

SECTION 1 – MAJOR APPLICATIONS

LIST NO: 1/01 **APPLICATION NO:** P/1233/05/CFU

LOCATION: Biro House, TXU Site & 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: INFORM the applicant that:

(1) the proposal is acceptable subject to A) the direction of the Greater London Authority, and B) 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) the 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 75% occupation of the development if, in the Council's opinion, a monitoring period shows unacceptable on-street parking, up to a maximum amount of £30,000 index linked;

(ii) approval and implementation of a travel plan (to include an annual review) prior to occupation of the development;

(iii) developer shall complete the approved conversion works to the arches and adjacent access way no later than the occupation of a maximum of 115 residential units on the site;

(iv) developer shall not commence the development or any part thereof unless and until:

a) details of off site foul and surface water drainage have been approved in writing by the Local Planning Authority in consultation with the Sewerage Undertaker and

b) arrangements have been made to the satisfaction of the Local Planning Authority, in consultation with the Sewerage Undertaker, for the provision of adequate foul and surface water drainage for the whole of the development. Such drainage should be secured where appropriate by means of a public sewer requisition pursuant to Sections 98 to 101 of the Water Industry Act 1991.

(v) prior to commencement of development, submission to and approval by the Local Planning Authority of a scheme which:

a) provides a minimum of 51 units of affordable housing for rent 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 in writing by the Local Planning Authority prior to the commencement of work on the site.

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

(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.

[Note: Councillor Thornton wished to be recorded as having voted against the decision to grant the application].

(See also Minute 973 and 978)

LIST NO: 1/02 **APPLICATION NO:** P/1399/05/CFU
LOCATION: Broadfields House, Broadfields, Harrow
APPLICANT: Turley Associates for Merlian Estates Ltd
PROPOSAL: Redevelopment: Two Storey Block with Accommodation in Roof to Provide 12 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.

SECTION 2 – OTHER APPLICATIONS RECOMMENDED FOR GRANT

LIST NO: 2/01 **APPLICATION NO:** P/1572/05/CVA
LOCATION: The Fat Controller, 362-366 Station Road, Harrow
APPLICANT: Brown Associates for Broken Foot Inns Ltd
PROPOSAL: Variation of Condition 2 of Permission E/161/95/FUL to Permit Opening until 2.00 A.M. on Thursday, Friday & Saturday Night/Following Morning
DECISION: GRANTED variation in accordance with the development described in the application and submitted plans, subject to the conditions and informative reported.

LIST NO: 2/02 **APPLICATION NO:** P/1700/05/CFU
LOCATION: 73/75 Whitchurch Lane, Edgware, (1-2 Pretoria Villas)
APPLICANT: Mahmut Hilmi – Architects for Mr D Bhandari & Mr H Eshghi
PROPOSAL: Construction of 3 Storey Block of 6 Flats, Car Parking and Outbuilding at Rear (Residents Permit Restricted)
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 982)

LIST NO: 2/03 **APPLICATION NO:** P/1299/04/CFU
LOCATION: 59 Moss Lane, Pinner
APPLICANT: Paul Samson for Mr & Mrs Spanswick Smith
PROPOSAL: Change of Use: Nursing Home to Residential (Class C2 to C3)
DECISION: GRANTED permission in accordance with the development described in the application and submitted plans, subject to the conditions and informatives reported.

[Note: (1) The Chair, Councillor Anne Whitehead, having declared an interest in this item and left the room, the Vice-Chair, Councillor Marilyn Ashton, took the Chair;
(2) At the conclusion of this item, Councillor Anne Whitehead resumed the Chair].

(See also Minute 974)

LIST NO: 2/04 **APPLICATION NO:** P/851/05/DLB

LOCATION: Plot 6, 25 King Henry Mews, Harrow on the Hill

APPLICANT: Macleod & Fairbriar

PROPOSAL: Listed Building Consent: Railings and Screen to Roof Terrace at Rear

DECISION: GRANTED listed building consent in accordance with the works 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 reason:

(i) At present Waldron Cottage suffers from considerable overlooking. This proposal would add further to this overlooking to the detriment of the amenity of the people in Waldron Cottage.

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

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

(3) Councillors Mrs Bath and Billson wished to be recorded as having voted against the decision to grant the application].

LIST NO: 2/05 **APPLICATION NO:** P/598/05/DFU

LOCATION: Plot 6, 25 King Henry Mews, 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: GRANTED permission in accordance with the development described in the application and submitted plans, subject to the conditions and informatives reported.

LIST NO: 2/06 **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: 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 reason:

(i) The proposal would be detrimental to the character of the Conservation Area and the Grade II listed building.

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, Bath, Billson and Janet Cowan wished to be recorded as having voted against the decision to grant the application].

LIST NO: 2/07 **APPLICATION NO:** P/1264/05/CFU
LOCATION: First Floor, Premier House, 38-40 High Street, Wealdstone
APPLICANT: Rolfe Judd Planning for Central & N W London NHS Trust
PROPOSAL: Change of Use of 1ST Floor to Offices (Class B1) and/or Medical/
Educational Services (Class D1)
DECISION: GRANTED permission in accordance with the development described in the
application and submitted plans, subject to the conditions and informative
reported.

(See also Minute 974)

LIST NO: 2/08 **APPLICATION NO:** P/1701/05/CVA
LOCATION: Land at the R/O 1-3 Canada Park Parade, Columbia Avenue, Edgware
APPLICANT: Ashmount Properties Ltd
PROPOSAL: Removal of Condition 13 of Planning Permission EAST/1277/01/FUL,
subject to Provision of Capital Sum for Affordable Housing
DECISION: DEFERRED at the request of the Committee to allow officers to seek further
clarification as to why the units did not meet the Housing Associations'
requirements.

LIST NO: 2/09 **APPLICATION NO:** P/1193/05/CVA
LOCATION: 269/271 Station Road, Harrow
APPLICANT: Graham Bolton Planning for Yates Group plc – Suzanne Wood
PROPOSAL: Variation of Condition 5 of Permission E/24/96/FUL to Allow Opening Until
Midnight Sunday to Wednesday and 02:00 Hours Thursday to Saturday
DECISION: GRANTED variation in accordance with the development described in the
application and submitted plans, subject to the conditions and informative
reported.

LIST NO: 2/10 **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: GRANTED permission in accordance with the development described in the
application and submitted plans, subject to the conditions and informative
reported.

LIST NO: 2/11 **APPLICATION NO:** P/1722/05/DFU
LOCATION: 6 Hazelcroft, Pinner
APPLICANT: Mayur Patel for Mr Kirit Patel
PROPOSAL: Two Storey Side to Rear; Single Storey Front, Rear and Side Extension
(Revised)
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/1801/05/CFU
LOCATION: 17 Little Common, Stanmore
APPLICANT: John L Sims for Beazer Investments Ltd
PROPOSAL: Single Storey Side Extension
DECISION: DEFERRED at officer's request to consult CAAC.

LIST NO: 2/13 **APPLICATION NO:** P/1265/05/CFU
LOCATION: Green Island Lodge, Hillside Road, Pinner
APPLICANT: Mr M Alwis
PROPOSAL: Provision of Gates at Entrances and Resurfacing of Driveway
DECISION: GRANTED permission in accordance with the development described in the application and submitted plans, subject to the condition and informatives reported, and the additional condition set out in the Addendum.

LIST NO: 2/14 **APPLICATION NO:** P/1080/05/CFU
LOCATION: 18 Brookshill Avenue, Harrow
APPLICANT: B Taylor for Mr & Mrs Hooper
PROPOSAL: Two Storey Side and Single Storey Rear Extension
DECISION: DEFERRED at Committee's request for officers to seek the following amendments:
1) provide a subordinate roof with a 1 metre first floor front setback;
2) remove the two proposed rear gables.

LIST NO: 2/15 **APPLICATION NO:** P/1422/05/DFU
LOCATION: 46 Station Road, North Harrow
APPLICANT: Howard J Green for Mr E Beckett
PROPOSAL: Change of Use: At Ground Floor from Estate Agents (Class A2) to Restaurant & Café (Class A3); Conversion of First & Second Floor Offices to Two Self-Contained Flats; External Staircase and Alterations at Rear
DECISION: 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.

[Notes: (1) Prior to discussing the above application, the Committee received representations from an objector;
(2) there was no indication that a representative of the applicant representative was present and wished to respond.
(See also Minute 973 and 982)

LIST NO: 2/16 **APPLICATION NO:** P/1591/05/DFU
LOCATION: Land R/O 47- 49 Gayton Road, Harrow
APPLICANT: Gillett Macleod Partnership for Mr S O'Brien
PROPOSAL: Two Semi-Detached Bungalows, Forecourt, Parking and Access from Northwick Park Road (Resident Permit Restricted)
DECISION: DEFERRED at the request of the Committee to enable a Member site visit to take place before the application is considered.

LIST NO:	2/17	APPLICATION NO:	P/1283/05/DFU
LOCATION:	7 Aberdeen Road, Wealdstone		
APPLICANT:	C&S Associates/W H Saunders for B Brendan-Langan		
PROPOSAL:	Conversion of House into 2 Self-Contained Flats, Single Storey Rear Extension (Resident Permit Restricted)		
DECISION:	REFUSED permission for the development described in the application and submitted plans, for the following reasons:		
	<ul style="list-style-type: none"> (i) The proposal presents an over-intensification of the site to the detriment of the neighbouring terraced properties, by reason of the additional activity generated by the creation of an additional dwelling. (ii) There is no amenity space available for the upper level flat to the detriment of the residential amenities of the future occupiers. (iii) The overall size of the front yard area will be insufficient to cope with four wheelie bins and green boxes, which is the minimum number required for two separate dwellings, giving rise to an overcrowding of the limited space available to the front of the property. 		
	<p>[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;</p> <p>(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;</p> <p>(3) Councillor Bluston wished to be recorded as having voted against the decision to refuse the application;</p> <p>(4) the Group Manager (Planning and Development) had recommended that the above application be granted].</p>		

LIST NO:	2/18	APPLICATION NO:	P/1702/05/CVA
LOCATION:	Horseshoe Bar, 326 Eastcote Lane, South Harrow		
APPLICANT:	Leo Mullane		
PROPOSAL:	Variation of Condition to Allow Opening Monday – Thursday 10:00 to 01:00; Friday & Saturday 10:00 to 02:00; Sunday 11:00 to 01:00		
DECISION:	GRANTED variation in accordance with the development described in the application and submitted plans, subject to the condition and informative reported.		

LIST NO:	2/19	APPLICATION NO:	P/1036/05/CFU
LOCATION:	88-92 High Street, Wealdstone		
APPLICANT:	Roger L Hammond for Niza Enterprises Ltd		
PROPOSAL:	Change of Use: Ancillary Retail to Residential on 1 st and 2 nd Floors to Form 7 Flats, Alterations and Entrance at Ground Floor (Resident Permit Restricted)		
DECISION:	REFUSED permission for the development described in the application and submitted plans, for the following reasons:		

- (i) The proposal will adversely affect the ground floor customer area because the relocation of the ancillary shop facilities from the upper floors will give rise to an overall loss of 40% of the current customer retail area. This will be detrimental to the viability of the A1 retail outlet.
- (ii) The loss of the ancillary space on the first floor will have the potential to damage the retention of the only reasonable standard food store and A1 outlet in an area where the footfall and viability of the High Street has already been severely eroded, resulting in a loss of amenity to the local residents and future occupiers of the considerable number of residential developments now under construction.

[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) Councillor Bluston 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].

(See also Minute 974)

LIST NO:	2/20	APPLICATION NO:	P/1784/05/CLA
LOCATION:	Marlborough School, 81 Marlborough Hill, Harrow		
APPLICANT:	Rickard Partnership for Harrow Council		
PROPOSAL:	Single Storey Extension to Hall, Provision of New Doors to Classroom 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:	2/21	APPLICATION NO:	P/1218/05/DFU
LOCATION:	Plots 1, 2 & 6, 88 High St and 19 & 25 King Henry Mews, Harrow on the Hill		
APPLICANT:	Archer Architects for Mr R Deacon		
PROPOSAL:	Alterations and Conversion of Three Flats to Form One Dwelling		
DECISION:	GRANTED permission in accordance with the development described in the application and submitted plans, subject to the condition and informative reported.		

LIST NO:	2/22	APPLICATION NO:	P/774/05/DFU
LOCATION:	49 Brancker Road, Kenton		
APPLICANT:	Mr Jamshed Jee		
PROPOSAL:	2 Storey Side to Rear, Single Storey Front & Rear Extensions, Rear Dormer, Conversion to 2 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: 2/23 **APPLICATION NO:** P/1493/05/DFU
LOCATION: Freshfields, 12 Reenglass Road, Stanmore
APPLICANT: Mance Design & Architecture for Mr Nilesh Shah
PROPOSAL: 1st Floor Extension to Provide Two Storey House, Single and 2 Storey Rear Extension Front Porch, Alterations to Elevations (Revised)
DECISION: DEFERRED at the request of the Committee to enable a Member site visit to take place before the application was considered.

[Notes: Prior to discussing the above application, it was moved and seconded that the application be deferred to allow a Member site visit to take place before the application was considered. Upon being put to a vote, this was carried].

LIST NO: 2/24 **APPLICATION NO:** P/136/05/CFU
LOCATION: Land Adj. 269 Watford Road, Harrow
APPLICANT: Eley & Associates for Ali Musani
PROPOSAL: Demolition of Existing Commercial Building, and Development of Replacement Detached Building to Accommodate Pool and Gym for Use in conjunction with Adjacent Dwelling House
DECISION: 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.

LIST NO: 2/25 **APPLICATION NO:** P/1503/05/DFU
LOCATION: Rear of 7/9 Village Way East, Harrow
APPLICANT: JRA Design Associates for Mr T J Harris
PROPOSAL: Single Storey Storage Building and Parking Spaces at Rear
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 974)

LIST NO: 2/26 **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 for consideration alongside the application for the change of use of the whole site.

[Notes: (1) Prior to discussing the above application, it was moved and seconded that the application be deferred to allow a Member site visit to take place before the application was considered. Upon being put to a vote, this was carried;

(2) Councillors Bluston, Ismail, Miles and Anne Whitehead wished to be recorded as having voted against the decision to defer the application].

- (i) The proposal represents an over-intensification of the site by reason of the additional activity and associated disturbance generated by two additional dwellings which will be detrimental to the residential amenities of the neighbouring properties.
- (ii) The amenity space will be divided into three sections which will give rise to an over-intensive use of the rear garden to the detriment of the residential amenities of the neighbouring 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) Councillor Bluston 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:	2/31	APPLICATION NO:	P/1528/05/CVA
LOCATION:	44 College Hill Road, Harrow Weald		
APPLICANT:	Suquena Panjwani		
PROPOSAL:	Variation of Condition 2 of Permission E/254/02/FUL to Allow Nursery Use for 12 Children		
DECISION:	REFUSED permission for the development described in the application and submitted plans, for the following reason:		
	(i) Car parking cannot be satisfactorily provided within the curtilage of the site to meet the Council's minimum requirements in respect of the development, and the likely increase in parking on the neighbouring highways would be detrimental to the free flow of safety of traffic on the neighbouring highways and the amenities of neighbouring residents.		
	[Notes: (1) The vote to refuse the application was unanimous;		
	(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/1234/05/CVA
LOCATION:	246/248 Uxbridge Road, Hatch End		
APPLICANT:	D Edward King for Ask Restaurants		
PROPOSAL:	Removal of Condition 5 of Permission W/8/02/FUL to Permit Use of Outside Rear Area for Dining		
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/874/04/CFU
LOCATION:	53-55 Moss Lane, Pinner		
APPLICANT:	Paul Samson for Mr & Mrs Spanwick Smith		

PROPOSAL: Change of Use of No 55 from Flats to Nursing Home (Class C3 to C2) Single/2 Storey Linked Extension to 53 & 55 for Addit Bedspaces (Revised)

DECISION: REFUSED permission for the development described in the application and submitted plans for the reasons and informatives reported.

[Note: (1) The Chair, Councillor Anne Whitehead, having declared an interest in this item and left the room, the Vice-Chair, Councillor Marilyn Ashton, took the Chair;

(2) At the conclusion of this item, Councillor Anne Whitehead resumed the Chair].

(See also Minute 974)

LIST NO: 3/03 **APPLICATION NO:** P/1957/05/CFU

LOCATION: Highway Land at Sudbury Hill, Opposite South Hill Avenue, Harrow

APPLICANT: LCC Development Services Ltd for T-Mobile (UK) Ltd

PROPOSAL: 8M High Telecommunications Mast and Equipment Cabins

DECISION: REFUSED permission for the development described in the application and submitted plans, subject to the receipt of no further material planning objections by the end of the notification expiry period on 8 September 2005, for the reason and informative reported.

[Notes: (1) During discussion of the above application Members expressed concern that the plans might be inaccurate;

(2) The decision to refuse the application was unanimous].

(See also Minute 973)

LIST NO: 5/01 **APPLICATION NO:** P/1956/05/CDT

LOCATION: Land Outside 48 Courtenay Avenue, Harrow Weald

APPLICANT: LCC Development UK Ltd

PROPOSAL: Determination: 7.7M High Telecommunications Mast and Equipment Cabinets

DECISION: REFUSED approval of details of siting/appearance for the reason and informative reported.

LIST NO: 5/02 **APPLICATION NO:** P/2021/05/CDT

LOCATION: Junction of Shaftesbury Avenue/Welbeck Road, South Harrow

APPLICANT: LCC UK

PROPOSAL: Determination: 8M High Telecommunications Mast and 2 Equipment Cabinets

DECISION: REFUSED approval of details of siting/appearance for the reason and informative reported.

[Note: The decision to refuse the application was unanimous].

(See also Minute 973)