



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

(See also Minute 1016)

---

<b>LIST NO:</b>	1/04	<b>APPLICATION NO:</b>	P/1704/05/COU
<b>LOCATION:</b>	Royal National Orthopaedic Hospital, Brockley Hill, Stanmore		
<b>APPLICANT:</b>	Drivers Jonas for Royal National Orthopaedic Hospital		
<b>PROPOSAL:</b>	Outline: Partial redevelopment to provide new hospital and associated facilities, housing (including staff), revised road junction, car parking and open space		
<b>DECISION:</b>	DEFERRED for consideration at the reconvened meeting of the Committee that would take place on 16 November 2005.		

(See also Minute 1015, 1016 and 1021)

---

#### **SECTION 2 – OTHER APPLICATIONS RECOMMENDED FOR GRANT**

<b>LIST NO:</b>	2/01	<b>APPLICATION NO:</b>	P/2048/05/CFU
<b>LOCATION:</b>	84 Stanmore Hill, Stanmore		
<b>APPLICANT:</b>	David Resnick Assoc for T Adebayo		
<b>PROPOSAL:</b>	Single storey rear extension		
<b>DECISION:</b>	GRANTED permission in accordance with the development described in the application and submitted plans, subject to the conditions and informative reported.		

---

<b>LIST NO:</b>	2/02	<b>APPLICATION NO:</b>	P/1854/05/CFU
<b>LOCATION:</b>	Land at R/O Rising Sun Public House, 138 Greenford Road, Harrow		
<b>APPLICANT:</b>	Oakcliffe Properties Ltd		
<b>PROPOSAL:</b>	Redevelopment to provide 3xtwo storey terraced houses (revised)		
<b>DECISION:</b>	GRANTED permission in accordance with the development described in the application and submitted plans, subject to the conditions and informatives reported.		

---

<b>LIST NO:</b>	2/03	<b>APPLICATION NO:</b>	P/1913/05/DFU
<b>LOCATION:</b>	239 Portland Crescent, Stanmore		
<b>APPLICANT:</b>	S Kara		
<b>PROPOSAL:</b>	Single storey rear extension; conversion of house into 2 self-contained flats (revised)		
<b>DECISION:</b>	REFUSED permission for the development described in the application and submitted plans, for the following reasons:		
	(i)	The proposal would be out of character in an area of typically single family dwellings to the detriment of the pattern of development in this location.	
	(ii)	The conversion of one single family dwelling into two units will give rise to additional activity and disturbance associated with the creation of an extra unit to the detriment of the residential amenities of the neighbouring 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) 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:** 2/04                      **APPLICATION NO:** P/1774/05/DFU  
**LOCATION:** Land adjacent 4 Dorchester Avenue, Harrow  
**APPLICANT:** Mrs S Vignarajah  
**PROPOSAL:** Two storey detached 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 inclusion of an additional condition regarding water storage.  
(See also Minute 1021)

---

**LIST NO:** 2/05                      **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.  
(See also Planning Application 1/01)

---

**LIST NO:** 2/06                      **APPLICATION NO:** P/2099/05/CFU  
**LOCATION:** Blandings, 25 Potter Street Hill, Pinner  
**APPLICANT:** Mr R Gunaratne for Mr K S Gill  
**PROPOSAL:** Provision 2 dormer windows in side 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/2320/05/DFU  
**LOCATION:** Welldon Centre, Welldon Crescent, Harrow  
**APPLICANT:** Ian Pike for West London YMCA  
**PROPOSAL:** Temporary use as an 8 bed winter night shelter (20:00-08:00 hrs) from 1 December 2005 to 1 March 2006  
**DECISION:** GRANTED permission in accordance with the development described in the application and submitted plans, subject to the condition and informatives reported.  
(See also Minute 1015)

---

**LIST NO:** 2/08                      **APPLICATION NO:** P/781/05/CFU

**LOCATION:** Glencara, 31 Royston Grove, Pinner

**APPLICANT:** Simpson McHugh for Mr & Mrs Shapiro

**PROPOSAL:** Redevelopment to provide a 2 storey block with rooms in the roof, conservatory containing 3 flats, 1 integral garage and a detached double garage with access

**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 is out of character in a road characterised by typically large detached family dwellings and this development would be detrimental to the balance and mix of the houses in this road.

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

---

**LIST NO:** 2/09                      **APPLICATION NO:** P/933/05/DFU

**LOCATION:** 24 Uxbridge Road, Stanmore

**APPLICANT:** James Ross Architects for Mr P Myers

**PROPOSAL:** Additional detached house and two detached double garages in garden (revised)

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

(i) The proposal will be out of character and at odds with the design, appearance and character of the locally listed thatched cottage, to the detriment of the setting of the locally listed building and the residential and visual amenities of the surrounding properties.

(ii) The introduction of an additional large detached house into the cottage's garden with one garage ancillary to it and another large, out of character, garage ancillary to the locally listed building will jeopardise the future retention of the locally listed building, contrary to policy D12 of HDUP as set out in paragraphs 4.45 and 4.46 which refer to the setting of locally listed buildings and the protection of their setting.

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

(See also Minute 1021)

---

**LIST NO:** 2/10                      **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:** REFUSED permission for the development described in the application and submitted plans, for the following reason:

(i) The proposed additional residential units would amount to over-intensive development of this site and would give rise to an unreasonable increase in residential activity and associated disturbance to the detriment of the amenity of neighbouring occupiers and the character of the locality.

[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].

(See also Minute 1014)

---

**LIST NO:** 2/11                      **APPLICATION NO:** P/2041/05/DFU

**LOCATION:** 9 Welbeck Road, South Harrow

**APPLICANT:** M Assi for Ravi Outt

**PROPOSAL:** Two storey side, single storey front and rear extension to provide house; single storey rear extension to existing house and parking at front

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

(i) The proposed additional residential unit would amount to an over-intensive development and occupation of this site and would give rise to an unreasonable increase in residential activity and associated disturbance to the detriment of the amenity of neighbouring occupiers and the character of the locality.

[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;

(3) 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;

(4) 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;

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

(See also Minute 1021)

---

**LIST NO:** 2/12                      **APPLICATION NO:** P/1717/05/DFU

**LOCATION:** 7 Canons Corner, Edgware

**APPLICANT:** Bellgrange Mortgages for Bellgrange Mortgages Ltd

**PROPOSAL:** Change of Use: Class A1 (Retail) to Class A2 (Financial and Professional Services)

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

**LIST NO:** 2/13                      **APPLICATION NO:** P/2091/05/DFU

**LOCATION:** 103 Elmsleigh Ave, Kenton

**APPLICANT:** Mr R Sodha

**PROPOSAL:** Conversion of house into 2 self-contained flats; single storey side to 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 represents an over intensive use of the site with the activity and disturbance associated with the conversion of one single family dwelling into two units to the detriment of the character of 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, Mrs Bath, Billson, Janet Cowan and Mrs Joyce Nickolay wished to be recorded as having voted against the decision to grant the application].

**LIST NO:** 2/14                      **APPLICATION NO:** P/1322/05/CFU

**LOCATION:** Bridle Cottages, Brookshill Drive, Harrow

**APPLICANT:** Mr Fitzgerald

**PROPOSAL:** Detached timber garage

**DECISION:** GRANTED permission in accordance with the development described in the application and submitted plans, subject to the conditions and informatives reported.

**LIST NO:** 2/15                      **APPLICATION NO:** P/2094/04/DCO

**LOCATION:** 13 Frogna Avenue, Harrow

**APPLICANT:** S S Design Ltd for Mr K M Kerai

**PROPOSAL:** Continued use of property as 2 self-contained flats (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.

[Notes: (1) During the discussion on the above item, it was moved and seconded that the application be refused for the following reason:

- (ii) There is no access to amenity space from the upper floor to the detriment of the residential amenity of the occupiers.

- (iii) There is no room for the storage of four wheelie bins and recycling boxes in the space available on the forecourt to the detriment of the residential amenities of the occupants of the property and the neighbouring properties.

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

---

**LIST NO:** 2/16                      **APPLICATION NO:** P/1829/05/DFU  
**LOCATION:** 139 Stanmore Hill, Stanmore  
**APPLICANT:** Kishore Karia for Dr Hatim Kapadia  
**PROPOSAL:** Two storey rear extension; double garage at rear; 1 vehicle crossover at front  
**DECISION:** DEFERRED at the request of the Committee to enable a Member site visit to take place before the application is considered.  
(See also Minute 1023)

---

**LIST NO:** 2/17                      **APPLICATION NO:** P/1882/05/DFU  
**LOCATION:** 83 Drury Road, Harrow  
**APPLICANT:** Mr K Desai  
**PROPOSAL:** Single storey rear extension  
**DECISION:** REFUSED permission for the development described in the application and submitted plans, for the following reason:  
(i) The proposal represents an over-development of the site, reducing the size of the garden to an unacceptably small overall depth, to the detriment of the amenities of the occupiers and character of the area.  
[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;  
(3) 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;  
(4) the decision to refuse the application was unanimous;  
(5) the Group Manager (Planning and Development) had recommended that the above application be granted].  
(See also Minute 1021)

---

**LIST NO:** 2/18                      **APPLICATION NO:** P/1928/05/CFU  
**LOCATION:** 141-143 Headstone Lane, Harrow Weald  
**APPLICANT:** Anthony Keating  
**PROPOSAL:** Redevelopment to provide detached block of 7 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.

(See also Minute 1014 and 1021)

---

**LIST NO:** 2/19                      **APPLICATION NO:** P/1977/05/DFU  
**LOCATION:** Land adjoining 3 Royston Park Road, Pinner  
**APPLICANT:** Dusek Design Associates Ltd for Landkey Developments Ltd  
**PROPOSAL:** Detached house and garage, 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:** 2/20                      **APPLICATION NO:** P/2027/05/DFU  
**LOCATION:** 254 Cannon Lane, Pinner  
**APPLICANT:** Alan Trueman for Albion Homes Ltd  
**PROPOSAL:** Alterations to porch and change of use from dwelling house to 4 self-contained flats with parking access from Village Way  
**DECISION:** REFUSED permission for the development described in the application and submitted plans, for the following reason:

- (i) The proposed conversion, by reason of the likely increased use of the rear garden for parking and refuse storage, would give rise to excessive general activity and disturbance that would be harmful to the living conditions of the adjoining occupiers, and would further detract from the appearance of the property in the street scene of Village Way, to the detriment of the amenity and character of the locality.

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

(See also Minute 1014)

---

**LIST NO:** 2/21                      **APPLICATION NO:** P/1479/05/CFU  
**LOCATION:** 19/21 Roxborough Road, Harrow  
**APPLICANT:** Williams Lester for For Shinglebank Ltd  
**PROPOSAL:** Detached three storey building to provide 9 flats  
**DECISION:** GRANTED permission in accordance with the development described in the application and submitted plans, as amended on the Addendum, subject to the conditions and informatives reported.

---



**LIST NO:** 2/22                      **APPLICATION NO:** P/2084/05/CFU  
**LOCATION:** 54 St. Brides Ave, Edgware  
**APPLICANT:** W J Macleod Architects for Clearview Homes Ltd  
**PROPOSAL:** Construction of a 2 storey block of 4 flats with parking  
**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/1888/05/DFU  
**LOCATION:** 105 Elmsleigh Avenue, Kenton  
**APPLICANT:** Nu Ne Lah Consultants for Mr Umesh Raghvani  
**PROPOSAL:** Single and two storey side, single storey front and rear extensions; rear dormer  
**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 represents an overdevelopment of the site and will appear to be overbearing and dominant to the detriment of the character of the area and the residential and visual amenities of the neighbouring properties.

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

---

**LIST NO:** 2/24                      **APPLICATION NO:** P/1055/05/DFU  
**LOCATION:** 3 Welbeck Road, South Harrow  
**APPLICANT:** Howard J Green FRICS for G P Direct  
**PROPOSAL:** Change of Use from Residential to Healthcare Services (GP Direct) with access ramp  
**DECISION:** INFORM the applicant that:

(1) The proposal is acceptable subject to the completion of a Legal Agreement (relating to 5 & 7 Welbeck Road and to include 3 Welbeck Road) 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 number of general practitioners, qualified medical advisors and nursing staff seeing and consulting with patients within the Surgery at any one time shall be limited to 6.

- ii) That the number of non-medical staff attending the Surgery on the course of their employment shall at any time be limited to 8.

- iii) That the total number of NHS or private patients eligible by virtue of registration to receive treatment within the Surgery shall be limited at any time to 8,000.

iv) That all qualified medical practitioners practising within the Surgery will give written consent to the Harrow Primary Care Trust to provide every 6 months or on request, details of the latest group capitation figure for the practice, otherwise known as "the group list size", and details of individual practitioners' capitation figure if requested.

v) That on request of the Local Planning Authority each medical practitioner practising within the Surgery shall give details of their capitation figure otherwise known as "the patient list size" within fourteen days on request.

vi) That the Surgery shall only be open to patients between the hours of 8am to 8pm on Mondays to Fridays and 9am to 12 noon on Saturdays except in the case of emergencies.

(2) A formal decision notice, subject to there being no further objections as a result of the extended period of notification and subject to the planning conditions noted below, will be issued upon the completion, by the applicant, of the aforementioned legal agreement.

[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 1015)

---

<b>LIST NO:</b>	2/25	<b>APPLICATION NO:</b>	P/1712/05/CFU
<b>LOCATION:</b>	Land R/O 71-83 Canterbury Road, North Harrow		
<b>APPLICANT:</b>	Gillett Macleod Partnership for Clearview Homes Ltd		
<b>PROPOSAL:</b>	Two detached two storey blocks to provide 8 terraced properties with access and parking		
<b>DECISION:</b>	REFUSED permission for the development described in the application and submitted plans, for the following reason:		
	<ul style="list-style-type: none"> <li>(i) The proposal represents backland development and will be detrimental to the character and amenities of the surrounding area.</li> <li>(ii) Plots 1-5 would be sited a distance of between 2m and 4.5m from the rear garden boundaries giving rise to a loss of privacy and residential amenity.</li> <li>(iii) The access and egress and additional vehicular generation will be detrimental to the free flow and safety of traffic.</li> </ul>		
	<p>[Notes: (1) Prior to discussing the above application, the Committee received representations from an objector, and the applicant's representative, which were noted;</p> <p>(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;</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) the Group Manager (Planning and Development) had recommended that the above application be granted].</p> <p>(See also Minute 1014 and 1021)</p>		

---

**SECTION 3 – OTHER APPLICATIONS RECOMMENDED FOR REFUSAL**

**LIST NO:** 3/01                      **APPLICATION NO:** P/2681/04/CFU

**LOCATION:** East End Farm, Moss Lane, Pinner

**APPLICANT:** Trevor Clapp for Mr & Mrs B Leaver

**PROPOSAL:** Demolition of storage buildings, conversion of barn to dwellinghouse with adjacent barn as garage, erection of new dwellinghouse with barn as garage, external alterations

**DECISION:** (1) REFUSED permission for the development described in the application and submitted plans for the reasons and informative reported.

(2) That Recommendation 2, as set out in the report of the Group Manager (Planning and Development), and amended on the Addendum, be agreed.

(See also Minute 1015)

---

**LIST NO:** 3/02                      **APPLICATION NO:** P/2682/04/CLB

**LOCATION:** East End Farm, 98 Moss Lane, Pinner

**APPLICANT:** Trevor Clapp for Mr & Mrs B Leaver

**PROPOSAL:** Listed Building Consent: Demolition, internal and external alterations in association with conversion to dwellinghouse and use of barns and garages

**DECISION:** REFUSED Listed Building Consent for the works described in the application and submitted plans for the reason and informative reported.

(2) That Recommendation 2, as set out in the report of the Group Manager (Planning and Development), and amended on the Addendum, be agreed.

(See also Minute 1015)

---

**LIST NO:** 3/03                      **APPLICATION NO:** P/2683/04/CCA

**LOCATION:** East End Farm, Moss Lane, Pinner

**APPLICANT:** Trevor Clapp for Mr & Mrs B Leaver

**PROPOSAL:** Conservation Area Consent: Demolition of storage buildings attached to and within the curtilage of Listed Buildings

**DECISION:** REFUSED Conservation Area Consent for the works described in the application and submitted plans for the reason and informative reported.

(2) That Recommendation 2, as set out in the report of the Group Manager (Planning and Development), and amended on the Addendum, be agreed.

(See also Minute 1015)

**SECTION 4 – PRIOR APPROVAL APPLICATIONS**


---

**LIST NO:** 4/01                      **APPLICATION NO:** P/2174/05/CNA

**LOCATION:** St Johns School, Potter Street Hill, Northwood

**APPLICANT:** London Borough of Hillingdon

**PROPOSAL:** Consultation: Groundworks to form an all-weather hockey pitch and 2 rugby pitches, drainage and ancilliary works

**DECISION** RAISED NO OBJECTIONS to the development as set out in the application.