

Planning Committee

Minutes

16 November 2022

Present:

Chair: Councillor Marilyn Ashton

Councillors: Peymana Assad Salim Chowdhury
Christopher Baxter Nitin Parekh
Simon Brown Zak Wagman

Apologies received: Ghazanfar Ali

99. Attendance by Reserve Members

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

Ordinary Member

Reserve Member

Councillor Ghazanfar Ali

Councillor Simon Brown

100. Right of Members to Speak

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

101. Declarations of Interest

RESOLVED: To note that there were none.

102. Minutes

Councillor Nitin Parekh advised that he had declared a pecuniary interest at the last meeting on 28 September 2022. This was, inadvertently, recorded as

a non-pecuniary interest. The pecuniary declaration related to agenda item Agenda Item 15 on Proposed Article 4 Direction – Canons Park Conservation Area – Outcomes of Consultation.

RESOLVED: That, subject to the above correction, the minutes of the meeting held on 28 September 2022 be taken as read and signed as a correct record.

103. Public Questions

RESOLVED: To note that no public questions were received.

104. Petitions

RESOLVED: To note that there were none.

105. Deputations

RESOLVED: To note that there were none.

106. References from Council and other Committees/Panels

RESOLVED: To note that there were none.

107. Addendum

RESOLVED: To accept the Addendum, and Supplemental Addendum.

108. Representations on Planning Applications

RESOLVED: That in accordance with the provisions of Committee Procedure Rule 29 (Part 4B of the Constitution), representations be received in respect of item 2/01 on the list of planning applications.

Resolved Items

109. 2/01, Oakleigh House Nursing Home, 10 Oakleigh Road, P/2123/22

PROPOSAL: redevelopment to provide two storey building with habitable roof space comprising of eight flats (8 x 2 bed); proposed vehicle access; landscaping; bin and cycle stores (demolition of care home) (as amended by the Addendum, and Supplemental Addendum).

The Committee received representation from Christopher Fu (objector), and Simon Warner (agent for the applicant) who urged the Committee to refuse, and grant the application, respectively.

The Committee voted and resolved to accept officer recommendations.

RECOMMENDATION

The Committee was asked to:

- 1) agree the reasons for approval as set out in the report; and
- 2) grant planning permission subject to the conditions listed in Appendix 1 of the report.

DECISION: GRANT

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

110. 2/02, 22 The Avenue, Hatch End, P/4746/21

PROPOSAL: redevelopment to provide a two-storey building with habitable roof space comprising of eight flats (5 x 2 bed 4 person and 3 x 2 bed 3 person) parking; landscaping; modified vehicular access; bin & cycle stores (demolition of dwelling)(as amended by the Addendum).

The Committee voted and resolved to accept officer recommendations.

RECOMMENDATION

The Committee was asked to:

- 1) agree the reasons for approval as set out in the report; and
- 2) grant planning permission subject to the conditions listed in Appendix 1 of the report, as amended by the Supplemental Addendum.

DECISION: GRANT

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

111. 3/01, 1 Halsbury Close Stanmore, P/2596/22

PROPOSAL: Listed Building Consent - alterations and refurbishment of two first floor bathrooms and the ground floor w/c including alterations to original layout; removal of original features and introduction of extract fans and external waste pipe configuration.

Councillor Marilyn Ashton proposed granting the application for the following reason:

- 1) the Committee has had careful regard to the officer's report, and its duty to have special regard to preserving any features of special architectural or historic interest of the property, as well as to all the representations received from interested parties. On balance, it considers the proposed changes to the Listed Building do not amount to substantial harm sufficient to justify a refusal of Listed Building Consent.

The proposal was seconded by Councillor Zak Wagman, put to the vote and agreed.

Accordingly, Listed Building Consent is **GRANTED** subject to the conditions set out in Appendix C, as amended by the Supplemental Addendum published on 16 November 2022.

RECOMMENDATION (Overtaken by Motion above)

The Committee was asked to:

- 1) agree the reasons for refusal as set out in the report; and
- 2) refuse Listed Building Consent.

DECISION: GRANT

The Committee wished it to be recorded that the decision to grant the application was by majority of votes.

Councillors Ashton, Baxter, Chowdhury and Wagman voted to grant the application.

Councillors Brown and Parekh voted to refuse the application.

Councillor Assad abstained from voting.

The video/audio recording of this meeting can be found at the following link:

<https://www.harrow.gov.uk/virtualmeeting>

(Note: The meeting, having commenced at 6.30 pm, closed at 7.58 pm).

(Signed) Councillor Marilyn Ashton
Chair