
REPORT OF DEVELOPMENT CONTROL COMMITTEE

MEETING HELD ON 11 OCTOBER 2005

Chair: * Councillor Anne Whitehead

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

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

[Note: Councillor Mrs Kinnear also attended this meeting to speak on the item indicated at Minute 991 below].

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

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

<u>Ordinary Member</u>	<u>Reserve Member</u>
Councillor Billson	Councillor Kara

991. Right of Members to Speak:

RESOLVED: That, in accordance with Committee Procedure Rule 4.1, the following Councillors, who are not member of the Committee, be allowed to speak on the agenda items indicated:

Councillor Mrs Kinnear Planning Application 2/21 and main agenda item 15

[Note: Subsequently, Councillor Mrs Kinnear elected not to speak on planning application 2/21, and agenda item 15 was deferred by the Committee to enable complainants to be notified (See also Minute 992)].

992. Declarations of Interest:

RESOLVED: (1) To note the following declarations of interest made by Members present relating to business to be transacted at this meeting:

- (i) Planning Application 1/03 – Rooks Heath High School, Eastcote Lane, South Harrow
Councillor Miles declared a personal in the above application arising from the fact that he was an LEA governor for the school. Accordingly, he remained in the room and took part in the discussion and decision-making on this item.
- (ii) Planning Application 2/05 – 21 Little Common, Stanmore
Councillor Janet Cowan declared a personal interest in the above application in that she was acquainted with the agent for the applicant. Accordingly, she remained in the room and took part in the discussion and decision-making on this item.
- (iii) Planning Application 2/09 – Third Floor, Premier House, 1 Canning Road, Wealdstone
Councillor Anne Whitehead declared a personal in the above application arising from the fact that she worked in the building. Accordingly, she remained in the room and took part in the discussion and decision-making on this item.

- (iv) Planning Application 2/21 – 49 High Street, Harrow on the Hill
Councillor Marilyn Ashton declared that Conservative Members of the Committee had a prejudicial interest in the above application. Accordingly, Councillors Marilyn Ashton, Mrs Bath, Janet Cowan, Kara and Mrs Joyce Nickolay left the room and took no part in the discussion or decision-making on this item.
- (v) Planning Application 2/21 – 49 High Street, Harrow on the Hill
Councillor Mrs Kinnear, who was not a Member of the Committee, declared a personal interest in the above application.
- (vi) Planning Application 3/01 – Wards PH, 38/40 Lowlands Road, Harrow
Councillor Bluston declared a prejudicial interest in the above application arising from the fact that he had made representations on behalf of residents at the Licensing Panel which had determined the licensing application. Accordingly, he left the room and took no part in the discussion or decision-making on this item.
- (vii) Planning Application 3/01 – Wards PH, 38/40 Lowlands Road, Harrow
Councillor Idaikkadar declared a prejudicial interest in the above application arising from the fact that he had been Chair of the Licensing Panel which had determined the licensing application. Accordingly, he left the room and took no part in the discussion or decision-making on this item.
- (viii) Agenda item 15 – 102, 104, 106 High Street, Harrow on the Hill
Councillor Mrs Kinnear, who was not a Member of the Committee, declared a personal interest in the above agenda item.
- (ix) Agenda items 15 and 21 – 102, 104, 106 High Street, Harrow on the Hill
Councillor Marilyn Ashton declared that Conservative Members of the Committee had a prejudicial interest in the above application. Accordingly, Councillors Marilyn Ashton, Mrs Bath, Janet Cowan, Kara and Mrs Joyce Nickolay left the room and took no part in the discussion or decision-making on this item.
- (x) Agenda item 17 – Copse Farm, 2 Brookshill Cottages, Dairy Cottages, Brookshill Drive, Harrow
Councillor Anne Whitehead declared a personal interest in the above item. Accordingly, she remained in the room and took part in the discussion and decision-making on this item.
- (xi) Agenda item 17 – Copse Farm, 2 Brookshill Cottages, Dairy Cottages, Brookshill Drive, Harrow
Councillor Marilyn Ashton declared a personal interest in the above item. Accordingly, she remained in the room and took part in the discussion and decision-making on this item.

(2) that, arising from the various declarations (made on behalf of Conservative Group Members) referred to in (1) above, the Monitoring Officer be requested to clarify the position regarding the obligations of Group Membership as referred to in the Protocol for Dealing with Planning Applications and Lobbying, in light of the recommendation made by the Standards Committee's Hearing Panel on 22 June 2005.

[Note: Agenda Items 15 and 21 were subsequently deferred by the Committee to enable complainants to be notified that the report would be considered at the next meeting of the Committee].

993. **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 contained information relating to various items on the agenda and was based on information received after the agenda's despatch. It was admitted to the agenda in order to enable Members to consider all information relevant to the items before them

- for decision.
14. Urgent Non-Executive Action – The Timber Carriage Public House, 19 Northolt Road, South Harrow In order to progress the Section 106 Agreement and issue the Planning Permission.
15. 102, 104, 106 High Street, Harrow on the Hill To report back to the Committee following a previous instruction by the Committee on a matter involving additional technical information and legal advice.
16. 354-366 Pinner Road, North Harrow In order to progress the Section 106 Agreement and issue the Planning Permission.
20. Sage House, 319 Pinner Road – Section 106 Agreement In order to progress the Section 106 Agreement and issue the Planning Permission.
21. 102, 104, 106 High Street, Harrow on the Hill To report back to the Committee following a previous instruction by the Committee on a matter involving additional technical information and legal advice.
23. Common Areas at Stanmore Park To report on progress arising from the residents' petition presented to the Committee on 7 September 2005
24. Statutory Notification Protocol To discuss procedure in the area at the earliest possible opportunity
25. Restructuring of the Planning Department The restructure was already underway and the next meeting of the Committee was not until 9 November 2005
- and

(2) all items be considered with the press and public present, with the exception of the following item, which would be considered with the press and public excluded for the reason indicated:

<u>Agenda Item</u>	<u>Reason</u>
21. 102, 104, 106 High Street, Harrow on the Hill	The report relating to this item contained exempt information under paragraph 12(b) of Part I of Schedule 12A to the Local Government Act 1972 in that it contained legal advice.

994. **Minutes:**

RESOLVED: That the Chair be given authority to sign the minutes of the meeting held on 7 September 2005, those minutes having been circulated, as a correct record of that meeting, once printed in the Council Bound Volume.

995. **Public Questions:**

RESOLVED: To note that no public questions were put at the meeting under the provisions of Committee Procedure Rule 18.

996. **Petitions:**

RESOLVED: To note that no petitions were received at the meeting under the provisions of Committee Procedure Rule 15.

997. **Deputations:**

The Panel received a deputation from a resident of Stanmore Park, which outlined residents' concerns regarding the poor condition of the landscaping following the redevelopment of RAF Stanmore Park, Uxbridge Road, Stanmore. The depute stated that newly-planted young trees had not been looked after and had consequently died,

and that there was a stagnant pool of water on the site. The condition of the landscaping had deteriorated particularly in the last year.

Some Members of the Committee, who had visited the site, supported the depute's comments, and noted that it would be important for any corrective action to be taken quickly so as not to miss the planting period.

RESOLVED: That the Chair and Vice-Chair, on behalf of the Committee, write to the developer expressing dissatisfaction with the condition of the site.

998. **Representations on Planning Applications:**

RESOLVED: That, in accordance with the provisions of Committee Procedure Rule 17 (Part 4B of the Constitution), representations be received in respect of items 2/11 and 2/15 on the list of planning applications.

999. **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.

1000. **Planning Appeals Update:**

RESOLVED: That (1) Councillor Marilyn Ashton be appointed as the nominated member for the public enquiry for 19 & 21 R/O 11-29 Alexandra Avenue;

(2) the report be noted.

1001. **Enforcement Notices Awaiting Compliance:**

RESOLVED: That the report be noted.

1002. **Urgent Non-Executive Action - The Timber Carriage Public House, 19 Northolt Road, South Harrow:**

The Committee received a 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 27 July 2005, under the Urgent Non-Executive Action Procedure.

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

Subject: The Timber Carriage Public House, 19 Northolt Road, South Harrow

Action Proposed: To amend para 1 a) of the Development Control Committee Resolution of 15 June 2005 in respect of The Timber Carriage Public House, 19 Northolt Road (planning application 1/01) to read as follows: "...the submission and approval by the Local Planning Authority of an Affordable Housing Scheme to provide six units on the ground floor of the building as shared ownership/key worker housing...".

Reason for Urgency: The next meeting of the Development Control Committee was not until 7 September 2005. The applicant wished to commence development as soon as possible and wished to complete the Section 106 Agreement so that the planning permission could be issued.

Decision: Officer Recommendation agreed.

1003. **102, 104, 106 High Street, Harrow on the Hill:**

The Committee received a report of the Group Manager (Planning and Development) and an associated confidential report which detailed Counsel's Opinion.

RESOLVED: That (1) consideration of the report be deferred to the next meeting of the Committee; and

(2) officers be requested to notify complainants that the report would be considered at the next meeting of the Committee.

(See also Minute 991 and 992)

1004. **354-366 Pinner Road, North Harrow:**
The Committee received a report of the Group Manager (Planning and Development).
RESOLVED: To approve drawing no: C81-431/105D in place of the previously approved drawing no: PP1-006 Rev C.
1005. **Copse Farm, 2 Brookshill Cottages, Dairy Cottages, Brookshill Drive, Harrow:**
The Committee received a report of the Group Manager (Planning and Development).
RESOLVED: That the Director of Legal Services be authorised to:
(1) issue an Enforcement Notice pursuant to Section 172 of the Town and Country Planning Act 1990 requiring:
(i) dismantling of metal mesh fence panels and stabilising mounts
(ii) permanent removal of their constituent elements from the land.
(i) and (ii) should be complied with within a period of one (1) month from the date on which the Notice takes effect;
(2) issue Notices under Section 330 of the Town and Country Planning Act 1990 (as amended) as necessary in relation to the above alleged breach of planning control;
(3) institute legal proceedings in the event of failure to:
(i) supply the information required by the Director of Legal Services through the issue of Notices under Section 330 of the Town and Country Planning Act 1990; and/or
(ii) comply with the Enforcement Notice.
(See also Minute 992)
1006. **56 Lake View, Edgware:**
The Committee received a report of the Group Manager (Planning and Development).
RESOLVED: That the Director of Legal Services be authorised to:
(1) issue an Enforcement Notice pursuant to Section 172 of the Town and Country Planning Act 1990 requiring:
(i) demolition of the front porch extension and canopy
(ii) permanent removal of their constituent elements from the land.
(i) and (ii) should be complied with within a period of three (3) months from the date on which the Notice takes effect;
(2) issue Notices under Section 330 of the Town and Country Planning Act 1990 (as amended) as necessary in relation to the above alleged breach of planning control;
(3) institute legal proceedings in the event of failure to:
(i) supply the information required by the Director of Legal Services through the issue of Notice under Section 330 of the Town and Country Planning Act 1990; and/or
(ii) comply with the Enforcement Notice.
1007. **Sage House, 319 Pinner Road - Section 106 Agreement:**
The Committee received a report of the Director of Legal Services.
RESOLVED: To extend the time for completion of the legal agreement to 31 January 2006.
1008. **Common Areas at Stanmore Park:**
(See Minute 997)
1009. **Statutory Notification Protocol:**
The Nominated Member of the Conservative Group advised the Committee that it had been brought to her attention that, in some cases, residents of properties abutting proposed development sites had not been notified that a planning application had been submitted.

RESOLVED: That the Group Manager (Planning and Development) be requested to ensure that the practice notes for notification are followed by planning staff, in particular with regard to properties that abut development sites.

1010. **Restructuring of the Planning Department:**

The Nominated Member of the Conservative Group advised the Committee that it had been brought to her attention that the Planning Department was undergoing a restructure.

RESOLVED: That the Group Manager (Planning and Development) be requested to provide a report on the proposed changes for the next meeting of the Committee.

1011. **Any Other Business:**

RESOLVED: That (1) the following sites visits be held on Saturday 29 October 2005:

9.30am - 83 Drury Road, Harrow

10.00am - Land rear of 45-51 Southfield Park, North Harrow

10.30am - Royal National Orthopaedic Hospital (RNOH), Brockley Hill, Stanmore

(2) officers be requested to arrange a further daytime visit to RNOH for Members unable to attend on 29 October 2005.

1012. **Extension and Termination of the Meeting:**

In accordance with the provisions of Committee Procedure Rule 14.2 (Part 4B of the Constitution) it was

RESOLVED: (1) At 10.00 pm to continue until 10.30 pm;

(2) at 10.30 pm to continue until 11.00 pm;

(3) at 11.00 pm to continue until 11.15 pm;

(4) at 11.15 pm to continue until 11.30 pm.

DCC schedule 11 October 2005

(Note: The meeting, having commenced at 7.30 pm, closed at 11.30 pm).

(Signed) COUNCILLOR ANNE WHITEHEAD
Chair

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:

(i) 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 ??? 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.
