

SECTION 1 – MAJOR APPLICATIONS

LIST NO: 1/01 **APPLICATION NO:** P/1834/05/CFU
LOCATION: 190-194 Station Road, Harrow
APPLICANT: Design West Architectural for Scan Corporation Ltd
PROPOSAL: Extensions and alterations to provide a part 3/part 4 storey building, restaurant (A3 use) at ground floor, 13 flats at 1st, 2nd and 3rd floors
DECISION: WITHDRAWN at applicant's request.

LIST NO: 1/02 **APPLICATION NO:** P/1783/05/CFU
LOCATION: Greek Orthodox Church, Kenton Road, Kenton
APPLICANT: Koupparis Associates for Trustees of St Panteleimon
PROPOSAL: Replacement church with detached single/2 storey playgroup/community building at rear, 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.

LIST NO: 1/03 **APPLICATION NO:** P/1589/05/CLA
LOCATION: Rooks Heath High School, Eastcote Lane, South Harrow
APPLICANT: Howard Fairbairn & Partners for Harrow Council
PROPOSAL: Part single/part two storey building with glazed link at Eastcote Lane frontage of site
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 informative set out in the Addendum.

(See also Minute 992)

SECTION 2 – OTHER APPLICATIONS RECOMMENDED FOR GRANT

LIST NO: 2/01 **APPLICATION NO:** P/1627/05/CVA
LOCATION: 383 Station Road, Harrow
APPLICANT: Four in One
PROPOSAL: Variation of Condition 3 of Permission LBH/38315 to allow opening 11:00 to 02:00 Sunday to Wednesday and 11:00 to 02:00 Thursday to Saturday
DECISION: GRANTED variation in accordance with the development described in the application and submitted plans, subject to the condition and informative reported.

LIST NO: 2/02 **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: 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/1711/05/CLA
LOCATION: Roxbourne Middle School, Torbay Road, Harrow
APPLICANT: Urban Living Department for People First Department
PROPOSAL: Single storey extension to existing detached building
DECISION: GRANTED permission in accordance with the development described in the application and submitted plans, subject to the conditions and informatives reported.

[Note: The Committee noted the correction to the location address, as set out in the Addendum].

LIST NO: 2/04 **APPLICATION NO:** P/1917/05/CFU
LOCATION: 15-21 Headstone Drive, Harrow
APPLICANT: Pearson Associates for Valuetimes Ltd
PROPOSAL: Change of use of 1st, 2nd & 3rd floors to alternative, either offices (B1) or healthcare (D1). Alterations to parking.
DECISION: GRANTED permission in accordance with the development described in the application and submitted plans, subject to the conditions and informatives reported.

[Note: The Committee noted the amendment to the site description, as set out in the Addendum].

LIST NO: 2/05 **APPLICATION NO:** P/1770/05/CFU
LOCATION: 21 Little Common, Stanmore
APPLICANT: Abe Hayeem for B & M Isaacs
PROPOSAL: Rear conservatory with retractable roof
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 992)

LIST NO: 2/06 **APPLICATION NO:** P/944/05/DFU
LOCATION: 120 Old Church Lane, Stanmore
APPLICANT: P Witham, ADT Consultants Ltd for Mr Hasnaini
PROPOSAL: Replacement two storey house with accommodation in roof
DECISION: GRANTED permission in accordance with the development described in the application and submitted plans, subject to the conditions and informatives reported.

LIST NO: 2/07 **APPLICATION NO:** P/1942/05/CFU
LOCATION: Centenary Park Pavilion, Stanmore
APPLICANT: T P Bennett for Metropolitan Police, Harrow

PROPOSAL: Alterations and change of use from pavilion (class D2) to police office (class B1)

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/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: (1) 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 8 to read:
 "No development shall take place until a plan indicating the positions, design, materials and type of boundary treatment to be erected has been submitted to, and approved in writing by, the local planning authority. Such boundary treatment shall include fencing to a minimum height of 2 metres particularly along the Hanbury Court boundary. The boundary treatment shall be completed before the building(s) is/are occupied. The development shall be completed in accordance with the approved details and shall thereafter be retained.
 REASON: To safeguard the amenity of neighbouring residents and the character of the locality."

(2) RESOLVED: That officers be requested to write to the residents of Hanbury Court informing them of the amendment to the conditions.

LIST NO: 2/09 **APPLICATION NO:** P/1749/05/CFU

LOCATION: 3rd floor, Premier House, 1 Canning Road, Wealdstone

APPLICANT: Adrian Salt and Pang Ltd for London Institute of Technology

PROPOSAL: Change of use of 550 sq.m. of 3rd floor from offices (class B1) to offices/educational uses (class B1/D1c)

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

(See also Minute 992)

LIST NO: 2/10 **APPLICATION NO:** P/1802/05/CFU

LOCATION: Green Verges, 22 Priory Drive, Stanmore

APPLICANT: The Drawing Room for Mr & Mrs Rosenberg

PROPOSAL: 2 storey side to rear extension and alterations (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: 2/11 **APPLICATION NO:** P/1943/05/COU

LOCATION: Land rear of 45-51 Southfield Park, North Harrow

APPLICANT: Christopher Pring for Mr Drew, Dr & Mrs Marsden

PROPOSAL: Outline: Construction of five houses with access and parking

DECISION: DEFERRED at the request of the Committee to enable a Member site visit to take place before the application is considered.

[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 was present and wished to respond].

(See also Minute 998)

LIST NO: 2/12 **APPLICATION NO:** P/1883/05/DFU

LOCATION: 1 Butler Avenue, Harrow

APPLICANT: David R Yeaman & Associates for Mr V Ibrahim

PROPOSAL: Rear dormers and conversion to provide five flats, forecourt parking

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

(i) The additional fifth flat would have access to the communal garden which would give rise to excessive activity in a garden which, in its totality, would be shared by five units, giving rise to a loss of residential amenity to the neighbouring properties by reason of increased disturbance and general activity.

(ii) The extra unit, together with the other units, will give rise to an over intensification of the property resulting in excessive activity to the detriment of the residential amenities of the surrounding properties.

[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 decision to refuse the application was unanimous;

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

LIST NO: 2/13 **APPLICATION NO:** P/1469/05/DFU

LOCATION: Park View, 14 Mount Park Road, Harrow

APPLICANT: Paul Archer Design Ltd for Bobby Anand

PROPOSAL: Outbuilding to provide domestic study

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:

The proposal would be out of character in the Mount Park Conservation Area and Area of Special Character and would represent an unwelcome addition to the garden area which would be at odds with the otherwise traditional buildings which characterise 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 Marilyn Ashton and Mrs Bath wished to be recorded as having voted against the decision to grant the application].

LIST NO: 2/14 **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: INFORM the applicant that:

(1) the proposal is acceptable subject to the provision of a unilateral undertaking under S.106 of the Town and Country Planning Act 1990 within one year (or such period as the Council may determine) of the date of the Committee decision on this application relating to:

the provision of a capital sum equivalent to 17.5% of the open market realised value of the 4 units outlined on the approved drawings prior to occupation of the four units

(2) A formal decision granting the removal of Condition 13 of Planning Permission EAST/1277/01/FUL will be issued only upon the provision by the applicant of the aforementioned legal agreement.

[Note: The Committee noted the amendment to the Recommendation, as set out in the Addendum].

LIST NO: 2/15 **APPLICATION NO:** P/1882/05/DFU

LOCATION: 83 Drury Road, Harrow

APPLICANT: Mr K Desai

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.

[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 was present and wished to respond].

(See also Minute 998)

LIST NO: 2/16 **APPLICATION NO:** P/403/05/DFU

LOCATION: Amberley, 7 Clamp Hill, Stanmore

APPLICANT: Jak Design for Shaileshbhai Patel

PROPOSAL: Double garage and store at rear with access from Acacia Close

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.

[Note: The Committee noted the amendment to the description, as set out in the Addendum].

LIST NO: 2/17 **APPLICATION NO:** P/1712/05/CFU
LOCATION: Land R/O 71-83 Canterbury Road, North Harrow
APPLICANT: Gillett Macleod Partnership for Clearview Homes Ltd
PROPOSAL: Two detached two storey blocks to provide 8 terraced properties with access and parking (revised access arrangements at Allerford Court)
DECISION: DEFERRED at Committee's request to enable the Appeal Decision on the previous refusal of planning permission to be circulated to Members before considering the application.

LIST NO: 2/18 **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: GRANTED variation in accordance with the development described in the application and submitted plans, subject to the conditions and informatives reported.

LIST NO: 2/19 **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: GRANTED variation 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/2005/05/CFU
LOCATION: 74 & 76 Station Road, Harrow
APPLICANT: Try Homes Ltd
PROPOSAL: Revisions to Permission P/2140/04/CFU to allow use of ground floor retail (A1), financial and professional services (A2), business (B1) or medical/health (D1)
DECISION: GRANTED permission in accordance with the development described in the application and submitted plans, subject to the conditions and informative reported.

 [Note: The Committee noted the amendment to the proposal details, as set out in the Addendum].

LIST NO: 2/21 **APPLICATION NO:** P/817/05/CFU
LOCATION: 49 High Street, Harrow on the Hill
APPLICANT: JRA Design Associates for Mr T J Harriss
PROPOSAL: Single storey rear extension and formation of roof terrace; change of use of basement/ground floor to restaurant/café and bar (class A3 and A4), alterations to rear elevation

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 991 and 992)

LIST NO: 2/22 **APPLICATION NO:** P/1558/05/CLB

LOCATION: 49 High Street, Harrow on the Hill

APPLICANT: JRA Design Associates for Mr T J Harriss

PROPOSAL: Listed Building Consent: Ground floor single storey rear extension, alterations to rear elevation and internal alterations

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

(See also Minute 991 and 992)

SECTION 3 – OTHER APPLICATIONS RECOMMENDED FOR REFUSAL

LIST NO: 3/01 **APPLICATION NO:** P/1618/05/CVA

LOCATION: Wards PH, 38/40 Lowlands Road, Harrow

APPLICANT: Patrick Ward

PROPOSAL: Variation of Condition 6 of Permission E/450/02 to allow opening 10:00 to midnight Mon-Wed; 10:00 to 12:30 Thurs; 10:00 to 01:30 Fri-Sat; 11:00 to 12:30 Sun

DECISION: REFUSED permission for the variation described in the application and submitted plans for the reason and informative reported.

[Note: The Committee noted the amendment to the Appraisal, as set out in the Addendum].

(See also Minute 992)

LIST NO: 3/02 **APPLICATION NO:** P/1630/05/DCO

LOCATION: 147 Roxeth Green Avenue, South Harrow

APPLICANT: Nilesh Pankhania for Joseph Gomes

PROPOSAL: Alterations to, and retention of, covered area at rear

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

Informative 1 to read:

“The following policies in the 2004 Harrow Unitary Development Plan are relevant to this decision: SC1, D4, D5, C16 and the development is contrary to these policies”.

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

SECTION 5 – PRIOR APPROVAL APPLICATIONS

LIST NO: 5/01 **APPLICATION NO:** P/2313/05/CDT

LOCATION: Signal House, Lyon Road, Harrow

APPLICANT: Marconi Apt

PROPOSAL: Determination: 6 pole-mounted roof-top antennae and 4 equipment cabins adjacent to rear car park

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