
REPORT OF DEVELOPMENT CONTROL COMMITTEE

MEETING HELD ON 6 JULY 2005

Chair: * Councillor Anne Whitehead

Councillors:	* Marilyn Ashton	* Choudhury
	* Mrs Bath	* Janet Cowan
	* Billson	* Idaikkadar
	* Bluston	* Miles
	* Branch (1)	* Mrs Joyce Nickolay

* Denotes Member present
(1) Denote category of Reserve Members

PART I - RECOMMENDATIONS - NIL
PART II - MINUTES
934. Attendance by Reserve Members:

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

<u>Ordinary Member</u>	<u>Reserve Member</u>
Councillor Thornton	Councillor Branch

935. Declarations of Interest:

RESOLVED: To note that there were no declarations of interests made by Members in relation to the business transacted at this meeting.

936. Arrangement of Agenda:

RESOLVED: That (1) in accordance with the provisions of the Local Government (Access to Information) Act 1985, the following item/information be admitted to the agenda by reason of the special circumstances and grounds for urgency stated:

<u>Agenda Item</u>	<u>Special Circumstances/Reasons for Urgency</u>
Addendum	This contains information relating to various items on the agenda and is based on information received after the agenda's dispatch. It is admitted to the agenda in order to enable Members to consider all information relevant to the items before them for decision.

(2) all items be considered with the press and public present.

937. Minutes:

RESOLVED: That the Chair be given the authority to sign the minutes of the meeting held on 15 June 2005, those minutes having been circulated, as a correct record of that meeting, once printed in the Council Bound Volume, subject to the following amendments:

- (i) Minute 920(ii) – Declarations of Interest
Amend to read: "Councillor Bluston declared a personal interest in the above application on the basis that he was Chair of the Council's Health and Social Care Scrutiny Sub-Committee and the Joint Scrutiny Committee for Harrow, Brent and Ealing on the new Northwick Park development. Accordingly he remained and took part in the discussion and decision-making on this item."
- (ii) Item 1/01 on the Schedule attached to the minutes – The Timber Carriage Public House, 19 Northolt Road, South Harrow
Add: "[Note (1) During the discussion on the above item, it was moved and seconded that the application be refused for the following reasons:

- (i) The design of the proposed development will not preserve or enhance the character of the nearby Conservation Area and will further add to the uninteresting and bland design of the surrounding development, adding nothing to the street scene, which will be detrimental to the visual amenities of the Conservation Area.
- (ii) The loss of a community facility, with its potential to be used by local residents as a meeting place, would be detrimental to the amenities 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) Councillor Bath wished to be recorded as having voted against the decision to grant the application.]”

938. **Public Questions:**

RESOLVED: To note that there were no public questions to be received at this meeting under the provisions of Committee Procedure Rule 18 (Part 4B of the Constitution).

939. **Petitions:**

RESOLVED: To note that there were no petitions to be received at this meeting under the provisions of Committee Procedure Rule 15 (Part 4B of the Constitution).

940. **Deputations:**

RESOLVED: To note that there were no petitions to be received at this meeting under the provisions of Committee Procedure Rule 16 (Part 4B of the Constitution).

941. **References from Council and other Committees/Panels**

941. **Petition Relating to Rayners Lane Estate Development: Reference from the Meeting of Council held on 21 April 2005:**

Officers referred the Committee to the Addendum, which contained a summary of the response which had been sent to the head petitioner.

RESOLVED: To note the petition and the response.

942. **Urgent Non-Executive Action - Land R/O 613 Kenton Lane:**

The Committee received the report of the Director of Legal Services outlining action taken following consultation with the Chair and Nominated Members of the Development Control Committee, since the meeting of the Committee held on 17 May 2005, under the Urgent Non-Executive Action Procedure.

RESOLVED: To note the following action, taken under the Urgent Non-Executive Action Procedure:

Subject: Land R/O 613 Kenton Lane, Harrow

Action Proposed: An enforcement report relating to the removal of the storage building be prepared by officers.

Reason for Urgency: The next meeting of the Development Control Committee was not until 15 June 2005.

Decision: Officer Recommendation agreed.

943. **Representations on Planning Applications:**

RESOLVED: To note that no representations on planning applications were received at this meeting under the provisions of Committee Procedure Rule 17 (Part 4B of the Constitution).

944. **Planning Applications Received:**

RESOLVED: That authority be given to the Group Manager (Planning and Development) to issue the decision notices in respect of the applications considered, as set out in the schedule attached to these minutes.

945. **Planning Appeals Update:**
The Committee received a report of the Group Manager (Planning and Development) which listed those appeals being dealt with and those awaiting decision.

RESOLVED: That the report be noted.

946. **Enforcement Notices Awaiting Compliance:**
The Committee received a report of the Group Manager (Planning and Development) which listed those enforcement notices awaiting compliance.

RESOLVED: That the report be noted.

Schedule 6 July 2005

(Note: The meeting, having commenced at 7.30 pm, closed at 10.02 pm).

(Signed) COUNCILLOR ANNE WHITEHEAD
Chair

SECTION 2 – OTHER APPLICATIONS RECOMMENDED FOR GRANT

LIST NO: 2/01 **APPLICATION NO:** P/754/05/CFU
LOCATION: Cloisters Wood, Wood Lane, Stanmore
APPLICANT: Gami Associates Ltd for Mr H Halai
PROPOSAL: Provision of New Gates across Entrance in Wood Lane
DECISION: DEFERRED at the request of the Committee to enable a Member site visit to take place before the application is considered.

LIST NO: 2/02 **APPLICATION NO:** P/895/05/DFU
LOCATION: 113 Alicia Gardens, Harrow
APPLICANT: Mr H Patel for Mr L Kerai
PROPOSAL: Single and Two Storey Side, Single Storey Front and Rear 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: 2/03 **APPLICATION NO:** P/1154/05/CLB
LOCATION: Headstone Manor, Pinner View, Harrow Weald
APPLICANT: Francis Maude for Ian Wilson - Harrow Council
PROPOSAL: Listed Building Consent: Expose and Repair Hidden Window on East Elevation
DECISION: GRANTED Listed Building Consent in accordance with the works described in the application and submitted plans, subject to the condition and informative reported.

LIST NO: 2/04 **APPLICATION NO:** P/1024/05/CFU
LOCATION: 90 Osmond Close, South Harrow, Telephone Exchange
APPLICANT: Alan Dick UK Ltd for UK Broadband
PROPOSAL: 3 Communications Antennae, 2 Equipment Cabins and Ancillary Equipments
DECISION: REFUSED permission for the development described in the application and submitted plans for the following reason:

(i) The proposal represents a proliferation of telecommunications equipment which, by reason of siting and appearance, will add to the already overcrowded roof line to the detriment of the visual amenity in the street scene.

[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) Councillor Choudhury wished to be recorded as having abstained from the vote to refuse the application;

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

LIST NO: 2/05 **APPLICATION NO:** P/1189/05/CFU
LOCATION: Harrow College, Weald Campus, Harrow Weald
APPLICANT: Kenneth W Reed & Assocs for Harrow College
PROPOSAL: Hardsurfaced Seating Area at Rear of Refectory
DECISION: GRANTED permission in accordance with the development described in the application and submitted plans, subject to the condition and informatives reported.

LIST NO: 2/06 **APPLICATION NO:** P/833/05/CFU
LOCATION: Mount Pleasant Garage Flat, 105 Roxeth Hill, Harrow on the Hill
APPLICANT: J Driver Associates for Mrs M Driver
PROPOSAL: Demolition of Existing Building, Development of 3 x Single/2 Storey Terraced Houses with Rooms in Roof, Access, 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 represents an overdevelopment of the site by reason of excessive scale, height and density to the detriment of the Roxeth Hill Conservation Area and Area of Special Character.
- (ii) The shared vehicular access, between the proposed houses and the adjacent garages and tennis courts, will give rise to congestion to the detriment of the free flow of traffic and safety of the area.
- (iii) The close proximity of Cobblers, which is situated to the west of the proposal, will be detrimental to the residential amenity of the occupiers of the property by reason of disturbance and loss of privacy.

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

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

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

LIST NO: 2/07 **APPLICATION NO:** P/836/05/CCA
LOCATION: Mount Pleasant Garage Flat, 105 Roxeth Hill, Harrow on the Hill
APPLICANT: J Driver Associates for Mary T Driver
PROPOSAL: Conservation Area Consent: Demolition of Existing Building
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:

- (iv) The proposal represents an overdevelopment of the site by reason of excessive scale, height and density to the detriment of the Roxeth Hill Conservation Area and Area of Special Character.
- (v) The shared vehicular access, between the proposed houses and the adjacent garages and tennis courts, will give rise to congestion to the detriment of the free flow of traffic and safety of the area.
- (vi) The close proximity of Cobblers, which is situated to the west of the proposal, will be detrimental to the residential amenity of the occupiers of the property by reason of disturbance and loss of privacy.

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

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

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

LIST NO: 2/08 **APPLICATION NO:** P/446/05/CCO

LOCATION: Ad Astra, Priory Drive, Stanmore

APPLICANT: Munkenbeck/Marshall Architects for Mr & Mrs S Chandaria

PROPOSAL: Retention of 2 Air Conditioning Units with Gates and Fencing

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 4: Add:
 "Particular attention should be given to screen planting around the air conditioning enclosure fronting Priory Drive, in order to reduce the visual impact in the street scene."

LIST NO: 2/09 **APPLICATION NO:** P/776/05/CFU

LOCATION: Three Chimneys, 59 The Common, Stanmore

APPLICANT: Rogerson Limited for Mr & Mrs Zimmerman

PROPOSAL: Demolition of Existing Dwellinghouse, Provision of Replacement Dwellinghouse

DECISION: GRANTED permission in accordance with the development described in the application and submitted plans, subject to the conditions and informatives reported, as amended in the Addendum, and the following amendment to the conditions:

Condition 2: Add:
 "(d) the external face of the chimneys shall be constructed from the reclaimed chimney bricks on the existing house unless otherwise agreed in writing by the Local Planning Authority."

LIST NO: 2/10 **APPLICATION NO:** P/2981/04/CFU
LOCATION: Oxhey Lane Farm, Pinner
APPLICANT: Geo-Plan Consultants Ltd for J Wiggett
PROPOSAL: Conversion of Existing Shop to Part of House, Replacement of Dairy with Farm Shop, Re-arrangement of Car Park, Extension of Barn to Accommodate Livery Stables
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/971/05/CFU
LOCATION: High Loaning, 21 Potter Street Hill, Pinner
APPLICANT: Mr M Keane
PROPOSAL: Two Dormer Windows in Front Roof, Rooflights in Side & Rear Roof, Pitched Roof over Single Storey Side Extension
DECISION: GRANTED permission in accordance with the development described in the application and submitted plans, subject to the conditions and informative reported.

LIST NO: 2/12 **APPLICATION NO:** P/432/05/DFU
LOCATION: 149 High Street, Wealdstone
APPLICANT: Shaun Phills
PROPOSAL: Conversion of House and Two Self-Contained Flats (Resident Permit Restricted)
DECISION: REFUSED permission for the development described in the application and submitted plans for the following reason:

- (i) The proposal represents an overintensification of the property and offers no available outdoor amenity space to the upper unit to the detriment of the residential amenities of future occupiers.
- (ii) The space available for refuse storage is insufficient. Given that brown and green bins are now required to service two separate dwellings, a minimum number of four bins in total is required. This will be visually obtrusive in the street scene to the detriment of the amenities of the surrounding area and will potentially obstruct the access to the front of the property.

[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) Councillors Marilyn Ashton, Mrs Bath, Billson, Janet Cowan and Mrs Joyce Nickolay wished to be recorded as having voted for the decision to refuse the application;

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

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

LIST NO: 2/13 **APPLICATION NO:** P/1246/05/CFU
LOCATION: 15 St John's Rd, Harrow
APPLICANT: Malcolm D Crus for Tresse Lit
PROPOSAL: Alterations to Building under Construction to Allow Installation of Additional Windows in Side Elevations
DECISION: GRANTED permission in accordance with the development described in the application and submitted plans, subject to the condition and informative reported.

LIST NO: 2/14 **APPLICATION NO:** P/1064/05/DFU
LOCATION: 34 Roxborough Road, Harrow
APPLICANT: David R Yeaman & Associates for Mr Simon Gorgin
PROPOSAL: Rear Dormer, Alterations and Conversion of House to Three Self-Contained Flats (Resident Permit Restricted)
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 overintensification of the property and will give rise to additional activity and disturbance generated by two additional households to the detriment of the residential amenities of neighbouring properties.
- (ii) The upper two flats will not have access to any outdoor amenity space to the detriment of the residential amenities of future occupiers.

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;

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

LIST NO: 2/15 **APPLICATION NO:** P/609/05/DFU
LOCATION: 9 Hughenden Avenue, Harrow
APPLICANT: H Patel for Mr & Mrs Ashar
PROPOSAL: Single Storey Front, Two Storey Side and First Floor Rear Extensions, Rear Dormer
DECISION: GRANTED permission in accordance with the development described in the application and submitted plans, subject to the conditions and informative reported.

LIST NO: 2/16 **APPLICATION NO:** P/2942/04/DFU
LOCATION: Harrow School, Football Lane and Adjoining Accessways, Harrow on the Hill
APPLICANT: Kenneth W Reed & Assocs for Harrow School
PROPOSAL: 4 Areas of Road Works including Bollards, Barriers and Control Boxes; Hardsurfacing & Alterations to Garlands Lane (Revised)
DECISION: DEFERRED at officers' request.

LIST NO: 2/17 **APPLICATION NO:** P/1045/05/COU
LOCATION: 141 & 143 Headstone Lane, Harrow Weald
APPLICANT: Anthony Keating
PROPOSAL: Outline: Redevelopment to Provide a Detached Block of 7 Flats, Access and 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 represents an overdevelopment, which will be out of character in an area characterised by detached, semi-detached or smaller double storey terraced dwellings, giving rise to a loss of residential amenity to the surrounding area.

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

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

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

LIST NO: 2/18 **APPLICATION NO:** P/717/05/DFU
LOCATION: 4 King Henry Mews, Byron Hill Road, Harrow on the Hill
APPLICANT: Mr G Arden
PROPOSAL: Single Storey Rear Extension
DECISION: DEFERRED at the request of the Committee to enable a Member site visit to take place before the application is considered.

LIST NO: 2/19 **APPLICATION NO:** P/598/05/DFU
LOCATION: 25 King Henry Mews, Byron Hill Road, Harrow on the Hill
APPLICANT: Macleod & Fairbriar
PROPOSAL: Alterations and Revised Boundary Treatment to Flat Roof Adjoining Flat 6 to Provide Terrace with Railings
DECISION: DEFERRED at the request of the Committee to enable a Member site visit to take place before the application is considered.

SECTION 4 – CONSULTATIONS FROM NEIGHBOURING AUTHORITIES

LIST NO: 4/01 **APPLICATION NO:** P/1152/05/CNA

LOCATION: 116-130 Woodford Crescent, Pinner

APPLICANT: London Borough of Harrow

PROPOSAL: Consultation: Two Storey Rear Extension to Form 8 Flats

DECISION: RAISED NO OBJECTIONS to the development set out in the application and submitted plans, subject to regard being had to the informative reported.
