

SECTION 1 – MAJOR APPLICATIONS

LIST NO:	1/01	APPLICATION NO:	P/2914/CFU
LOCATION:	Meeting Hall, 1 and 2 Collapit Close, Harrow		
APPLICANT:	Gillett Macleod Partnership for Mr and Mrs M Bradford		
PROPOSAL:	Redevelopment: Detached 3 storey building to provide 12 flats with access and parking		
DECISION:	DEFERRED at the request of the Committee to enable a Member site visit to take place before the application is considered.		
	[Notes: (1) Prior to discussing the above application, the Committee received representations from an objector, and the applicant's representative, which were noted. Following receipt of the representations, the Committee asked a number of questions of the objector and the applicant's representative;		
	(2) during discussion of the above application, the Committee indicated their desire to visit the site before making a decision on the application].		
	(See also Minute 892(ii)).		

LIST NO:	1/02	APPLICATION NO:	P/272/05/CFU
LOCATION:	Comfort Inn, 2-12 Northwick Park Road, 57 Gayton Road and Part of Rear of 2 Manor Road, Harrow		
APPLICANT:	Morrison Design Ltd for Comfort Inn		
PROPOSAL:	Part single/part 3 storey rear extension; 1/2 storey extension on site of 57 Gayton Road; revised car parking		
DECISION:	REFUSED permission for the development described in the application and submitted plans, for the reasons and informative reported.		

LIST NO:	1/03	APPLICATION NO:	P/3042/04/CFU
LOCATION:	Troy Industrial Estate, Elmgrove Road		
APPLICANT:	Curl La Tourelle Architects for Genesis Housing Group Ltd		
PROPOSAL:	Redevelopment: One 4 storey building and one 3 storey building to provide 49 flats, access, parking (resident permit restricted)		
DECISION:	Inform the applicant that:		
	(1) The proposal is acceptable subject to the completion of a legal agreement within one year (or such period as the Council may determine) of the date of the Committee decision on this application relating to:		
	(i) Prior to the commencement of development, submission to and approval by the Local Planning Authority of a scheme which:		
	(a) provides a minimum of 49 units of affordable housing (in the following tenure mix: 24 affordable rented flats, 25 shared ownership flats) in accordance with a scheme to be agreed with the Local Planning Authority (for future management by an RSL);		
	(b) ensures that the affordable housing units are available for occupation in accordance with a building and occupation programme to be submitted to and approved by the Local Planning Authority prior to the commencement of work on the site.		

All affordable housing units shall be provided in accordance with the definition of affordable housing set out in the 2004 Harrow Unitary Development Plan.

(ii) Developer shall fund all costs of public consultation, analysis, reporting and implementation of a possible extension to the local controlled parking zone, at any time within 3 years of full occupation of the development if, in the Council's opinion, a monitoring period shows unacceptable on-street parking, up to a maximum amount of £10,000 index linked.

(iii) Approval and implementation of a travel plan (to include an annual review) prior to occupation of the development.

(2) A formal decision notice, granting permission in accordance with the development described in the application and submitted plans, subject to the planning conditions and informatives reported, and the amended conditions detailed below, will be issued only upon the completion, by the applicant, of the aforementioned legal agreement:

Condition 2: add: (b) vehicular and pedestrian hard surfaces, including the turning area.

Condition 4: add after "local planning authority": This shall include details of appropriate measures to separate the pedestrian access path and the parking spaces.

SECTION 2 – OTHER APPLICATIONS RECOMMENDED FOR GRANT

LIST NO:	2/01	APPLICATION NO:	P/300/05/CFU
LOCATION:	Cherry Tree Cottage, The Beeches, Yew Tree Cottage, Old Church Lane, Stanmore		
APPLICANT:	CGMS Ltd for Laing Homes North Thames		
PROPOSAL:	Redevelopment to provide 7 flats in 2 linked 2 storey blocks with accommodation in roofspace, access and parking (resubmission)		
DECISION:	GRANTED permission in accordance with the development described in the application and submitted plans, subject to the conditions and informatives reported.		

[Notes: (1) During the discussion on the above item, it was moved and seconded that the application be refused for the following reasons:

- (i) The proposed development represents a loss of visual amenity to the detriment of the Old Church Lane Conservation Area which is directly opposite.
- (ii) The demolition of the three detached houses and replacement by flats would be detrimental to the character and harmony of this part of the street scene and would not preserve or enhance the character of the Conservation Area.

Upon being put to a vote, this was not carried;

(2) the substantive motion to grant the above application was carried upon the Chair having exercised her second and casting vote;

(3) Councillors Marilyn Ashton, Mrs Bath, Janet Cowan, Kara and Mrs Joyce Nickolay wished to be recorded as having voted for the decision to refuse the application].

LIST NO:	2/02	APPLICATION NO:	P/61/05/CFU
LOCATION:	Greenways, 633 Uxbridge Road, Hatch End		
APPLICANT:	Cound Webber Architects for Simner Ltd		

PROPOSAL: Redevelopment: Part 2/3 storey residential care home with staff accommodation and forecourt parking

DECISION: REFUSED permission for the development described in the application and submitted plans for the following reasons:

- (i) The proposal would be visually obtrusive and out of character in the street scene and would be incongruous and at odds with its surroundings.
- (ii) The modern design would be out of place in an area which is characterised by conventional style development and would result in a loss of visual amenity to the neighbouring residents and surrounding area.

[Notes: (1) During discussion on the above item, it was moved and seconded that the application be refused. Upon being put to a vote, this was carried;

(2) the Group Manager (Planning and Development) had recommended that the above application be granted].

LIST NO: 2/03 **APPLICATION NO:** P/1336/04/CCO

LOCATION: 4 Forward Drive, Harrow, Unit 4, Christchurch Industrial Estate

APPLICANT: Katies Kitchen

PROPOSAL: Retention of waste recycling facilities

DECISION: REFUSED permission for the development described in the application and submitted plans for the following reasons:

- (i) The proposal represents an irreconcilable loss of amenity to the neighbouring residents by reason of noise and disturbance arising from the use of the equipment which is an essential component for a recycling plant.
- (ii) The light pollution, caused by the long hours of use, and lack of landscaping within the site, gives rise to a loss of residential and visual amenity to the detriment of the quality of life for the neighbouring residents.

[Notes: (1) Prior to discussing the above application, the Committee received representations from an objector, and the applicant's representative, which were noted. Following receipt of the representations, the Committee asked a number of questions of the objector and the applicant's representative;

(2) during discussion on the above item, it was moved and seconded that the application be refused. Upon being put to a vote, this was carried unanimously;

(3) the Group Manager (Planning and Development) had recommended that the above application be granted].

LIST NO: 2/04 **APPLICATION NO:** P/586/05/CFU

LOCATION: Katies, Christchurch Industrial Centre, Forward Drive, Harrow

APPLICANT: Lancaster & Lodge Architects for Geest Properties Ltd

PROPOSAL: Single storey extensions to bakery building (KK1), air lock lobby, A/C units and acoustic fence to Herga Road boundary

DECISION: REFUSED permission for the development described in the application and submitted plans for the following reason:

- (i) The proposed 3m high acoustic fence, in the context of the existing boundary treatment and absence of landscaping, would by reason of excessive height be detrimental to the visual and residential amenities of neighbouring residents.

[Notes: (1) Prior to discussing the above application, the Committee received representations from an objector, and the applicant's representative, which were noted. Following receipt of the representations, the Committee asked a number of questions of the objector and the applicant's representative;

(2) during discussion on the above item, it was moved and seconded that the application be refused. Upon being put to a vote, this was carried unanimously;

(3) the Group Manager (Planning and Development) had recommended that the above application be granted].

LIST NO: 2/05 **APPLICATION NO:** P/2304/04/CFU
LOCATION: Kiln Garden Centre, 7 Common Road, Stanmore
APPLICANT: Bill Baxter for The Kiln Garden Centre
PROPOSAL: Provision of 220M of covered walkways, removal of polytunnel and area of hardsurfacing
DECISION: GRANTED permission in accordance with the development described in the application and submitted plans, subject to the conditions and informative reported.

LIST NO: 2/06 **APPLICATION NO:** P/259/05/CFU
LOCATION: North London Collegiate School, 90 Canons Drive, Edgware
APPLICANT: NVB Architects for The Governors
PROPOSAL: 4 single storey extensions to provide teaching and ancillary accommodation for First and Junior Schools
DECISION: GRANTED permission in accordance with the development described in the application and submitted plans, subject to the conditions and informatives reported, and the following additional informative:
Informative 7: The applicant is advised that, in granting this permission, the Development Control Committee expressed their particular concerns about additional traffic generation arising from the increase in pupil numbers, and will require a green travel plan in any future proposals that give rise to further increases in pupil numbers.
(See also Minute 879).

LIST NO: 2/07 **APPLICATION NO:** P/271/05/CFU
LOCATION: North London Collegiate School, 90 Canons Drive, Edgware
APPLICANT: NVB Architects for The Governors
PROPOSAL: Temporary building to accommodate 2 classrooms
DECISION: GRANTED permission in accordance with the development described in the application and submitted plans, subject to the conditions and informatives reported.
(See also Minute 879).

LIST NO: 2/08 **APPLICATION NO:** P/312/05/CVA
LOCATION: Unit 3 Chantry Place, Headstone Lane
APPLICANT: James Waterhouse – RPS PLC for Shurgard UK Properties Ltd
PROPOSAL: Variation of Condition 4 of P/971/03/CFU: Use of premises 07:00 to 20:00 hours Monday-Saturday and 09:00-18:00 hours Sundays and Bank Holidays
DECISION: GRANTED permission in accordance with the development described in the application and submitted plans, subject to the conditions and informative reported.

LIST NO: 2/09 **APPLICATION NO:** P/2536/04/COU
LOCATION: 224 High Road, Harrow Weald
APPLICANT: Kenneth W Reed & Associates for David Lockwood c/o Angela Hoy
PROPOSAL: Outline redevelopment: Detached 2 storey building to provide 6 flats with access and parking
DECISION: REFUSED permission for the development described in the application and submitted plans, for the reason and informative reported.

LIST NO: 2/10 **APPLICATION NO:** P/553/05/CLA
LOCATION: Grange First and Middle School, Welbeck Road
APPLICANT: Building & Design Services for Education Department
PROPOSAL: Removal of 3 mobile classroom buildings, side extension for 6 classrooms, nursery, ancillary accommodation and covered walkway
DECISION: GRANTED permission in accordance with the development described in the application and submitted plans, subject to the conditions and informatives reported.

LIST NO: 2/11 **APPLICATION NO:** P/1981/04/CFU
LOCATION: The Bell House, 2 Julian Hill, Harrow
APPLICANT: Mr A Terroni for Mrs Judge
PROPOSAL: Renovation and conversion of derelict outbuilding, including single storey side extension, to create an additional dwellinghouse
DECISION: DEFERRED at the request of the Committee to enable a Member site visit to take place before the application is considered.

(See also Minute 892(ii)).

LIST NO: 2/12 **APPLICATION NO:** P/3175/04/CFU
LOCATION: Harrow School Sports Track, 20 Football Lane, Harrow
APPLICANT: Kenneth W Reed & Assocs. For Keepers/Governors Harrow School
PROPOSAL: Scorers hut for athletics track
DECISION: GRANTED permission in accordance with the development described in the application and submitted plans, subject to the conditions and informatives reported.

LIST NO: 2/13 **APPLICATION NO:** P/167/05/CRE
LOCATION: Woolmer House, 3 Priory Close, Stanmore
APPLICANT: DLA Town & Planning Ltd
PROPOSAL: Renewal of permission EAST/354/00/FUL: Detached garage block with accommodation at first floor roof level
DECISION: WITHDRAWN by the applicant.

LIST NO: 2/14 **APPLICATION NO:** P/3222/04/DFU
LOCATION: 16 Barrow Point Avenue, Pinner
APPLICANT: E Hannigan for Mr and Mrs McKenna
PROPOSAL: Single and first floor rear extension/rear dormer
DECISION: (1) GRANTED permission in accordance with the development described in the application and submitted plans, subject to the conditions and informatives reported.
(2) That officers be instructed to write to the owners of No. 18 Barrow Point Avenue to advise that a re-submission of the previously refused application would be likely to be favourably considered.
[Note: (1) Upon being put to a vote, the substantive motion to grant the above application was carried;
(2) Councillors Marilyn Ashton, Mrs Bath, Janet Cowan, Kara and Mrs Joyce Nickolay wished to be recorded as having abstained from the vote to grant the application].

LIST NO: 2/15 **APPLICATION NO:** P/1823/04/DFU
LOCATION: 26 Clamp Hill, Stanmore, Honeysuckle House (Wynden)
APPLICANT: Paul Lambert for R J and S M Whelan
PROPOSAL: Two story front and single storey side extensions
DECISION: GRANTED permission in accordance with the development described in the application and submitted plans, subject to the conditions and informatives reported.

LIST NO: 2/16 **APPLICATION NO:** P/206/05/CFU
LOCATION: Grimsdyke Hotel, 24 Old Redding, Harrow Weald
APPLICANT: Farrell & Co for Grimsdyke Hotel
PROPOSAL: Installation of freestanding gas tank and timber enclosure
DECISION: GRANTED permission in accordance with the development described in the application and submitted plans, subject to the conditions and informatives reported.

LIST NO: 2/17 **APPLICATION NO:** P/3018/04/DVA
LOCATION: Macdonald's Restaurant, 22-24 High Street, Wealdstone
APPLICANT: Planware Ltd
PROPOSAL: Amended variation of Conditions 6 and 7 of LBH/27229 to allow opening between 06:00 and 24:00, 7 days a week

DECISION: GRANTED permission in accordance with the development described in the application and submitted plans, subject to the informative reported.

LIST NO: 2/18 **APPLICATION NO:** P/1734/03/DFU

LOCATION: Land R/O 613 Kenton Lane, Harrow

APPLICANT: David Barnard for C Moriarty

PROPOSAL: Retention of storage building

DECISION: DEFERRED at the request of the Committee to enable a Member site visit to take place before the application is considered.

(See also Minute 892(ii)).

LIST NO: 2/19 **APPLICATION NO:** P/258/05/CFU

LOCATION: Weatheroak, 43 The Common, Stanmore

APPLICANT: Kenneth W Reed & Assocs. for Mr & Mrs A Jaye

PROPOSAL: Single storey side extension, front porch, replace summer house with detached pool building

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

LIST NO: 2/20 **APPLICATION NO:** P/536/05/CFU

LOCATION: Brouings, 23 Warren Lane, Stanmore

APPLICANT: Tony Welch Associates for Mr and Mrs Welch

PROPOSAL: First floor rear extension

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

LIST NO: 2/21 **APPLICATION NO:** P/719/04/DFU

LOCATION: 8 Kenton Road, Kenton

APPLICANT: RKA for Mr V Palasuntheram

PROPOSAL: Change of use from guest house to five self-contained flats

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

LIST NO: 2/22 **APPLICATION NO:** P/3303/04/CFU

LOCATION: 8 Spring Lake, Stanmore

APPLICANT: Melville Seth-Ward & Partners for Mr and Mrs A Merchant

PROPOSAL: Detached building in rear garden

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

LIST NO: 2/23 **APPLICATION NO:** P/1833/04/CFU
LOCATION: 107 The Common, Stanmore
APPLICANT: E Hannigan for Mr Graham
PROPOSAL: Part single/part two storey side to rear extension
DECISION: GRANTED permission in accordance with the development described in the application and submitted plans, subject to the conditions and informatives reported.

LIST NO: 2/24 **APPLICATION NO:** P/571/05/CFU
LOCATION: Children & Adolescent Unit, Royal National Orthopaedic Hospital, Brockley Hill, Stanmore
APPLICANT: AHP Architects & Surveyors Ltd for RNOH NHS Trust
PROPOSAL: Single storey extension to adolescent unit
DECISION: GRANTED permission in accordance with the development described in the application and submitted plans, subject to the conditions and informatives reported, and the following additional informative:
Informative 3: The applicant is requested to ensure that, in implementing this permission, the works do not disturb or destroy bats or their habitats.

LIST NO: 2/25 **APPLICATION NO:** P/389/05/CFU
LOCATION: 8 Village Way, Pinner
APPLICANT: M P Associates for 3 Continents Ltd
PROPOSAL: Detached part single, part two and three storey building to provide 15 business units (Class B1) (revised)
DECISION: GRANTED permission in accordance with the development described in the application and submitted plans, subject to the conditions and informatives reported.

[Note: Prior to discussing the above application, the Committee received representations from an objector, and the applicant's representative, which were noted. Following receipt of the representation, the Committee asked a number of questions of the objector and the applicant's representative].
(See also Minute 879).

LIST NO: 2/26 **APPLICATION NO:** P/3259/04/DFU
LOCATION: 198 and 200 Whitchurch Lane, Edgware
APPLICANT: ADA Architecture for Mr Laurence Seeff
PROPOSAL: Single and two storey side and rear extension and rear dormer to both houses; conversion into four self-contained flats
DECISION: GRANTED permission in accordance with the development described in the application and submitted plans, subject to the conditions and informatives reported.

[Notes: (1) During the discussion on the above item, it was moved and seconded that the application be refused for the following reasons:

- (i) The proposal represents an overdevelopment of the site by reason of size and scale, to the detriment of the residential amenities of the neighbouring properties.

- (ii) The increased activity that would result from such an intensive use of the properties would be detrimental to the amenities of the surrounding properties, particularly in respect of the garden being divided into four areas, increasing the level of disturbance to the neighbouring residents.

Upon being put to a vote, this was not carried;

(2) the substantive motion to grant the above application was carried upon the Chair having exercised her second and casting vote;

(3) Councillors Marilyn Ashton, Mrs Bath, Janet Cowan, Kara and Mrs Joyce Nickolay wished to be recorded as having voted for the decision to refuse the application].

LIST NO: 2/27 **APPLICATION NO:** P/1819/04/CFU
LOCATION: Little Heathfield, 23 Heathbourne Road, Stanmore
APPLICANT: Howard Fairbrian & Partners for Mrs S Waldorf
PROPOSAL: Demolition of existing storage building and replacement with a single building for storage use with parking and turning space
DECISION: GRANTED permission in accordance with the development described in the application and submitted plans, subject to the conditions and informatives reported.
(See also Minute 879).

LIST NO: 2/28 **APPLICATION NO:** P/140/05/DFU
LOCATION: 87 Kenton Lane, Harrow
APPLICANT: Mr P Sarkari
PROPOSAL: Two storey side to rear and single storey rear extensions, rear dormer, conversion of house to two flats
DECISION: REFUSED permission for the development described in the application and submitted plans for the following reasons:
(i) The proposal is situated outside a bus stop and offers only one parking space on the forecourt. This parking space is intended to service two dwellings with an additional 4 bedrooms overall. This will give rise to overspill parking to the detriment of highway safety and free flow of traffic.
(ii) The proposal represents an overintensification of the property to the detriment of the neighbouring residents and will give rise to increased activity generated by the size and scale of the development.
[Notes: (1) During discussion on the above item, it was moved and seconded that the application be refused. Upon being put to a vote, this was carried;
(2) the Group Manager (Planning and Development) had recommended that the above application be granted].

SECTION 3 – OTHER APPLICATIONS RECOMMENDED FOR REFUSAL

LIST NO: 3/01 **APPLICATION NO:** P/581/05/CVA
LOCATION: Anmer Lodge, 2 Coverdale Close, Stanmore
APPLICANT: Novas-Ouvertures Group Ltd
PROPOSAL: Removal of Condition 2 of Permission P/2598/03/CVA which requires 8 replacement trees to be planted
DECISION: REFUSED permission for the variation described in the application and submitted plans, for the reason and informative reported.

LIST NO: 3/02 **APPLICATION NO:** P/318/05/DFU
LOCATION: 468 Honeypot Lane, Stanmore
APPLICANT: Mr and Mrs J Vara and Mr P Vara
PROPOSAL: Single storey side extension
DECISION: REFUSED permission for the development described in the application and submitted plans, for the reason and informative reported.

LIST NO: 3/03 **APPLICATION NO:** P/423/05/DVA
LOCATION: Car Deals, 201/203 Headstone Lane, Harrow Weald
APPLICANT: Geoffrey Searle for Mr R Thakrar c/o Car Deals
PROPOSAL: Removal of Condition 7 and variation of Condition 17 – Planning Permission WEST/138/97/CON
DECISION: REFUSED permission for the variation described in the application and submitted plans, for the reason and informative reported.

SECTION 4 – CONSULTATIONS FROM NEIGHBOURING AUTHORITIES

LIST NO: 4/01 **APPLICATION NO:** P/381/05/CNA
LOCATION: Budgens Stores Ltd, Stonefield Way, Ruislip
APPLICANT: London Borough of Hillingdon
PROPOSAL: Consultation: Construction of 6 units for B1 (Light Industry), B2 (General Industry) and/or B8 (Storage) uses. 1 unit for car sales/servicing, 1 unit for builders merchants, 7 units for B1, B2, B8 and ancillary showroom
DECISION: RAISED NO OBJECTIONS to the development set out in the application and submitted plans, as amended in the Addendum, subject to regard being had to the informative reported.