

Planning Committee

Minutes

20 November 2024

Present:

Chair: Councillor Marilyn Ashton

Councillors: Christopher Baxter
Rashmi Kalu
Nitin Parekh

Samir Sumaria
Zak Wagman

In attendance Online (Councillors): Councillor Peymana Assad

Apologies received: Councillor Ghazanfar Ali

402. Attendance by Reserve Members

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

Ordinary Member

Reserve Member

Councillor Ghazanfar Ali

Councillor Rashmi Kalu

403. 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.

404. Declarations of Interest

RESOLVED: It was noted that there were no declarations of interest. However, the Chair provided the following clarification.

Agenda Item 12 - 2/02 43 Elm Park, HA7 4AU - PL/1871/24

The Chair stated that she had no declarations of interest but noted that the applicant at 43 Elm Park believed she was friendly with the objector. The Chair clarified that they were not personal friends, did not know each other well, and had no conflict of interest. She explained that, as a councillor in the ward for 25 years, it was common to know of residents without having a personal relationship. The Chair confirmed there was no interest to declare for this agenda item.

405. Minutes

RESOLVED: That the minutes of the meeting held on 24 October 2024 be taken as read and signed as a correct record.

406. Public Questions, Petitions and Deputations

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

407. References from Council and other Committees/Panels

RESOLVED: To note that there were none.

408. Addendum

Harrow Local Plan 2012-2024 (Regulation 19)

The Chief Planning Officer said that the addendum outlined sixty-three policies at Regulation 19 stage: fifty-nine carried moderate weight, three carried limited weight, and one carried substantial weight due to its similarity to an existing policy, DM1.

The Chair confirmed that a covering report and proper inclusion on the agenda would be prepared for the December committee, along with training for members to provide further clarity. The addendum was noted for this meeting, with further discussion planned for the 18 December Committee.

RESOLVED: To accept the Addendums.

Resolved Items

409. 1/01 The Kiln House, Common Rd, HA7 3JF - P/0992/23

PROPOSAL:

Single storey side to rear glazed link extension with excavation to create basement level; external alterations (demolition of ancillary building and drying shed).

RECOMMENDATION:

The Committee were 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 and subject to the resolution of the drainage strategy;
- 3) Delegate authority to the Chief Planning Officer in consultation with the Director of Legal and Governance Services for the completion of the Section 106 legal agreement and other enabling development and issue of the planning permission, subject to amendments to the conditions, including the insertion or deletion of condition as deemed fit and appropriate to the development or the amendments to the legal agreement as required. The Section 106 Agreement Heads of Terms would cover the following matters:
 - a. To secure public access to the Kiln four times per calendar year.

RECOMMENDATION B:

That if the Section 106 Agreement was not completed by 20th February 2025 (or such period as the Council may determine) of the date of the Committee decision on this application, then it was recommended to delegate the decision to REFUSE planning permission to the Chief Planning Officer on the grounds that:

The proposed development, in the absence of a Legal Agreement to provide appropriate public benefits that directly relate to the development, would fail to adequately ameliorate the impact of the development on the Green Belt and surrounding designated heritage assets. The proposal was therefore contrary to the National Planning Policy Framework (2023), policies HC1 C, G2, and DF1 of The London Plan (2021), Core Strategy (2012) policy CS1 and policies DM 1, DM 7, DM 16 and DM 50 of the Harrow Development Management Polices Local Plan and the Supplementary Planning Document: Planning Obligations (2013).

Councillor Peymana Assad left the meeting before the voting took place for item 1/01.

DECISION: GRANTED

The Committee wished it to be recorded that the decision to GRANT the application subject to conditions set out as per Recommendations A, B and the addendums was unanimous.

410. 2/01 The Kiln House, Common Rd, HA7 3JF - P/1019/23

PROPOSAL:

Listed Building Consent: Repair works to the grade II listed Kiln and to the curtilage listed buildings (garden wall, summer house, pergola and Kiln House), and to the curtilage listed Kiln House: single storey side to rear glazed link extension with excavation to create basement level external alterations and demolition of drying shed.

RECOMMENDATION:

The Committee were asked to:

- 1) Agree the reasons for approval as set out in the report, and
- 2) Grant Listed Building Consent subject to the conditions listed in Appendix 1 of the report:

DECISION: GRANTED

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

411. 2/02 43 Elm Park, HA7 4AU - PL/1871/24

PROPOSAL:

Single storey rear extension; external alterations (demolition of rear extension and conservatory)

RECOMMENDATION:

The Committee were 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: GRANTED

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

The 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 7.21 pm).

(Signed) Councillor Marilyn Ashton
Chair