



Meeting:	Development Control Committee
Date:	11th October 2005
Subject:	354-366 Pinner Road, North Harrow Submission of revised drawing
Responsible Officer:	Group Manager (Planning and Development)
Contact Officer:	T.E. McAlister
Portfolio Holder:	Planning, Development and Housing
Key Decision:	No
Status:	Part 1

Section 1 : Summary

The purpose of this report is to request the Committee to agree a revised drawing in relation to planning application P/2447/04/CFU in order to ensure that the approved development is in accordance with the description of the development.

Decision Required

Recommendation (for decision by the Development Control Committee)

Approval of Drawing No. C81-431/105D in place of previously approved Drawing PP1-006 Rev.C

Reason for Report

The description of development in relation to planning application P/2447/04/CFU refers to 112 flats, whereas it has come to light that the approved drawings in fact show 113 flats. A revised drawing has been received which combines 2 flats into 1 thereby maintaining the number of proposed units at 112.

Benefits

Not applicable

Cost of Proposals

None to the Council

Risks

None

Implications if recommendations rejected

A planning permission would be issued which would be inconsistent in terms of the description of development and the approved drawings.

Section 2 : Report

Brief History, Policy Context (Including Previous Decisions)

2.1 Planning application P/2447/04/CFU was received on 8th September 2004. The description of development on the application form was as follows:-

‘A mixed use scheme – Metro-style supermarket + mixed tenure housing + community facility including affordable/keyworker accommodation.’

2.2 Part 9 of the form specified that the proposed number of housing units was 112. The application was accompanied by a Town Planning Statement and a Transport Impact Assessment, both of which stated that the proposal was for 112 units. A proposed mix of units was contained in each document which totalled 112. Based on the above the application was registered and notifications/consultations carried out on 13th September 2004 in relation to the following description of development:

‘Redevelopment for 3-6 storey building to provide supermarket, 112 flats, community facility; parking and access.’

2.3 Consideration of the application proceeded on the basis of 112 units.

2.4 The application was reported to the Development Control Committee on 9th February 2005 which resolved to grant planning permission subject to the prior completion of a S106 legal agreement. The agreement has not yet been finalised and formal permission has not therefore been issued.

Background Information and Options Considered

2.5 New architects have since been appointed for the project. In preparing construction drawings they examined the approved drawings and picked up that the number of flats shown on the plans is in fact 113.

2.6 In order to avoid any inconsistency between the impending decision notice and the approved plans, a revised drawing No. C81-431/105D has been submitted showing 2 one-bed flats for sale on the fourth floor combined into one 2-bed flat for sale, thereby reverting the number of units to 112.

2.7 This proposed revision would make no material difference to the consideration of the scheme and would have been recommended favourably had it formed part of the original submission.

2.8 The Committee is recommended to agree the revised drawing.

Consultation with Ward Councillors

2.9 Not applicable

Financial Implications

2.10 None

Legal Implications

2.11 Contained in the report

Equalities Impact

2.12 None

Section 3 : Supporting Information/Background Documents

3.1 Planning application P/2447/04/CFU
Letter from Id Partnership dated 15th September 2005
Drawing C81-431/105D