths Provision of 157 Car Parking Spaces.

**DECISION:** DEFERRED for a Member Site Visit.

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

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

Reference: P/2022/09/RH/MAJ – (Football First). Variation of Condition 18 (External Lighting) Pursuant to Planning Permission Ref: P/0002/07/CFU Dated 8 April 2008 From 'All Exterior Lighting Other Than Floodlighting Shall Be Extinguished on Any Day Not Later Than 22:30 Hours, Except Lighting Not More Than 1M Above the Finished Road or Car Park Level That Shall Be Extinguished Not More Than 60 Minutes After The End of Any Match or Event to 'All Exterior Lighting Other Than Floodlighting Shall be Extinguished on Any Day Not Later Than 22:30 Hours, Except Lighting Not More Than 1M Above the Finished Road and Car Park Level That Shall be Extinguished Not More Than 60 Minutes After the End of Any Match or Event'.

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

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

(3) **THE VAUGHAN CENTRE, WILSON GARDENS, HARROW, HA1 4EA (APPLICATION 1/03)**

Reference: P/1733/09/SL/MAJ – (Twinlock Investment Ltd). Construction of Part Two / Part Three-Storey Development Comprising 13 No. X Two Bedroom Flats, Landscaping, Refuse, Cycle Storage and Parking.

The Committee received representations from two Members which were noted.

An officer provided an explanation of the site to the Committee and highlighted that initially the elevations had been considered too bulky. As a consequence the plans had been revised to reflect the design and elevations of the street scene. As part of the application, a Section 106 contribution had been proposed which would see a contribution of approximately £80,000 to various heads of terms as set out in the report and addendum.

During the discussion on this item, Members raised a number of queries, which officers responded to as follows:



- There was a lot of discussion regarding a proposed Controlled Parking Zone (CPZ) in the area in question. The concern that any decision by the Committee would set a precedent for any decision on the CPZ was unfounded. The planning application was a separate matter. The Heads of Terms for the proposed scheme provided that those persons residing in the proposed development would be ineligible for resident parking permits in the event that a Controlled Parking Zone was implemented in the area.
- A decision on the application was not premature ahead of a decision on the CPZ. A determination of the planning application did not have a prejudicial outcome on the CPZ, as the making of a CPZ was subject to a distinctly separate regulatory regime involving a process of consulting residents.
- The applicant had proposed car parking arrangements within the development. This amounted to 13 in total.
- The application design had been amended. Consultation had taken place on the revised design as outlined in the addendum.
- Any overlooking would be within normal and acceptable parameters as is typical in such a locality and therefore would not be detrimental.

The Chairman emphasised that each application had to be judged on its own merits. This Committee was only concerned with the Planning merits of the application. Issues relating to any proposed Controlled Parking Zone within the area were a matter for the Traffic and Road Safety Advisory Panel. Planning and the making of a CPZ were two separate regimes. Accordingly it was not premature to determine a planning application pending a decision on whether or not a CPZ would be implemented in the future.

**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*

**(4) PARK HIGH SCHOOL, THISTLECROFT GARDENS, STANMORE, HA7 1PZ (APPLICATION 1/04)**

Reference: P/2161/09/SL/MAJ – (London Borough of Harrow). Two-Storey Temporary Building to Provide 9 Classrooms and Ancillary Accommodation, Single Storey Detached Building to Provide Sports Changing Accommodation and New Sub Station.

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

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

**(5) NOWER HILL HIGH SCHOOL, PINNER ROAD, HARROW, HA5 5RP (APPLICATION 1/05)**

Reference: P/2156/09/SL/MAJ – (London Borough of Harrow). 2No. X Two Storey Temporary Modular Buildings to Provide Classrooms as Part of Harrow's Year 7 Transfer Programme and Single Storey Extension to the Dining Room.

An officer reported that the application was considered not to have a detrimental effect on residential amenity.

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

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

**(6) COPSE FARM, BROOKSHILL DRIVE, HARROW (APPLICATION 1/06)**

Reference: P/1429/09/DC3/MAJ – (Stephen Wax). Demolition of all Existing Non-Locally Listed Buildings; Erection of Two Storey Dwelling House at Copse Farm; Part Redevelopment of Brookshill Farm Courtyard Including Demolition of Locally Listed Stable and Farm Office Buildings and Replacement with Four Additional Staff Dwelling Houses; Retention and Restoration of Locally Listed Dwelling Houses (Copse Farm House, Dairy and Farm Cottages) and Locally Listed Barn and Hayloft; Erection and Alteration of Agricultural Buildings in Brookshill Farm Courtyard; Replacement of Locally Listed Stable Building in Copse Farm Courtyard; New Access Drive; Creation of Temporary Footpath; Erection of Tennis Pavilion; Associated Landscape Proposals.

The Committee received a representation from a Member which was noted.

An officer reported that the proposed development involved wholesale regeneration and redevelopment of 2 existing farm complexes within the Green Belt. The officer explained that Members of the Committee had been on a site visit and it was noted that development within the Green Belt was subject to policy considerations, which sought to guard against inappropriate development unless very special circumstances override the presumption against inappropriate development in the Green Belt. Within this proposal there were aspects of development which were considered appropriate and some considered inappropriate, when assessed against relevant policy. However officers considered that where certain parts of the proposed development were assessed to be inappropriate, there were very special circumstances to justify the departure from the policy. These very special circumstances included the refurbishment and partial development of the farm complexes and the removal of inappropriate buildings.

The officer explained that the proposed development would be subject to a Section 106 agreement to control the future use of the six residential units in the Brookshill Farm Complex. The officer also referred the Committee to the addendum, where a number of suggested changes had been proposed.

During the discussion on this item, Members raised a number of queries, which officers responded to as follows:

- The existing dwellings and type of lighting would ensure that glare from any outdoor lights and would be managed up to a point. Proposed condition 22 would also ensure that details of lighting of the tennis court would have to be approved in writing by the Local Planning Authority.
- The height of the lighting poles to tennis courts would ensure that there was no light spillage beyond relevant boundaries.
- Officers were satisfied that the energy systems proposed were possible and a condition addressing this issue had been proposed accordingly.
- Although views from neighbouring properties would be affected, it was considered that this would not be so harmful or have a dramatic effect.
- It was anticipated that there would be agricultural use on the site.
- The Council had a Section 106 monitoring officer, whose role it was to control compliance with Section 106 agreements.
- Officers had conducted an arboricultural survey of trees near the proposed buildings and the tree officer had indicated they had no concerns subject to conditions.

The Chairman commented that although there were disadvantages associated with the proposed development, there were very special circumstances in this case to justify supporting the proposal.

**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, referral to the Mayor of London and Government Office for London, and the conditions and informatives reported.

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

**(7) COPSE FARM, BROOKSHILL DRIVE, HARROW (APPLICATION 1/07)**

Reference: P/1430/09/DC3/MAJ – (Stephen Wax). Conservation Area consent: Demolition of all existing non-locally listed buildings and existing locally listed stable building at Copse Farm and Farm Office and Stable Buildings at Brookshill Farm (Copse Farm House, Dairy Cottage, Farm Cottage and Hayloft Retained).

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

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

**(8) 168 STATION ROAD, HARROW, HA1 2RH (APPLICATION 2/01)**

Reference: P/1713/09/LM/C – (William Hill Organisation Ltd). Change of Use of Shop (Class A1) to Betting Office (Class A2).

An officer explained that Policy EM17 set out a number of criteria that had to be met in order for a change of use from retail to non retail to be permitted. Officers believed that the proposed change of use was consistent with this policy.

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

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

**(9) 96 VANCOUVER ROAD, EDGWARE, HA8 5DF (APPLICATION 2/02)**

Reference: P/1286/09/ML1 - (Mr E Seliger). Single and Two Storey Side Extension; Conversion to Two Flats; Widening of Vehicular Access.

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

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

**(10) ROOKS HEATH HIGH SCHOOL, EASTCOTE LANE, HA2 9AG (APPLICATION 2/03)**

Reference: P/2158/09/SM/W – (Harrow Council). Two Temporary Single Storey Modular Buildings (Total Internal Floor Area of 297 Cubic Metres).

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

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

**(11) 16B COLLEGE ROAD, HARROW, HA1 1BE (APPLICATION 2/04)**

Reference: P/1639/09/HG/W – (Mr Erdogan Dagdelen). Change of Use From Nightclub / Restaurant (Use Classes D2/A3) to Restaurant / Takeaway (Use Classes A3/A5).

An officer reported that there had been objections raised to the application. However officers believed that the application overcame these objections. In response to a question by the Chairman, the officer confirmed that most of the objectors lived in the locality of the proposed development.

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

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

**(12) 4 AYLWARDS RISE, STANMORE, HA7 3EH (APPLICATION 2/05)**

Reference: P/1664/09/ML1 – (Dr Abhay Shah). Installation of Two Brick Pillars at Entrance to Driveway, Involving Removal of Existing Gate Post and Brick Pier.

The Vice Chairman took the Chair for the consideration of this application.

An officer provided an outline of the application and suggested that Condition 2 should be amended.

**DECISION:** GRANTED permission for the development described in the application and submitted plans, subject to the conditions and informatives reported and an amendment to Condition 2 to read:

Notwithstanding the provisions of Class A to Part 2 of Schedule 2 of the Town and Country Planning General Permitted Development Order 1995 (or any Order revoking and re-enacting that Order) no gates shall be fixed to the structures hereby approved.

REASON: In the interests of the character and appearance of the area and to ensure the free flow of traffic and highway safety in Aylwards Rise.

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

**(13) CANONS HIGH SCHOOL, SHALDON ROAD, EDGWARE, HA8 7NT (APPLICATION 2/06)**

Reference: P/2162/09/FOD/E – (Mr Simon Bird). Two Single Storey Temporary Buildings to Provide Classroom and Dance Studio with Ancillary Accommodation (3 Years), Two Single Storey extensions to Dining Hall.

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

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

**(14) CEDARS HALL, CHICHELEY ROAD, HARROW, HA3 6QL (APPLICATION 2/07)**

Reference: P/1829/09/LM/C – (Kids Can Achieve). Change of Use from Community Centre (Class D2 use) to Centre for Child / Family Support and Community Facilities (Class D1 / D2 Use); Single Storey Side Extension; Side Canopy; Insertion of Mezzanine Floor; Part Replacement of Perimeter Fence with 2.4M High Fence and Gates; Off Street Vehicle, Motorcycle and Bicycle Parking.

The Committee received a representation from a Member which was noted.

An officer explained that the application involved a change of use from a community centre to a mixed use providing family and community facilities. The property was currently in a state of disrepair and no objections had been raised.

The Chairman commented that the proposal involved a good design and was well presented.

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

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

**(15) LAND AT REAR OF 176 – 182 HARROW VIEW, HARROW, ADJACENT TO NO.2 BOLTON ROAD (APPLICATION 2/08)**

Reference: P/1324/09/GL/C – (Mr Aalok Soni). Retention of Two Storey Houses with Accommodation in Roofspace; Access and Parking (Amendment to Previously Approved Application P/2759/07/DFU).

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

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

**(16) UNIT 3, BALLARDS MEWS, HIGH STREET, EDGWARE, HA8 7BZ (APPLICATION 2/09)**

Reference: P/4099/08/ML/E – (Peter Rudge). Two External Flues / Ducts on Southern Roofslope of Spray Shop Building (Revised).

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

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

**(17) 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.

The Committee received representations from an objector, Mr Abe Hayeem and the applicant's agent, which were noted.

An officer explained that a previous application on this site had been refused. Upon an appeal, the Planning Inspector had dismissed it. However in dismissing the appeal, the Planning Inspector had only found fault with the scale of the extensions. In light of this, the revised proposal was considered to overcome the concerns of the Planning Inspector.

In response to questions from Members of the Committee, the officer confirmed that the cat slide roof was 2.3 metres closer to the park and that 4 car parking spaces had been provided at the front of the property.

The Chairman explained that the Planning Inspector's considerations carried significant weight. However the current proposal had involved redesigning the house with a cat slide roof 2.3 metres closer towards the park. This had created more scale to the development and would impact upon the openness of the park. It was critical that the proposal should preserve and enhance the character and appearance of the adjacent Canons Park Estate Conservation Area.

**DECISION:** REFUSE permission for the development described in the application and submitted plans, for the following reason:

The proposed extensions, by reason of scale, unsatisfactory and incongruous design and prominent siting would have a detrimental impact on the character of and appearance of the openness and character of the adjacent Historic Park and Metropolitan Open Land, would fail to preserve or enhance the character and appearance of the neighbouring Canons Park Estate Conservation Area, contrary to policies D4, D12, D15, D18 and EP43 of the HUDP (2004).

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

*Councillors Marilyn Ashton, Don Billson, Thaya Idaikkadar, Ashok Kulkarni, Julia Merison, Jerry Miles and Joyce Nickolay as having voted for the decision to refuse the application.*

*Councillor Keith Ferry as having voted against the decision to refuse the application.*

**(18) 28 – 36 SHAFTESBURY CIRCLE, SOUTH HARROW, HA2 0AT (APPLICATION 2/11)**

Reference: P/1718/09/HG/W – (Tesco Stores Ltd). Proposed Externally Illuminated Double Sided Totem Sign at South East Corner Fronting Shaftesbury Avenue; Retention of Four Non-Illuminated Vehicle Entrance / Exit Signs and Three Non-Illuminated Signs Within the Car Park.

An officer reported that the site had been previously granted permission for an A1 use in 2008 which was in operation. A large advertisement sign proposed for the main flank wall of the building had been deleted from the application at the request of officers. Objections had been raised on the proposals, but the majority of these objections were not material planning considerations.

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

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

**(19) 28 – 36 SHAFTESBURY CIRCLE, SOUTH HARROW, HA2 0AT (APPLICATION 2/12)**

Reference: P/1721/09/HG/W – (Tesco Stores Ltd). Installation of Cash Machine (ATM) on Front Elevation.

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

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

**(20) 28 – 36 SHAFTESBURY CIRCLE, SOUTH HARROW, HA2 0AT (APPLICATION 2/13)**

Reference: P/1719/09/HG/W – (Tesco Stores Ltd). Internally Illuminated Fascia Signs on the Front and Rear Elevations and Internally Illuminated Projecting Sign on the Front Elevation.

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

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

**(21) 28 – 36 SHAFTESBURY CIRCLE, SOUTH HARROW, HA2 0AT (APPLICATION 2/14)**

Reference: P/1722/09/HG/W – (Tesco Stores Ltd). Retention of Two Shopfronts on the Front and Rear Elevations and External Alterations to the Rear Elevation.

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

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

**(22) 28 – 36 SHAFTESBURY CIRCLE, SOUTH HARROW, HA2 0AT (APPLICATION 2/15)**

Reference: P/1723/09/HG/W – (Tesco Stores Ltd). Retention of Installation of 7 Illuminated Bollards Adjacent to Southern Site Boundary; A Combination of 7



Drop Down and Fixed Bollards Fronting Shaftesbury Avenue and 6 Bollards Along the Rear of the Building.

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

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

**(23) 28 – 36 SHAFTESBURY CIRCLE, SOUTH HARROW, HA2 0AT (APPLICATION 2/16)**

Reference: P/1724/09/HG/W – (Tesco Stores Ltd). Retention of Installation of Plant Equipment and a Close Board Timber Screen to the Rear.

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

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

**(24) BENTLEY WOOD HIGH SCHOOL, BINYON CRESCENT, STANMORE, HA7 3NA (APPLICATION 2/17)**

Reference: P/2517/09/OS/E – (Mr Simon Bird). Single Storey Temporary Building to Provide 3 Classrooms (3 Years).

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

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

**(25) 84 STANMORE HILL, STANMORE, HA7 3BU (APPLICATION 3/01)**

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

An officer reported that Members of the Committee had conducted a site visit for this application. The proposal involved the construction of an additional floor to provide a fourth storey. The officer drew the Committee's attention to the previous reasons for refusal on a previous application for development. Having assessed the new proposal, officers believed that the previous reasons for refusal were still valid. Officers were further concerned about the proposal having a detrimental effect in terms of overlooking.

The Chairman commented that, in her view, she did not believe the application had a detrimental effect on views from the Conservation Area. Although views from the front of the development had been improved, the views from the back were slightly worse than previously proposed. The stairwell and window would also cause an unreasonable amount of overlooking.

**DECISION:** REFUSE permission for the development described in the application and submitted plans, for the reasons reported and an amendment to reason 1 to read:

The proposed third floor by reason of its height, scale and bulk, would result in a visually obtrusive and incongruous form of development to the rear, which would be detrimental to the host property, the attached property and would detract from the character of the Green Belt and the Harrow Weald Ridge Area of Special Character, contrary to the provisions of PPG2, London Plan Policy 3D.8 and policies EP31, EP32, EP34 and D4 of the Harrow Unitary Development Plan (2004) and Supplementary Planning Guidance – Extensions: A Householders Guide (2008).

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

**(26) 58 TINTERN WAY, HARROW, HA2 0SA (APPLICATION 3/02)**

Reference: P/1447/09/SM/W – (Mrs Bina Thakrar). One Illuminated Sign in the Front Window and One Non-Illuminated Banner Sign Above Front Window of Semi Detached Dwellinghouse for Home Beauty Business.

**DECISION:** REFUSE permission for the development described in the application and submitted plans, for the reason reported

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

**(27) CHESTERFIELD HOUSE, 9 PARK LANE, WEMBLEY, HA9 7RH (APPLICATION 4/01)**

Reference: P/2008/09 – (London Borough of Brent). Consultation from Neighbouring Borough: Demolition of Existing Building and Erection of A 29 Storey Building Comprising Leisure Facilities Including Swimming Pool (Use Class D2) and Vehicular / Cycle Parking at Basement Levels, Restaurants and Cafes (Use Class A3) and Retail (Use Class A1) at Ground Floor Level, Restaurant (Use Class A3) and Office Space (Use Class B1) at First Floor Level, 815 Hotel Rooms (Use Class C1) at Upper Floor Levels, Green Roofs and Amenity Terraces at Roof Level and Associated Landscaping to Site.

The Committee expressed its concern on the proposed development and the effect it would have on views, from different vantage points, from Harrow to Wembley Stadium.

**DECISION:** INFORM the London Borough of Brent that Harrow Council raises an objection to this application and that authority be delegated to the Divisional Director, Planning, in consultation with the Chairman and Nominated Member to write to the Mayor of London expressing the Committee's concern at the proposed development.

**85. Member Site Visits:**

**RESOLVED:** That a Member Site Visit take place on Saturday 21 November 2009 at 9.30 am to the following site:

- Eliot Drive, Drinkwater Road and Coles Crescent, Rayners Lane Estate, Harrow, HA2 0TR.

(Note: The meeting, having commenced at 6.30 pm, closed at 9.35 pm).

(Signed) COUNCILLOR MARILYN ASHTON  
Chairman