

**SECTION 1 – MAJOR APPLICATIONS**

<b>LIST NO:</b>	1/01	<b>APPLICATION NO:</b>	P/1108/05/CFU
<b>LOCATION:</b>	The Timber Carriage Public House, 19 Northolt Road, South Harrow		
<b>APPLICANT:</b>	Graham Seabrook Partnership for Clam-Worthy Holdings Ltd		
<b>PROPOSAL:</b>	Redevelopment: Detached 4 Storey Building with Basement Parking to Provide 21 Flats (6 as Affordable Housing).		
<b>DECISION:</b>	INFORM the applicant that:		
	(1) The proposal is acceptable subject to the completion of a legal agreement within 12 months (or such period as the Council may determine) of the date of the Committee decision on the application relating to:		
	(a) the submission and approval by the Local Planning Authority of an affordable housing scheme to provide 6 units spread throughout the building as shared ownership/key worker housing. The scheme shall include a nomination agreement with the Council.		
	(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 deposit version of the replacement Harrow UDP.		
	(2) A formal decision notice, subject to the planning conditions reported, will be issued only upon completion of the aforementioned legal agreement.		

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<b>LIST NO:</b>	1/02	<b>APPLICATION NO:</b>	P/1023/05/CRE
<b>LOCATION:</b>	Eastern Part Former Government Buildings, Honeypot Lane, Stanmore		
<b>APPLICANT:</b>	PRP Architects for Dominion Housing Group		
<b>PROPOSAL:</b>	Renewal of Permission E/1061/99/OUT to allow Submission of Affordable Housing Reserved Matters by 29 June 07.		
<b>DECISION:</b>	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 condition:		
	<u>Condition 3:</u> The development shall not be begun until an affordable housing scheme has been submitted to, and approved by, the Local Planning Authority. The scheme shall include a minimum of 50% of shared ownership/key worker housing, unless otherwise agreed by the Local Planning Authority. The scheme shall also include a nomination agreement with the Council.		
	[REASON: To ensure provision for appropriate affordable housing].		

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<b>LIST NO:</b>	1/03	<b>APPLICATION NO:</b>	P/995/05/COU
<b>LOCATION:</b>	Land R/O 25-28 Belmont Circle & 13-25 Bellamy Drive, Stanmore		
<b>APPLICANT:</b>	Triad Planning & Design Ltd for Mr E Ryan		
<b>PROPOSAL:</b>	Outline: Redevelopment: Detached 2 Storey Building to Provide 10 Flats and 2 Houses with Car Parking.		

**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 will give rise to additional vehicular generation onto Weston Drive to the detriment of the free flow and safety of traffic and access to the site of emergency vehicles.
- (ii) The proposal represents an overdevelopment and would be detrimental to visual amenities of the surrounding area, to the detriment of the character of the area.

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

(2) the substantive motion to grant the above application was carried;

(3) Councillors Bluston, Choudhury, Idaikkadar, Miles and Anne Whitehead wished to be recorded as having voted for the decision to grant the application;

(3) Councillors Marilyn Ashton, Mrs Bath, Billson, Kara and Mrs Joyce Nickolay wished to be recorded as having voted against the decision to grant the application].

**LIST NO:** 1/04                      **APPLICATION NO:** P/854/05/CFU  
**LOCATION:** Land R/O 481/493 & 507 Uxbridge Road, Hatch End  
**APPLICANT:** BWC Partnership for Pauldon Developments Ltd  
**PROPOSAL:** Demolition of Existing Buildings, Development of 3-6 Storey Building to Provide 25 Flats, Basement Parking.  
**DECISION:** REFUSED permission for the development described in the application and submitted plans, for the reasons and informative reported.

**LIST NO:** 1/05                      **APPLICATION NO:** P/797/05/CFU  
**LOCATION:** 21-28/31-40 Canons Park Close, Donnefield Avenue, Edgware  
**APPLICANT:** David Kann Associates for Ember Homes Ltd  
**PROPOSAL:** Additional Floor on Building to Provide 8 Flats, 2 x 3 Storey Detached Houses, Removal of Garages, Parking Area in Front Garden.  
**DECISION:** REFUSED permission for the development described in the application and submitted plans, for the reasons and informative reported.

#### **SECTION 2 – OTHER APPLICATIONS RECOMMENDED FOR GRANT**

**LIST NO:** 2/01                      **APPLICATION NO:** P/430/05/DFU  
**LOCATION:** Land R/O 2, 4 & 6 Uppingham Avenue, Stanmore  
**APPLICANT:** PHD Chartered Town Planners for Henry Homes PLC  
**PROPOSAL:** Two Storey Detached House Fronting Streatfield Road with Forecourt Parking (Revised).  
**DECISION:** REFUSED permission for the development described in the application and submitted plans for the following reasons:

- (i) There is a limited amount of amenity space, which will be detrimental to the amenities of future occupiers due to the size of the site in proportion to the size of the property.

- (ii) The proposal will give rise to overlooking to the detriment of the amenities of the adjacent properties.

[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;

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

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<b>LIST NO:</b>	2/02	<b>APPLICATION NO:</b>	P/761/05/CFU
<b>LOCATION:</b>	Rima, 4 Priory Close, Stanmore		
<b>APPLICANT:</b>	Ochard Associates for Mr & Mrs Poojara		
<b>PROPOSAL:</b>	Provision of 2 Pairs of Entrance Gates with Brick Piers.		
<b>DECISION:</b>	GRANTED permission in accordance with the development described in the application and submitted plans, subject to the conditions and informatives reported.		
	(See also Minute 920).		

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<b>LIST NO:</b>	2/03	<b>APPLICATION NO:</b>	P/448/05/CFU
<b>LOCATION:</b>	Canons Court, Stonegrove, Edgware		
<b>APPLICANT:</b>	Langley Hall Associates Ltd for Beazer Investments Ltd		
<b>PROPOSAL:</b>	Additional Accommodation at 3 <sup>rd</sup> and 4 <sup>th</sup> Floor Level for 6 Flats with New Staircase at Rear. Revised Parking.		
<b>DECISION:</b>	GRANTED permission in accordance with the development described in the application and submitted plans, subject to the conditions and informatives reported.		

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<b>LIST NO:</b>	2/04	<b>APPLICATION NO:</b>	P/200/05/DFU
<b>LOCATION:</b>	51 Brampton Grove, Kenton		
<b>APPLICANT:</b>	Mrs Shuhama Abdul-Cader		
<b>PROPOSAL:</b>	Single Storey Rear Extension to Replace Garage.		
<b>DECISION:</b>	GRANTED permission in accordance with the development described in the application and submitted plans, subject to the conditions and informatives reported.		

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<b>LIST NO:</b>	2/05	<b>APPLICATION NO:</b>	P/1045/05/COU
<b>LOCATION:</b>	141 & 143 Headstone Lane, Harrow Weald		
<b>APPLICANT:</b>	Anthony Keating		
<b>PROPOSAL:</b>	Outline: Redevelopment to Provide a Detached Block of 7 Flats, Access and Parking.		
<b>DECISION:</b>	DEFERRED at officers' request.		

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<b>LIST NO:</b>	2/06	<b>APPLICATION NO:</b>	P/391/05/DFU
<b>LOCATION:</b>	159 Canterbury Road, North Harrow		
<b>APPLICANT:</b>	Andrew Lashley Design for Ms N Glumac		
<b>PROPOSAL:</b>	Single Storey Rear Extension, Rear Dormer and Conversion of Dwellinghouse to Two Self Contained Flats.		
<b>DECISION:</b>	REFUSED permission for the development described in the application and submitted plans for the following reasons:		
	<ul style="list-style-type: none"> <li>(i) The conversion of a single dwelling into two flats would be out of character in a road which is characterised by terraced single family dwellings.</li> <li>(ii) There is an underprovision of parking of 1.8 spaces, to the maximum standard, giving rise to overspill parking to the detriment of the amenities of the residents in Canterbury Road.</li> <li>(iii) The flat on the first and second floor would not have access to amenity space, giving rise to a loss of residential amenity to future occupiers.</li> <li>(iv) The proposal will give rise to more activity, which will be generated by the conversion of one single dwelling into two flats giving rise to additional disturbance to the neighbouring properties, resulting in a loss of residential amenity.</li> </ul>		
	[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].		

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<b>LIST NO:</b>	2/07	<b>APPLICATION NO:</b>	P/1081/05/CFU
<b>LOCATION:</b>	Katies, Christchurch Industrial Centre, Forward Drive, Harrow, Middx		
<b>APPLICANT:</b>	Lanchester & Lodge Architects for Geest Properties Ltd		
<b>PROPOSAL:</b>	Single Storey Extensions to Bakery Building (KK1) Air Lock Lobby, Air Conditioning Units.		
<b>DECISION:</b>	GRANTED permission in accordance with the development described in the application and submitted plans, subject to the conditions and informatives reported, and the additional condition set out in the Addendum.		

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<b>LIST NO:</b>	2/08	<b>APPLICATION NO:</b>	P/707/05/CFU
<b>LOCATION:</b>	Bentley Wood High School, Bridges Road, Stanmore		
<b>APPLICANT:</b>	Rickard Eastman Partnership for Harrow Council		
<b>PROPOSAL:</b>	Single Storey Extension to Art Classroom, with Adjacent Timber Decked Area.		
<b>DECISION:</b>	GRANTED permission in accordance with the development described in the application and submitted plans, subject to the conditions and informative reported.		

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<b>LIST NO:</b>	2/09	<b>APPLICATION NO:</b>	P/2069/04/DFU
<b>LOCATION:</b>	258 Kenton Road, Kenton		
<b>APPLICANT:</b>	Carolyn Squire for Mr Raithatha		

**PROPOSAL:** Single & Two Storey Side & Rear Extension, Rear Dormer & Conversion to 3 Self Contained Flats

**DECISION:** DEFERRED at officers' request.

**LIST NO:** 2/10                      **APPLICATION NO:** P/708/05/COU

**LOCATION:** Garages & Land Rear of Perwell Court Off Capthorne Avenue

**APPLICANT:** Stuart Henley & Partners for Mountview Estates PLC

**PROPOSAL:** Outline: Demolition of Existing Garages, Replacement with 36 Parking Spaces and 2/3 Storey Block of 7 Flats with Access.

**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/891/05/CRE

**LOCATION:** Greenhill Way Car Park, 247 Station Road, Harrow

**APPLICANT:** London Borough of Harrow

**PROPOSAL:** Renewal of P/1097/03/CRE to Permit Continued Use of Part of Site for General Market from 08.00 to 15.30 each Thursday.

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

**LIST NO:** 2/12                      **APPLICATION NO:** P/217/05/CFU

**LOCATION:** 5 Little Common, Stanmore

**APPLICANT:** Colin Jupp, BAC Conservatories for Mr & Mrs Gottler

**PROPOSAL:** Conservatory at Rear.

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

**LIST NO:** 2/13                      **APPLICATION NO:** P/218/05/CLB

**LOCATION:** 5 Little Common, Stanmore

**APPLICANT:** Colin Jupp, BAC Conservatories for Mr & Mrs Gottler

**PROPOSAL:** Listed Building Consent: Conservatory to Rear.

**DECISION:** GRANTED Listed Building Consent in accordance with the works described in the application and submitted plans, subject to the conditions and informative reported.

**LIST NO:** 2/14                      **APPLICATION NO:** P/2727/04/DFU

**LOCATION:** 86 High Street, Harrow on the Hill

**APPLICANT:** Architectural Design Practice for G Marx

**PROPOSAL:** Conservatory at Rear.

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

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**LIST NO:** 2/15                      **APPLICATION NO:** P/906/05/CFU  
**LOCATION:** Clarendon Road and Part of Kymberley Road, between St George's Centre and College Road, Harrow  
**APPLICANT:** Alsop Design Ltd – Caroline Koo for London Borough of Harrow  
**PROPOSAL:** Elevated Illuminated Planting Structures and Improvements to Public Highway to Provide a Shared Surface, Motorcycle and Cycle Parking, Re-siting of Disabled Parking.  
**DECISION:** GRANTED permission in accordance with the development described in the application and submitted plans, subject to the conditions and informatives reported.

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**LIST NO:** 2/16                      **APPLICATION NO:** P/2810/04/CFU  
**LOCATION:** 168-172 Honeypot Lane, Stanmore  
**APPLICANT:** Michael Sparks Associates for UK & European  
**PROPOSAL:** Provision of 3 Detached Blocks to Provide a Total of 10 Units for B1c, B2 & B8 Use (Light & General Industrial & Storage) with Access & Parking (Revised).  
**DECISION:** GRANTED permission in accordance with the development described in the application and submitted plans, subject to the conditions and informatives reported, and as amended on the Addendum.

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**LIST NO:** 2/17                      **APPLICATION NO:** P/712/05/CFU  
**LOCATION:** Mulberry House, Pinner Hill, Pinner  
**APPLICANT:** Orchard Associates for Mr & Mrs R Weerasekera  
**PROPOSAL:** Demolition of Existing House, Development of Replacement House.  
**DECISION:** GRANTED permission in accordance with the development described in the application and submitted plans, subject to the conditions and informatives reported.

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**LIST NO:** 2/18                      **APPLICATION NO:** P/713/05/CCA  
**LOCATION:** Mulberry House, Pinner Hill, Pinner  
**APPLICANT:** Orchard Associates for Mr & Mrs R Weerasekera  
**PROPOSAL:** Conservation Area Consent: Demolition of Existing House.  
**DECISION:** GRANTED Conservation Area Consent in accordance with the works described in the application and submitted plans, subject to the conditions and informatives reported.

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**LIST NO:** 2/19                      **APPLICATION NO:** P/2854/04/DFU  
**LOCATION:** 136 Sussex Road, Harrow  
**APPLICANT:** S S & Partners for Mr S O Ahmad  
**PROPOSAL:** Two Storey Side, Single Storey Rear Extension; Rear Dormer.  
**DECISION:** GRANTED permission in accordance with the development described in the application and submitted plans, subject to the conditions and informatives reported.

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**LIST NO:** 2/20                      **APPLICATION NO:** P/779/05/CFU  
**LOCATION:** 34 Brookshill Avenue, Harrow  
**APPLICANT:** Anglian Home Improvements for Mr D Brand  
**PROPOSAL:** Rear Conservatory.  
**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/1139/05/CFU  
**LOCATION:** NTL Broadcast Transmitting Station, Gordon Avenue, Stanmore  
**APPLICANT:** M Smith – Site Solutions for NTL Broadcast  
**PROPOSAL:** Installation of 3 Antennae on Top of Existing Tower. Three Equipment Cabinets and Feeder Gantry.  
**DECISION:** REFUSED permission for the development described in the application and submitted plans, for the following reason:

(i) The proposed development by reason of its siting, together with the other installations on the tower, would result in a proliferation of equipment to the detriment of the visual amenities of the 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:** 2/22                      **APPLICATION NO:** P/1151/05/CFU  
**LOCATION:** Civic Centre, Station Road, Harrow  
**APPLICANT:** World Visual for London Borough of Harrow  
**PROPOSAL:** Infill of Existing Ground Floor Area to Form Additional 360 Sq. Metres of Office Space at Front of Civic 1 Building.  
**DECISION:** GRANTED permission in accordance with the development described in the application and submitted plans, subject to the conditions and informative reported.

**LIST NO:** 2/23                      **APPLICATION NO:** P/1155/05/CFU  
**LOCATION:** Civic Centre, Station Road, Harrow  
**APPLICANT:** Capita for London Borough of Harrow  
**PROPOSAL:** Infill of Existing Ground Floor Area to Form Additional 247 Sq. Metres of Office Space at Front of Civic 1 Building.  
**DECISION:** GRANTED permission in accordance with the development described in the application and submitted plans, subject to the conditions and informative reported.

**LIST NO:** 2/24                      **APPLICATION NO:** P/762/05/CFU  
**LOCATION:** Ormont, 50 Harrow Park, Harrow  
**APPLICANT:** Kenneth W Reed & Assocs for Mr R Kochhar  
**PROPOSAL:** Replacement Dwellinghouse and Double Garage with Room Over.  
**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 amendment to the conditions:  
Condition 3: "permanently maintained" be amended to "retained".

**LIST NO:** 2/25                      **APPLICATION NO:** P/778/05/DCA  
**LOCATION:** Ormont, 50 Harrow Park, Harrow  
**APPLICANT:** Kenneth W Reed & Assocs for Mr R Kochhar  
**PROPOSAL:** Conservation Area Consent: Demolition of House and Outbuildings.  
**DECISION:** GRANTED Conservation Area Consent in accordance with the works described in the application and submitted plans, subject to the conditions and informatives reported.

### **SECTION 3 - OTHER APPLICATIONS RECOMMENDED FOR REFUSAL**

**LIST NO:** 3/01                      **APPLICATION NO:** P/834/05/CFU  
**LOCATION:** 43 South Parade, Mollison Way, Edgware  
**APPLICANT:** Stappard Howes for Vodafone Ltd  
**PROPOSAL:** Two Antennae on Front Elevation, One Equipment Cabin and Ancillary Development.  
**DECISION:** WITHDRAWN by applicant.

**LIST NO:** 3/02                      **APPLICATION NO:** P/1067/05/DVA  
**LOCATION:** 3 Broadway Parade, Pinner Road, North Harrow  
**APPLICANT:** Anjum Nadeem Raja  
**PROPOSAL:** Variation of Condition 6 of Planning Permission WEST/521/93/FUL to Allow Restaurant/Take-Away Use until 2.00am (Monday-Sunday).  
**DECISION:** REFUSED permission for the development 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/954/05/CNA  
**LOCATION:** Northwick Park Hospital, Watford Road, Harrow, HA1 3UJ  
**APPLICANT:** Brent House for NWLH NHS Trust FAO: Gary Munn  
**PROPOSAL:** Consultation: Roof Extension to Outpatients Building.  
**DECISION:** RAISED NO OBJECTIONS to the development set out in the application.  
(See also Minute 920).