
REPORT OF DEVELOPMENT CONTROL COMMITTEE

MEETING HELD ON 8 FEBRUARY 2006

Chair: * Councillor Anne Whitehead

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

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

[Note: Councillors John Cowan, Mrs Kinnear, Omar, N Shah and Silver also attended this meeting to speak on the items indicated at Minute 1090 below].

PART I - RECOMMENDATIONS - NIL
PART II - MINUTES

 1089. **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 Janet Cowan	Councillor Kara

 1090. **Right of Members to Speak:**

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

Councillor John Cowan	Planning Application 2/14
Councillor Mrs Kinnear	Planning Application 5/01 and Main Agenda Items 14 and 16
Councillor Omar	Planning Application 2/12
Councillor N Shah	Planning Application 2/02
Councillor Silver	Planning Application 2/12 and Main Agenda Item 19

[Note: Subsequently, Councillors John Cowan and Omar elected not to speak on planning applications 2/14 and 2/12 respectively, and planning application 2/02 was deferred for consideration by the Committee at its next meeting].

(See also Minute 1091)

 1091. **Declarations of Interest:**

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

- (i) Planning Application 2/12 – 25 Hawthorn Drive
 Having declared a personal interest at the start of the meeting in the above item arising from the fact that he lived in Hawthorn Drive, during discussion on the item, and after having sought advice from the Legal Officer, Councillor Omar, who was not a Member of the Committee, declared a prejudicial interest and, accordingly, left the room and did not take any further part in the discussion on this item.

- (ii) Planning Application 2/13 – 2 Kelvin Crescent, Harrow
Councillor Marilyn Ashton declared a prejudicial interest in the above application. Accordingly, she would leave the room and take no part in the discussion or decision-making on this item.
- (iii) Planning Application 2/13 – 2 Kelvin Crescent, Harrow
Councillor Mrs Bath declared a prejudicial interest in the above application. Accordingly, she would leave the room and take no part in the discussion or decision-making on this item.
- (iv) Planning Application 2/13 – 2 Kelvin Crescent, Harrow
Councillor Kara declared a prejudicial interest in the above application. Accordingly, he would leave the room and take no part in the discussion or decision-making on this item.
- (v) Planning Application 2/13 – 2 Kelvin Crescent, Harrow
Councillor Mrs Joyce Nickolay declared a personal interest in the above application arising from the fact that she was acquainted with the next door neighbour. Accordingly, she would remain in the room and take part in the discussion and decision-making on this item.
- (vi) Planning Application 2/13 – 2 Kelvin Crescent, Harrow
Councillor Billson declared a personal interest in the above application arising from the fact that he was acquainted with the next door neighbour. Accordingly, he would remain in the room and take part in the discussion and decision-making on this item.
- (vii) Planning Application 2/14 – 21-40 Canons Park Close, Donnefield Avenue, Edgware
Councillor Bluston declared a personal interest in the above application arising from the fact that his wife was a member of the tennis club at the back of the park and he sometimes played tennis there. Accordingly, he would remain in the room and take part in the discussion and decision-making on this item.
- (viii) Planning Application 2/14 – 21-40 Canons Park Close, Donnefield Avenue, Edgware
During discussion on the above item, and having sought advice from the Legal Officer, Councillor John Cowan, who was not a Member of the Committee, and had not declared an interest in the item at the start of the meeting, declared an interest arising from the fact that he and his wife were non-executive members of the Canons Park Residents' Association and his wife was a non-executive member of the Friends of Canon Park. He elected to leave the room and did not take any further part in the discussion on this item.
- (ix) Planning Applications 2/17 and 2/18 – East End Farm, Moss Lane, Pinner
Councillor Bluston declared a prejudicial interest in the above related applications. Accordingly, he would leave the room and take no part in the discussion or decision-making on these items.
- (x) Planning Application 3/03 – 140 Wemborough Road, Harrow
Councillor Marilyn Ashton declared a prejudicial interest in the above application. Accordingly, she would leave the room and take no part in the discussion or decision-making on this item.
- (xi) Planning Application 3/03 – 140 Wemborough Road, Harrow
Prior to discussing the above item, Councillor Bluston, who had not declared an interest in the item at the start of the meeting, declared a prejudicial interest arising from the fact that he had been approached by an objector to the development during the course of the meeting. Accordingly, he left the room and did not take any part in the discussion or decision-making on this item.
- (xii) Planning Application 3/03 – 140 Wemborough Road, Harrow
Councillor Thornton declared a prejudicial interest in the above application. Accordingly, he would leave the room and take no part in the discussion or decision-making on this item.

(See also Minute 1090)

1092. **Arrangement of Agenda:**

RESOLVED: That (1) in accordance with the Local Government (Access to Information) Act 1985, the following agenda items be admitted late to the agenda by virtue of the special circumstances and grounds for urgency detailed below:-

<u>Agenda item</u>	<u>Special Circumstances/Grounds for Urgency</u>
Addendum	This contained information relating to various items on the agenda and was based on information received after the agenda's dispatch. It was admitted to the agenda in order to enable Members to consider all information relevant to the items before them for decision.
8. Deputation – 31 Northumberland Road, North Harrow	The request for a deputation had been received after the main agenda had been printed and circulated.
21. Staffing Situation in the Committee Team of the Development Control Section	To note that there was an acute shortage of management staff in the Committee Team (Planning and Development Service) which had come to light due to the recent departure of a senior member of staff.

(2) all items be considered with the press and public present.

1093. **Minutes:**

RESOLVED: That the Chair be given authority to sign the minutes of the meeting held on 11 January 2006, those minutes having been circulated, as a correct record, once printed in the Council Bound Volume.

1094. **Public Questions:**

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

1095. **Petitions:**

RESOLVED: To note receipt of the following petitions, which were referred to the Group Manager (Planning and Development) for consideration:

- (i) Petition objecting to Planning Application P/2971/05/CFU – 38 Cecil Park and 58 Marsh Road Pinner (Reddiford School)
Councillor Mrs Joyce Nickolay presented the above petition, which had been signed by 84 residents of Cecil Park, Pinner.
- (ii) Petition regarding concerns about the built out pavement at the Kings Head
Councillor Mrs Kinnear presented the above petition, which had been signed by 124 people.

1096. **Deputations:**

The Committee received a deputation on behalf of residents of Northumberland Road, which outlined their concerns regarding the development at 31 Northumberland Road. The deputees stated that residents found the recommendations in the report of the Group Manager (Planning and Development) to be unacceptable, and described seven areas which residents believed required remedial action. The deputees emphasised that residents did not consider that the breaches of planning permission should be dealt with via a retrospective planning application.

RESOLVED: That the above be noted.

(See also Minute 1107)

1097. **References from Council and other Committees/Panels:**

RESOLVED: To note that there were no references from Council or other Committees or Panels received at this meeting.

1098. **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 2/02, 2/12, 2/13, 2/14, 2/17 and 2/18 on the list of planning applications.

[Note: Planning Applications 2/02, 2/17 and 2/18 were subsequently deferred for consideration at the next meeting of the Committee].

1099. **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.

1100. **Planning Appeals Update:**

RESOLVED: (1) To note the report;

(2) that officers be requested to explore whether it would be possible to hold an informal hearing rather than written representations for 7 West Drive Gardens.

1101. **Enforcement Notices Awaiting Compliance:**

RESOLVED: To note the report.

1102. **19 Victoria Terrace, Harrow on the Hill:**

The Committee received a report of the Group Manager (Planning and Development) in this regard.

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) the removal of the two windows on the ground floor north elevation;
- (ii) the reinstatement of the walls to match the existing wall;
- (iii) the permanent removal of the materials arising from compliance with the first requirements in (i) and (ii) above from the land.

(i), (ii) and (iii) 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 Notices under Section 330 of the Town and Country Planning Act 1990; and/or
- (ii) comply with the Enforcement Notice.

(See also Minute 1090)

1103. **Rear of 48 The Avenue, Harrow Weald:**

The Committee received a report of the Group Manager (Planning and Development) in this regard.

RESOLVED: That the Director of Legal Services be authorised to issue a Notice pursuant to Section 215 of the Town and Country Planning Act 1990 on the land outlined in the first schedule for the works stated in the second schedule:

FIRST SCHEDULE – The Land

Land at 48 The Avenue, Harrow Weald edged black on the plan attached to the report of the Group Manager (Planning and Development);

SECOND SCHEDULE – The Steps Required to be Taken

- (i) reduce the height of the vegetation (except any tree with a trunk width of more than 100mm) so that the vegetation on the Land is no more than 100mm in height from ground level;
- (ii) permanently remove all material arising from compliance with Step (i) above from the land;
- (iii) permanently remove all household rubbish and litter from the Land;
- (iv) permanently remove the section of fence that has fallen down, from the land.

1104. **Ravensholt, 12 Mount Park Road, Harrow on the Hill:**

The Committee received a report of the Group Manager (Planning and Development) in this regard.

A Member, who was not a Member of the Committee, expressed concern that the impact the development had on the Conservation Area and Metropolitan Open Land had been omitted from the report.

RESOLVED: That officers be requested to (1) revise the report in accordance with comments made by Members; and

(2) submit the revised report for consideration by the Committee.

(See also Minute 1090)

1105. **147 Roxeth Green Avenue, Harrow:**

The Committee received a report of the Group Manager (Planning and Development) in this regard.

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) the demolition of the canopy roof;
- (ii) the reduction of its flank walls to a height not exceeding 2 metres;
- (iii) the demolition of the raised floor to natural ground level;
- (iv) the permanent removal from the land of the materials arising from compliance with (i), (ii) and (iii) above.

(i), (ii), (iii) and (iv) 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 Notices under Section 330 of the Town and Country Planning Act 1990; and/or

(ii) comply with the Enforcement Notice.

1106. **63 College Road, Harrow Weald:**

The Committee received a report of the Group Manager (Planning and Development) in this regard.

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) the demolition of the detached outbuilding;
- (ii) the permanent removal of the materials arising from compliance with the requirement in (i) above.

(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 Notices under Section 330 of the Town and Country Planning Act 1990; and/or
- (ii) comply with the Enforcement Notice.

1107. **31 Northumberland Road, North Harrow:**

The Committee received a report of the Group Manager (Planning and Development) in this regard and heard a deputation from residents of Northumberland Avenue.

Members of the Committee expressed the view that they did not support the recommendation of the Group Manager (Planning and Development) that the owner of the property be requested to submit a further planning application to regularise the position in relation to the unauthorised additional front and rear projections.

RESOLVED: That (1) the Recommendations set out in the officer's report not be agreed;

(2) officers be requested to submit an enforcement report relating to the additional projection of the front porch extension by 100mm and the additional projection of the single and two storey rear extension by 150mm for consideration by the Committee at its next meeting.

(See also Minute 1090 and 1096)

1108. **Staffing Situation in the Committee Team of the Development Control Section:**

This item had been added to the agenda at the request of the Nominated Member for the Conservative Group, who had indicated her wish for the Committee to understand the full status of the staffing situation in respect of recruitment and retention in the Development Control Section of the Planning and Development Service, in particular the Committee Team within that Section.

Officers provided the Committee with a verbal update on the current numbers of staff employed within the Section, and future plans for recruitment.

RESOLVED: That (1) the current staffing position be noted;

(2) officers be requested to keep the Committee informed of any significant changes to the position.

1109. **Any Other Business:**

- (i) Member Site Visits

RESOLVED: That the following site visit be held on Saturday 25 February 2006:

9.30 am - 21-40 Canons Park Close, Donnefield Avenue, Edgware

- (ii) Disclosure of Information Prior to Meetings of the Committee

In response to concerns expressed by Members of the Committee during that meeting, it was

RESOLVED: That (1) officers be reminded that officer recommendations for deferral included on the Addendum require ratification by the Committee;

(2) the above be made clear to any members of the public with an interest in an application that has been recommended for deferral who contact officers prior to the meeting.

1110. **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 11.00 pm;

(2) at 11.00 pm to continue until 11.30 pm;

(3) at 11.30 pm to continue until 11.40 pm;

(4) at 11.40 pm to continue until 11.55 pm;

(5) at 11.55 pm to continue until 12.00 midnight.

(Note: The meeting, having commenced at 7.30 pm, closed at 11.56 pm).

(Signed) COUNCILLOR ANNE WHITEHEAD
Chair

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 Langland 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].		
