

SECTION 1 – MAJOR APPLICATIONS

LIST NO: 1/01 **APPLICATION NO:** P/2434/05/CFU
LOCATION: Former Pinner Telephone Exchange, 73 Marsh Road, Pinner
APPLICANT: Rippon Development Services for Telereal Services Ltd
PROPOSAL: Redevelopment: Detached 4 storey building to provide 38 flats, access and basement parking
DECISION: REFUSED permission for the development described in the application and submitted plans, for the reasons reported, as amended on the Addendum.

LIST NO: 1/02 **APPLICATION NO:** P/3017/05/CFU
LOCATION: 190/194 Station Road, Harrow
APPLICANT: Design West Architectural Serv for Scan Corporation Ltd
PROPOSAL: Extensions and alterations to provide a 3 storey building, restaurant (A3 use) at ground floor and 12 flats at first and second floors (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, as amended on the Addendum.

LIST NO: 1/03 **APPLICATION NO:** P/2842/05/CFU
LOCATION: Comfort Inn, 2-12 Northwick Park Road & 57 Gayton Road, Harrow
APPLICANT: Morrison Design Ltd for Comfort Inn
PROPOSAL: 2 and 3 storey blocks to provide 49 flats, surface and basement parking
DECISION: REFUSED permission for the development described in the application and submitted plans, for the reasons and informative reported, as amended on the Addendum.

LIST NO: 1/04 **APPLICATION NO:** P/2792/05/CFU
LOCATION: Comfort Inn, 2-12 Northwick Park Road, Harrow
APPLICANT: Morrison Design Limited for Comfort Inn
PROPOSAL: Part 2 / part 3 storey extension to provide additional bedrooms and conference facilities; rearranged rear car parking
DECISION: REFUSED permission for the development described in the application and submitted plans, for the reasons and informative reported.

LIST NO: 1/05 **APPLICATION NO:** P/1060/05/CFU
LOCATION: Land to the north of Kiln House, Kiln Nursery, Common Road, Stanmore
APPLICANT: A J Emmanuel for M George
PROPOSAL: Construction of 4 x 3 storey detached block to provide 48 flats, access and parking
DECISION: REFUSED permission for the development described in the application and submitted plans, for the reasons and informative reported.

SECTION 2 – OTHER APPLICATIONS RECOMMENDED FOR GRANT

LIST NO: 2/01 **APPLICATION NO:** P/2767/05/DFU
LOCATION: Land rear of 71 & 73 West End Avenue, Pinner
APPLICANT: Adelaide Jones for Mercury Developments (UK) Ltd
PROPOSAL: Two storey detached house with garage (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.

LIST NO: 2/02 **APPLICATION NO:** P/2869/05/DFU
LOCATION: 6 & 8 Languard Crescent, Stanmore
APPLICANT: K H Hirani for N H Hirani & K K Hirani
PROPOSAL: Single storey rear extension to both houses
DECISION: DEFERRED for consideration by the Committee at its next meeting.

[Notes: (1) Officers had recommended, on the Addendum, that the application be deferred to allow further consideration of the proposals;
(2) subsequently, a Member of the Committee proposed that the application be considered at this meeting;
(3) a member of the public who had provided notification of their intention to make representation in respect of the application had been advised by officers prior to the meeting that the application would be recommended for deferral;
(4) consequently, the member of the public who had wished to make representation in respect of the application did not attend the meeting;
(5) in the absence of the member of the public who wished to make representation in respect of the application, the Committee agreed to defer the application for consideration at its next meeting].

(See also Minute 1090, 1098 and 1109)

LIST NO: 2/03 **APPLICATION NO:** P/2474/05/CFU
LOCATION: 29-33 The Bridge, Wealdstone
APPLICANT: Paul Williams for Enterprise Rent-a-Car UK Ltd
PROPOSAL: Change of Use: Tyre/exhaust fitting (Class B2) to car rental (Sui generis)
DECISION: GRANTED permission in accordance with the development described in the application and submitted plans, subject to the conditions and informatives reported.

LIST NO: 2/04 **APPLICATION NO:** P/2743/05/DFU
LOCATION: 150 Roxeth Green Avenue, South Harrow
APPLICANT: James Rush Associates for R Kanwar
PROPOSAL: Conversion of dwellinghouse to two self-contained flats; forecourt parking and bin store
DECISION: GRANTED permission in accordance with the development described in the application and submitted plans, subject to the conditions and informatives reported, as amended on the Addendum.

LIST NO: 2/05 **APPLICATION NO:** P/2850/05/DFU
LOCATION: Land to R/O 2, 4 & 6 Uppingham Avenue, Stanmore
APPLICANT: PHD Chartered Town Planners for Henry Homes plc
PROPOSAL: Two 2-storey semi-detached houses fronting Streatfield Road with forecourt 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: 2/06 **APPLICATION NO:** P/2803/05/DFU
LOCATION: 99 Welldon Crescent, Harrow
APPLICANT: David R Yeaman & Associates for Mr P Shah & Mr M Shah
PROPOSAL: Rear dormer and conversion of dwellinghouse to three 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 reasons:

- (i) The proposal represents an over-intensification of the site to the detriment of the residential amenities of the neighbouring properties by reason of the additional activity that would be generated by converting one single family dwelling into 3 separate units.
- (ii) There is no access to the rear garden from the flats on the upper floors thereby providing no amenity space to the detriment of the residential amenities of the future occupiers of the 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, Kara and Mrs Joyce Nickolay wished to be recorded as having voted against the decision to grant the application].

LIST NO: 2/07 **APPLICATION NO:** P/1679/05/DFU
LOCATION: 303-305 Station Road, Harrow
APPLICANT: Lees Lloyd Whitley for Mr Gary Daines
PROPOSAL: Change of Use: First floor from fitness and slimming club (Class D2) and offices (Class B1) to advice and counselling centre (Class D1)
DECISION: DEFERRED as officers were still awaiting clarification of proposal and additional consultations

LIST NO: 2/08 **APPLICATION NO:** P/2710/05/CFU
LOCATION: 55 Eastcote Avenue, Harrow
APPLICANT: B J Woodford for Albion Homes
PROPOSAL: Demolition of dwelling and replacement building to provide 4 flats; parking at front and rear

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

LIST NO: 2/09 **APPLICATION NO:** P/2973/05/CFU
LOCATION: 18 Brookshill Avenue, Harrow
APPLICANT: B Taylor for Mr & Mrs Hooper
PROPOSAL: Two storey side and single storey rear extension
DECISION: GRANTED permission in accordance with the development described in the application and submitted plans, subject to the conditions and informatives reported.

LIST NO: 2/10 **APPLICATION NO:** P/2553/05/DFU
LOCATION: 301/303 Burnt Oak Broadway, Edgware
APPLICANT: A1 Lofts Ltd for Lawsons
PROPOSAL: Alterations to roof of 2 storey office/display building to provide gable ends, 2 x front dormers, roof windows
DECISION: GRANTED permission in accordance with the development described in the application and submitted plans, as amended in the Addendum, subject to the conditions and informatives reported.

LIST NO: 2/11 **APPLICATION NO:** P/2708/05/DFU
LOCATION: 13 Chester Court, Sheepcote Road, Harrow
APPLICANT: Mr Paul Parsons for Mr Roy Sippy
PROPOSAL: Third floor extension to both sides and conversion from one to two 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.

LIST NO: 2/12 **APPLICATION NO:** P/1556/05/DFU
LOCATION: 25 Hawthorn Drive
APPLICANT: Mel-Pindi for Bison Ltd
PROPOSAL: Single and two storey side, single storey rear extension; conversion to two self-contained flats
DECISION: REFUSED permission for the development described in the application and submitted plans, for the following reasons:

- (i) The proposed under provision in parking would give rise to overspill parking on this busy and narrow road to the detriment of highway safety and to the loss of residential amenity.
- (ii) The proposed development would give rise to increased activity and disturbance which would be detrimental to the amenity of neighbouring residents.

[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) Councillors Marilyn Ashton, Mrs Bath, Billson, Kara and Mrs Joyce Nickolay wished to be recorded as having voted for the decision to refuse the application;

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

(See also Minute 1090, 1091 and 1098)

LIST NO:	2/13	APPLICATION NO:	P/2983/05/DFU
LOCATION:	3 Kelvin Crescent, Harrow		
APPLICANT:	Anthony J Blyth and Co for Mr & Mrs V Arthur		
PROPOSAL:	2 storey side and single storey front extension		
DECISION:	GRANTED permission in accordance with the development described in the application and submitted plans, subject to the conditions and informatives reported.		
	[Note: Prior to discussing the above application, the Committee received representations from an objector, and the applicant's representative, which were noted].		
	(See also Minute 1091 and 1098)		

LIST NO:	2/14	APPLICATION NO:	P/2545/05/CFU
LOCATION:	21-40 Canons Park Close, Donnefield Avenue, Edgware		
APPLICANT:	David Kann Associates for Ember Homes Ltd		
PROPOSAL:	Additional floor on building to provide 8 flats, one detached house, frontage parking & removal of garage & alterations		
DECISION:	DEFERRED for a Member site visit		
	[Notes: (1) Prior to discussing the above application, the Committee received representations from two objectors, and the applicant's representative, which were noted;		
	(2) during discussion on the above item, it was moved that the application be refused;		
	(3) subsequently, it was proposed that a Member site visit take place before the application was determined;		
	(4) consequently, the motion to refuse the application was withdrawn].		
	(See also Minute 1090, 1091, 1098 and 1109)		

LIST NO:	2/15	APPLICATION NO:	P/2854/05/CLB
LOCATION:	38 Little Common, Stanmore		
APPLICANT:	Forward Architecture for Mrs E Glassman		
PROPOSAL:	Listed Building Consent: 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.		

LIST NO: 2/16 **APPLICATION NO:** P/2855/05/CLB
LOCATION: 38 Little Common, Stanmore
APPLICANT: Forward Architecture for Mrs E Glassman
PROPOSAL: Listed Building Consent: New window on rear elevation, glaze existing opening on front elevation & 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.

LIST NO: 2/17 **APPLICATION NO:** P/2953/05/CFU
LOCATION: East End Farm, Moss Lane, Pinner
APPLICANT: Foundation Architecture for Mr & Mrs B Leaver
PROPOSAL: Conversion of barns A and B to family dwellinghouse with integral garage and external alterations
DECISION: DEFERRED for consideration by the Committee at its next meeting.

[Notes: (1) Officers had recommended, on the Addendum, that the application be deferred to allow English Heritage further time for consideration;

(2) subsequently, officers advised the Committee that this was an error and recommended that the application be considered at this meeting;

(3) a member of the public who had provided notification of their intention to make representation in respect of the application was in attendance;

(4) the applicant or their representative was not in attendance;

(5) since the Committee could not be satisfied that the applicant or their representative was aware that the application would be considered at this meeting, the Committee agreed to defer the application for consideration at its next meeting]

(See also Minute 1091, 1098 and 1109)

LIST NO: 2/18 **APPLICATION NO:** P/2954/05/CLB
LOCATION: East End Farm, Moss Lane, Pinner
APPLICANT: Foundation Architecture for Mr & Mrs B Leaver
PROPOSAL: Listed Building Consent: Conversion of barns A and B to single family dwellinghouse with integral garage and external and internal alterations and repairs to Barn C
DECISION: DEFERRED for consideration by the Committee at its next meeting.

[Notes: (1) Officers had recommended, on the Addendum, that the application be deferred to allow English Heritage further time for consideration;

(2) subsequently, officers advised the Committee that this was an error and recommended that the application be considered at this meeting;

(3) a member of the public who had provided notification of their intention to make representation in respect of the application was in attendance;

(4) the applicant or their representative was not in attendance;

(5) since the Committee could not be satisfied that the applicant or their representative was aware that the application would be considered at this meeting, the Committee agreed to defer the application for consideration at its next meeting]

(See also Minute 1091, 1098 and 1109)

SECTION 3 – OTHER APPLICATIONS RECOMMENDED FOR REFUSAL

LIST NO:	3/01	APPLICATION NO:	P/2373/05/DCO
LOCATION:	20 The Avenue, Harrow Weald		
APPLICANT:	A R P Associates for Mr C Patel		
PROPOSAL:	Retention of single/two storey dwellinghouse attached to No.20 The Avenue		
DECISION:	<p>(1) REFUSED permission for the development described in the application and submitted plans for the reason and informatives reported.</p> <p>(2) RESOLVED that the Director of Legal Services be authorised to:</p> <ul style="list-style-type: none"> (a) issue an Enforcement Notice pursuant to Section 172 of the Town and Country Planning Act 1990 requiring: <ul style="list-style-type: none"> (i) cessation of the use of the extension as a separate dwellinghouse; (ii) should be complied with within a period of three (3) months from the date on which the Notice takes effect; (b) 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; (c) institute legal proceedings in event of failure to: <ul style="list-style-type: none"> (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. 		

LIST NO:	3/02	APPLICATION NO:	P/2834/05/DFU
LOCATION:	31 Elms Road, Harrow		
APPLICANT:	Carl O'Boyle for Tayross Homes Ltd		
PROPOSAL:	Detached single/2 storey house with rooms in roof, detached garage, access from Stamford Close		
DECISION:	REFUSED permission for the development described in the application and submitted plans for the reason and informative reported.		

[Note: Prior to considering the above application, the Committee noted that confirmation had been received from the Planning Inspectorate that an appeal which had been submitted by the applicant on 1 February 2006 against non-determination had not been validated].

LIST NO:	3/03	APPLICATION NO:	P/2903/05/DFU
LOCATION:	140 Wemborough Road, Stanmore		
APPLICANT:	Mr A M Meri for Mr Pravin Patel		
PROPOSAL:	Retention of 2-storey and single storey front, side and rear extensions, rooflight and external alterations		
DECISION:	<p>(1) REFUSED permission for the development described in the application and submitted plans for the reasons and informative reported.</p> <p>(2) RESOLVED that the Director of Legal Services be authorised to:</p> <ul style="list-style-type: none"> (a) issue an Enforcement Notice pursuant to Section 172 of the Town and Country Planning Act 1990 requiring: <ul style="list-style-type: none"> (i) reduction of the external height of the single storey front, side and rear extensions by 500mm (0.5m) (ii) should be complied with within a period of six (6) months from the date on which the Notice takes effect; (b) 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; (c) institute legal proceedings in event of failure to: <ul style="list-style-type: none"> (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. <p>(See also Minute 1091)</p>		

SECTION 4 – CONSULTATIONS FROM NEIGHBOURING AUTHORITIES

LIST NO:	4/01	APPLICATION NO:	P/2956/05/CNA
LOCATION:	Edgware Community Hospital, Burnt Oak Broadway, London		
APPLICANT:	Philp Allard for Barnet NHS Primary Care Trust		
PROPOSAL:	Consultation: New access, parking for mobile MRI scan unit		
DECISION:	NO OBJECTION to the development set out in the application, subject of regard being had to the informative reported.		

SECTION 5 – PRIOR APPROVAL APPLICATIONS

LIST NO:	5/01	APPLICATION NO:	P/3018/05/CFU
LOCATION:	Land at Sudbury Hill, Harrow, near junction South Hill Avenue		
APPLICANT:	LCC UK for T Mobile UK Ltd		
PROPOSAL:	8 metre high telecommunications mast and 3 equipment cabinets		
DECISION:	REFUSED permission for the development described in the application and submitted plans for the following reason and the informative reported:		

- (i) The proposed development, by reason of its excessive size, appearance, prominent siting and proximity to existing street furniture, would give rise to a proliferation of street furniture to the detriment of visual amenity and appearance of the street scene and the area in general; it would fail to preserve or enhance the character and appearance of, and would adversely affect important views in, the Sudbury Hill Conservation Area.

[Note: The Committee wished it to be recorded that the decision to refuse the application was unanimous].

(See also Minute 1090)

LIST NO:	5/02	APPLICATION NO:	P/3179/05/CDT
LOCATION:	Land R/O Carrington Square, Uxbridge Road		
APPLICANT:			
PROPOSAL:	Determination: 11.7M high telecommunications mast and equipment cabins		
DECISION:	(1) RESOLVED that prior approval of siting and appearance was required.		
	(2) REFUSED approval of details of siting/appearance for the following reason:		
	The proposed development, by reason of its size, appearance and prominent siting would be visually obtrusive and unduly prominent to the detriment of the character and appearance of the area and the amenity of the neighbouring residents.		
	[Note: The officer's report for the above application had been circulated on the Second Addendum].		
