

SECTION 1 – MAJOR APPLICATIONS

LIST NO: 1/01 **APPLICATION NO:** P/1468/05/DET

LOCATION: Drinkwater Road, Coles Crescent, Rayners Lane Estate

APPLICANT: MEPK Architects for Warren Housing Association Ltd

PROPOSAL: Detached 4 storey block of 24 flats and 3 two story houses with roof accommodation (revised design)

DECISION: APPROVED details of siting, access, design and external appearance.

[Note: During discussion on the above item, in response to a query from a Member, officers confirmed that the siting and footprint of the revised development were no different from the development originally proposed].

LIST NO: 1/02 **APPLICATION NO:** P/1354/05/CFU

LOCATION: 19 & 21 and R/O 11-29 Alexandra Avenue, South Harrow

APPLICANT: Gillett Macleod Partnership for Clearview Homes Ltd

PROPOSAL: Demolition of existing dwellings and redevelopment to provide 12 two storey houses with access and parking

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

- (i) The relationship and distance between the existing houses 15, 17, 23 and 25 Alexandra Avenue and the new development houses 1 to 12 will be insufficient and will give rise to an oppressive and limited outlook and will be at odds with the spacious surroundings of the area.
- (ii) This proposal represents an overdevelopment and would be detrimental to the residential amenity of the properties in the surrounding area.

[Notes: (1) Prior to discussing the above application, the Committee received representations from an objector and the applicant's representative, which were noted;

(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) 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;

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

(See also Minute 948 and 956).

LIST NO: 1/03 **APPLICATION NO:** P/1233/05/CFU

LOCATION: Biro House, TXU Site and Arches, Stanley Road, South Harrow

APPLICANT: Rebekha Jubb for Barratt Homes Ltd

PROPOSAL: Redevelopment: 1 block of 3/5/6/7 storeys, 1 block of 3/4 – 180 flats (51 affordable); offices; parking use of 11 arches A1/A2/A3/A4/B1/D1/D2 uses (resident permit restricted)

DECISION: DEFERRED at officers' request to enable further discussions.

[Note: During discussion on the above item, the Committee agreed that a Member site visit would take place before the application is considered].

LIST NO:	1/04	APPLICATION NO:	P/1353/05/CFU
LOCATION:	205-209 Northolt Road, South Harrow		
APPLICANT:	MGM Associates for Mr A Shah		
PROPOSAL:	Redevelopment: part single/part four storey building, drinking establishment (A4) use at basement and ground floor, 9 flats on upper floors with roof terrace at rear (resident permit restricted)		
DECISION:	REFUSED permission for the development described in the application and submitted plans, for the following reasons:		
	(i) The Car parking cannot be satisfactorily provided within the curtilage of the site to meet the Council's requirements for the residential dwellings on the site with only four spaces provided to meet the commercial uses on the site. This will give rise to an increase in parking on the neighbouring highway(s) to the detriment of the free flow and safety of traffic in the surrounding area.		
	(ii) The proposal represents an overdevelopment by reason of height, mass and scale.		
	[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;		
	(3) 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;		
	(4) Councillors Bluston, Choudhury, Idaikkadar, Miles and Anne Whitehead wished to be recorded as having voted against the decision to refuse the application;		
	(5) the Group Manager (Planning and Development) had recommended that the above application be granted].		
	(See also Minute 948).		

LIST NO:	1/05	APPLICATION NO:	P/1391/05/CFU
LOCATION:	Harrow View Service Station, Harrow View/Victor Road, Harrow		
APPLICANT:	Kenneth W Reed & Associates for London & Regional Properties		
PROPOSAL:	Redevelopment: 3 storey block to provide 14 flats, car parking and 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:	1/06	APPLICATION NO:	P/1307/05/CFU
LOCATION:	50-54 Northolt Road, South Harrow		
APPLICANT:	Bennett Urban Planning for Greendev (Harrow) LLP		
PROPOSAL:	Part 3/5/6 storey building to provide 29 flats, access and parking		
DECISION:	REFUSED permission for the development described in the application and submitted plans, for the reasons and informative reported, as amended in the Addendum.		

LIST NO: 1/07 **APPLICATION NO:** P/996/05/CFU

LOCATION: 85 and 87 London Road, Stanmore

APPLICANT: Mr Richard Henley MRTPI for Preston Bennett Developments

PROPOSAL: Redevelopment to provide a detached 2/3 storey block of 10 flats, access and parking

DECISION: REFUSED permission for the development described in the application and submitted plans, for the reason and informative reported, subject to the following amendment to Reason for Refusal 1:

Reason 1: The proposed development, by reason of its excessive size, bulk and massing would be visually obtrusive, out of keeping with the character of the neighbouring properties which comprise two storey detached houses, and would not respect the scale, massing and type of housing in this location, to the detriment of the neighbouring residents and character of the are.

SECTION 2 – OTHER APPLICATIONS RECOMMENDED FOR GRANT

LIST NO: 2/01 **APPLICATION NO:** P/1512/05/CFU

LOCATION: Roxeth First and Middle School, 1 Brickfields

APPLICANT: Roxeth First and Middle School

PROPOSAL: Erection of six shade canopies

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

LIST NO: 2/02 **APPLICATION NO:** P/1292/05/CFU

LOCATION: Land at Collapit Close, North Harrow

APPLICANT: Gillett Macleod Partnership for W E Black Ltd

PROPOSAL: Detached 3 storey building to provide 6 flats with access and parking, including provision for existing flats

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 the application relating to:

(i) the developer shall fund all costs of public consultation, analysis, reporting and implementation of a Controlled Parking Zone in the immediate surroundings, at any time within 3 years of first occupation of the development, if in the Council's opinion, a monitoring period shows unacceptable on-street parking, up to a maximum of £7,500 index linked;

(ii) the parking spaces in the courtyard parking area be made freely available to occupiers of Laburnum Court and Acacia Court and their visitors and to include 2 disabled persons bays.

(2) A formal decision notice, subject to the conditions and informatives reported, will be issued upon completion, by the applicant, of the aforementioned legal agreement.

(See also Minute 948).

LIST NO: 2/03 **APPLICATION NO:** P/1120/05/CFU
LOCATION: Silverwood, 22 South View Road, Pinner
APPLICANT: Simpson McHugh for Mr and Mrs Spencer
PROPOSAL: Alterations to entrance feature, new front porch
DECISION: GRANTED permission in accordance with the development described in the application and submitted plans, subject to the conditions and informatives reported.

LIST NO: 2/04 **APPLICATION NO:** P/1127/05/CFU
LOCATION: Unit 10 Crystal Way, Elmgrove Road, Harrow
APPLICANT: King Sturge for Indesit Company UK Ltd
PROPOSAL: Change of use from light industrial (Class B1) to business or storage or distribution (Class B1 or B8)
DECISION: GRANTED permission in accordance with the development described in the application and submitted plans, subject to the conditions and informative reported.

LIST NO: 2/05 **APPLICATION NO:** P/1136/05/CFU
LOCATION: The Pavilion at Whitchurch Playing Fields, Wemborough Road, Stanmore
APPLICANT: Potters House Nursery
PROPOSAL: Change of use of part of ground floor to use as a day nursery and after school club for up to 70 children
DECISION: GRANTED permission in accordance with the development described in the application and submitted plans, as amended in the Addendum, subject to the conditions and informatives reported, and the following amendment to Condition 4:
Condition 4: The use hereby permitted shall be discontinued within 5 years of the date of this permission, in accordance with a scheme of work submitted to, and approved by, the Local Planning Authority.
(See also Minute 949).

LIST NO: 2/06 **APPLICATION NO:** P/1001/05/DFU
LOCATION: Norpap House, 35 Pinner Road, Harrow
APPLICANT: Thackray Williams Solicitors for Mr R Ranger
PROPOSAL: Change of use from office (Class B1) to office at ground floor and education at first and second floor (Class B1 and D1)
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 2 to read:
"The use hereby permitted shall be discontinued and the land restored to its former condition within one year(s) of the date of the implementation of this permission, in accordance with a scheme of work submitted to, and approved by, the local planning authority".
[Note: Prior to discussing the above application, the Committee received representations from an objector, and the applicant's representative, which were noted].
(See also Minute 956).

LIST NO: 2/07 **APPLICATION NO:** P/3104/04/COU
LOCATION: R/O 26-28 High Street, Wealdstone
APPLICANT: Mahmut Hilmi – Architects for Mr and Mrs Kotak, PJ Car Audio
PROPOSAL: Outline: redevelopment: part 2/3 storey building to provide shop (A1) and workshop at ground floor and 3 flats above (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.

LIST NO: 2/08 **APPLICATION NO:** P/1153/05/CVA
LOCATION: 14 Station Parade, Kenton Lane, Harrow
APPLICANT: Mr Tony Covey for Mr Martin Forristal
PROPOSAL: Variation of Condition 4 of permission EAST/613/94/FUL to allow opening until 1.00am Fridays and Saturdays and midnight Mondays to Thursdays
DECISION: GRANTED variation of Condition 4 of planning permission EAST/613/94/FUL as reported, subject to the informative reported.

LIST NO: 2/09 **APPLICATION NO:** P/2969/04/DFU
LOCATION: 258 Kenton Road, Kenton
APPLICANT: Carolyn Squire for Mr Raithatha
PROPOSAL: Single and two storey side and rear extension, rear dormer and conversion to 3 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: 2/10 **APPLICATION NO:** P/901/05/DCO
LOCATION: 53 Wolseley Road, Wealdstone
APPLICANT: Brown & Co. for Mr Alan Donahue
PROPOSAL: Continued use of property as two self-contained flats (resident permit restricted)
DECISION: REFUSED permission for the development described in the application and submitted plans, for the following reasons:

- (i) The proposal offers no amenity space for the first floor flat to the detriment of the residential amenity of future occupiers.
- (ii) The storage of the refuse bins, for which there is now a minimum requirement of four wheelie bins, cannot be adequately provided given the available space on the forecourt 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;

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

LIST NO: 2/11 **APPLICATION NO:** P/502/05/DFU
LOCATION: 21 Monro Gardens, Harrow
APPLICANT: E Hannigan for Mr and Mrs Tobin
PROPOSAL: Single and two storey side, single storey 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: 2/12 **APPLICATION NO:** P/1137/05/CFU
LOCATION: Warren House, Wood Lane, Stanmore
APPLICANT: Line Design for Islamic Centre
PROPOSAL: Canopy roof extensions to main building and to outbuilding
DECISION: GRANTED permission in accordance with the development described in the application and submitted plans, subject to the condition and informatives reported.

LIST NO: 2/13 **APPLICATION NO:** P/1138/05/CLB
LOCATION: Warren House, Wood Lane, Stanmore
APPLICANT: Line Design for Islamic Centre
PROPOSAL: Listed Building Consent: Canopy roof extensions to main house and outbuilding
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/1110/05/DCO
LOCATION: 387 Torbay Road, Harrow
APPLICANT: Hepher Dixon Ltd for Harrow Churches Housing Association
PROPOSAL: Continued use as care home for up to six people with social support
DECISION: (1) GRANTED permission in accordance with the development described in the application and submitted plans, subject to the informative reported;
(2) **RESOLVED** that the Committee's concerns regarding the Council's role as corporate parent be referred to the Health and Social Care Scrutiny Sub-Committee.

[Note: During discussion on the above item, Members of the Committee expressed concern about the arrangements for the care home support, the Council's role as corporate parent, and the appropriateness of policy in this regard].

(See also Minute 949).

LIST NO: 2/15 **APPLICATION NO:** P/1335/05/COU
LOCATION: Garage adjacent to 2 Whitefriars Drive, Harrow
APPLICANT: Robin Bretherick Associates for D Parmar
PROPOSAL: Outline: redevelopment to provide a terrace of 4 two storey houses (with rooms in the roof), and parking
DECISION: GRANTED permission in accordance with the development described in the application and submitted plans, as amended in the Addendum, subject to the conditions and informatives reported.

LIST NO: 2/16 **APPLICATION NO:** P/952/05/CFU
LOCATION: Highlands, 9 Park View Road, Pinner
APPLICANT: Simon McHugh for Mr and Mrs Das
PROPOSAL: Replacement two storey house
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/1530/05/CCA
LOCATION: Highlands, 9 Park View Road, Pinner
APPLICANT: Simpson McHugh for Mr and Mrs Das
PROPOSAL: Conservation Area Consent: Demolition of existing house and garage
DECISION: GRANTED Conservation Area Consent in accordance with the works described in the application and submitted plans, subject to the conditions and informatives reported.

LIST NO: 2/18 **APPLICATION NO:** P/949/05/DFU
LOCATION: 8 Langland Crescent, Stanmore
APPLICANT: K H Hirani for N H H Hirani
PROPOSAL: Conversion of house into two self-contained flats; single storey rear extension
DECISION: REFUSED permission for the development described in the application and submitted plans, for the following reasons:

- (i) The proposed conversion is out of character in a road of single family dwellings and will give rise to a loss of residential amenity to the neighbouring properties and the surrounding area.
- (ii) The proposed single storey rear extension will further increase the size of the property, resulting in an overdevelopment of the property together with the already large and visually obtrusive extensions which have already been developed.

[Notes: (1) Prior to discussing the above application, the Committee agreed unanimously to move the meeting to the Council Chamber for consideration of this one item, as Committee Rooms 1 and 2 could not accommodate all the members of the public present to hear the application;

(2) prior to discussing the above application, the Committee received representations from an objector;

(3) the applicant's representative was present but indicated that he did not wish to respond to the objector's comments;

(4) 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;

(5) 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;

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

(See also Minute 948 and 956).

LIST NO:	2/19	APPLICATION NO:	P/1336/05/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 (revised design)		
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/634/05/DFU
LOCATION:	12 Warham Road, Harrow		
APPLICANT:	David R Yeaman & Associates for Mr J Cooper		
PROPOSAL:	Conversion to two flats; single storey rear extension; parking at front and rear		
DECISION:	GRANTED permission in accordance with the development described in the application and submitted plans, as amended in the Addendum, subject to the conditions and informatives reported.		

LIST NO:	2/21	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.		
	[Note: At its meeting on 6 July 2005 the Committee had deferred the above application for a site visit, which had subsequently been unavoidably cancelled].		

LIST NO:	2/22	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.		
	[Note: At its meeting on 6 July 2005 the Committee had deferred the above application for a site visit, which had subsequently been unavoidably cancelled].		

LIST NO: 2/23 **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.

[Note: At its meeting on 6 July 2005 the Committee had deferred the above application for a site visit, which had subsequently been unavoidably cancelled].

LIST NO: 2/24 **APPLICATION NO:** P/1356/05/COU
LOCATION: 1 Marlborough Hill, Harrow
APPLICANT: G & D Higgins
PROPOSAL: Outline: redevelopment: 4 storey building, basement workshop/store, ground floor parking, 1st and 2nd floor offices, 2 flats at 3rd floor
DECISION: GRANTED permission in accordance with the development described in the application and submitted plans, subject to the conditions and informative reported.

LIST NO: 2/25 **APPLICATION NO:** P/1525/05/CFU
LOCATION: Harrow College, Weald Campus, Harrow Weald
APPLICANT: Kenneth W Reed & Associates for Harrow College
PROPOSAL: Construction of polytunnel at south east of site
DECISION: GRANTED permission in accordance with the development described in the application and submitted plans, subject to the conditions and informatives reported.

LIST NO: 2/26 **APPLICATION NO:** P/1480/05/CLA
LOCATION: Harrow Council Civic Amenity Site, Forward Drive, Harrow
APPLICANT: David Rose for Harrow Council
PROPOSAL: Reconstruction of paper bay. Revised site access including fencing
DECISION: GRANTED permission in accordance with the development 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/1573/05/CDT
LOCATION: Land adjacent to Elmcote, Uxbridge Road, Pinner
APPLICANT: Stappard & Howes
PROPOSAL: Determination 13.4M high pole and antenna equipment cabin
DECISION: REFUSED approval of details of siting/appearance for the reasons and informative reported.

LIST NO: 3/02 **APPLICATION NO:** P/979/05/CLB
LOCATION: Kings Head Hotel, Byron Hill Road, High Street, Harrow on the Hill
APPLICANT: Macleod & Fairbriar
PROPOSAL: Listed Building Consent: Construction of bay window to basement on front elevation
DECISION: REFUSED Listed Building Consent for the works described in the application and submitted plans, for the reasons and informative reported.
