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**REPORT OF DEVELOPMENT CONTROL COMMITTEE**


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**MEETING HELD ON 30 JULY 2003**


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Chair: \* Councillor Anne Whitehead

Councillors: \* Marilyn Ashton \* Idaikkadar  
 \* Mrs Bath \* Knowles  
 \* Blann (1) \* Miles  
 \* Choudhury \* Mrs Joyce Nickolay  
 \* Harriss (1) \* Thornton

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

[Note: Councillor Stephenson also attended this meeting in a participating role. See Minute 354].

**353. Attendance by Reserve Members:**

**RESOLVED:** To note the attendance at this meeting of the following duly appointed Reserve Members:-

<u>Ordinary Member</u>	<u>Reserve Member</u>
Councillor Bluston	Councillor Blann
Councillor Kara	Councillor Harriss

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

**RESOLVED:** That, in accordance with Committee Procedure Rule 4.1, Councillor Stephenson who was not a Members of the Committee, be allowed to speak on Item 1/04.

**355. Declarations of Interest:**

**RESOLVED:** To note the following declarations of interests arising from the business to be transacted at this meeting:

- (i) Item 2/01 – Timbers, 41 Brookshill, Harrow Weald (P/1362/03/CVA)  
 Councillor Marilyn Ashton declared a personal interest in the above application arising from the fact that she knew a resident who lived near the above property. She stressed that she had not discussed the application with this person. Accordingly she remained and took part in the voting and discussion on this item.
- (ii) Items 2/04 and 2/05 – North London Collegiate School, Canons Drive, Edgware (P/785/03/CFU)  
 Councillor Idaikkadar declared a prejudicial interest in the above applications arising from the fact that his daughter attended the school. Accordingly he left the room and took no part in the discussion or voting on these items.
- (iii) Item 2/11 – 42 & 44 High Street, Harrow on the Hill (P/1017/03/CFU)  
 Councillors Marilyn Ashton, Mrs Bath, Harriss, Knowles and Joyce Nickolay declared a prejudicial interest in the above application arising from the fact that a Member of the Conservative Group had a prejudicial interest in the application. Consideration of this item was subsequently deferred.
- (iv) Item 3/03 – Land on SE side of junction of Magpie Hall Road and Heathbourne Road, Bushey  
 Councillor Mrs Bath declared a prejudicial interest in the above application and accordingly left the room and took no part in the discussion or voting on this item.
- (v) Main agenda item 11 – 275/275a Kings Road, South Harrow  
 Councillor Idaikkadar declared a personal interest in the above item. Accordingly he remained and took part in the discussion and voting on this item.

**356. 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 dispatch. It was admitted to the agenda in order to enable Members to consider all information relevant to the items before them for decision.
Item 17	This application had not been received until 2 <sup>nd</sup> July. It was imperative to the programming and advancement of the project that consent was granted for necessary temporary accommodation and it was therefore proposed that this item be admitted to the agenda in order that Members could consider the application.

and;

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

357. **Minutes:**

**RESOLVED:** That the signing of the minutes of the meeting held on 9 July 2003 as a correct record be deferred until they have been printed in the next Council Bound Minute Volume.

358. **Public Questions:**

**RESOLVED:** To note that there were no public questions to be received at this meeting under the provisions of Committee Procedure Rule 18 (Part 4B of the Constitution).

359. **Petitions:**

**RESOLVED:** To note that there were no petitions to be received.

360. **Deputations:**

**RESOLVED:** To note that there were no deputations to be received at this meeting under the provisions of Committee Procedure Rule 16 (Part 4B of the Constitution).

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

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

362. **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 1/04, 2/11 and 2/19 on the list of planning applications.

363. **Planning Applications Received:**

**RESOLVED:** That authority be given to the Chief Planning Officer to issue the decision notices in respect of the applications considered, as set out in the schedule attached to these minutes.

364. **Mount Park Manor, Mount Park Road, Harrow - Breach of Planning Control:**

Having refused permission for the retention of a telescopic pool cover at the above site (see application 3/06) on the grounds that it:

- by reason of its inappropriate modern design, its excessive height, width and depth, detracted from the character and appearance of the locally listed building and had a detrimental effect on it and its setting
- by reason of its inappropriate modern design and excessive scale, adversely affected visual amenities within that part of the Conservation Area to the detriment

of its character and appearance.  
 , the Committee then gave consideration to a report of the Chief Planning Officer which considered taking enforcement action to address the above breach of planning control.

It was agreed that it was now expedient for enforcement action to be taken and the Committee

**RESOLVED:** That the Borough Solicitor be authorised to:

(1) Issue an Enforcement Notice pursuant to S. 172 of the Town and Country Planning Act 1990 requiring:

(i) the removal of the unauthorised telescopic pool cover within 2 months;

(2) Institute legal proceedings in the event of failure to;

(i) supply the information required by the Borough Solicitor through the issue of Notice(s) under S330 of the Town and Country Planning Act 1990

and/or

(ii) comply with the Enforcement Notice

[REASON: As outlined above and in the officer report].

365. **275/275a Kings Road, South Harrow - Legal Agreement:**

The Committee received a report of the Chief Planning Officer regarding a legal agreement in respect of the above property. Planning permission for a change of use of the property (P/393/03/DFU) to a surgery had been granted at the meeting of the Committee held on 3 June 2003, subject to a legal agreement. Further to correspondence received from the applicant, a revised head of term for the legal agreement relating to surgery hours was now proposed.

**RESOLVED:** That the heads of terms of the legal agreement in respect of the above property be modified to allow for a half hour later closing time on one day per week. The full heads of terms would be as follows (changes underlined):

- i) the number of medical practitioners seeing and consulting with patients within the surgery at any one time shall be limited to three;
- ii) the number of ancillary staff, including nurses, working at the practice at any one time shall be limited to six;
- iii) the surgery shall only be open to visiting patients between the hours of 08:30 to 12:30 Mondays to Saturdays (08:00 on Wednesdays only) and 15:30 to 18.30 Mondays to Fridays (19:00 on one weekday per week), and at no time on Sundays, except in the case of emergencies;
- iv) that the surgery will give written consent to the Harrow Primary Care Trust to provide every 12 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 practitioner's capitation figure if required;
- v) that on request of the Local Planning Authority the practitioners within the surgery shall give details of their capitation figure otherwise known as the 'patient list size' within 14 days of request.

(See also Minute 355).

366. **Planning Appeals Update:**

The Committee received a report of the Chief Planning Officer which listed those appeals being dealt with and those awaiting decision.

**RESOLVED:** That the report be noted.

367. **Enforcement Notices Awaiting Compliance:**

The Committee received a report of the Chief Planning Officer which listed those enforcement notices awaiting compliance.

**RESOLVED:** That the report be noted.

368. **Telecommunications Developments:**

**RESOLVED:** To note that there were no telecommunications applications which required consideration.

369. **Determination of Demolition Applications:**

**RESOLVED:** To note that there were no demolition applications which required consideration.

370. **Redevelopment Proposals - Little Stanmore and Woodlands Schools, Edgware:**

The Committee received a report of the Chief Planning Officer regarding an application for the provision of a temporary building to provide two classrooms for a one-year period at the above site.

The notification period in relation to the application had not yet expired but the Committee were advised that it was imperative to the programming and advancement of the project that the application was processed as soon as possible. It was therefore proposed that the Committee give the necessary authority to the Chief Planning Officer to grant permission for the development at the expiry of the notification period, subject to the consultation of Nominated Members on any material objections received.

**RESOLVED:** The Chief Planning Officer be authorised to grant permission in accordance with the development described in the application and submitted plans at the expiry of the notification period, subject to the conditions and informatives report and subject to the consultation of Nominated Members on any material objections received.

371. **Any Other Business:**

**RESOLVED:** That the following be agreed/noted:

- **Referral of applications relating to the approval of details to Committee**  
Arising out of the discussion on item 1/01 on the list of planning applications, a number of Members expressed concern that a previous application in relation to the site, EAST/375/02, which had sought the approval of details relating to a previous application which had been granted on appeal, had been dealt with under officer delegated authority rather than being referred to the Committee, despite significant local concern and concern of Members regarding the original application. The Committee agreed that it would be useful to review the criteria against which officers decided which applications were referred to Committee in these circumstances.
- **Information regarding telecommunications developments**  
Arising out of the discussion on item 2/11 on the plans list, it was agreed up-to-date that information regarding telecommunications developments would be circulated to all members of the Committee as soon as possible.
- **Site Visits to 42/44 High Street, Harrow on the Hill and 41 Brookshill, Harrow Weald**  
Following discussion, it was agreed that Member site visits to the above property would take place on Thursday 7 August and that Members would meet at the Civic Centre at 6.30pm.

372. **Extensions to and Termination of the Meeting:**

In accordance with the provisions of Committee Procedure Rule 14 (Part 4B of the Constitution) it was

**RESOLVED:** At (1) 10.00pm to continue until 10.20pm;

(2) 10.20pm to continue until 10.30pm; and

(3) 10.30pm to continue until 10.45pm.

(Note: The meeting, having commenced at 7.30 pm, closed at 10.45 am).

(Signed) COUNCILLOR ANNE WHITEHEAD  
Chair

**SECTION 1 – MAJOR APPLICATION**

**LIST NO:** 1/01                      **APPLICATION NO:** P/6/03/CFU  
**LOCATION:** 30/32 Uxbridge Road, Stanmore  
**APPLICANT:** Pearson Associates for Mr & Mrs Cole  
**PROPOSAL:** Redevelopment: Two x 2 Storey Blocks of Flats with Accommodation in Roof Space to Provide 14 Flats with Basement and Surface Parking (Revised)  
**DECISION:** GRANTED permission in accordance with the development described in the application and submitted plans, subject to the condition(s) and informative(s) reported.

**LIST NO:** 1/02                      **APPLICATION NO:** P/939/03/COU  
**LOCATION:** 17-21 Haywood Close, Pinner  
**APPLICANT:** Lennon Planning Ltd for Tierra Developments  
**PROPOSAL:** Outline: Redevelopment to Provide 14 Residential Units, Access and Parking.  
**DECISION:** WITHDRAWN by applicant.

**LIST NO:** 1/03                      **APPLICATION NO:** P/352/03/COU  
**LOCATION:** Enterprise House, 15 St John's Road, Harrow  
**APPLICANT:** Dalton Warners Davis for Conlatuse Ltd  
**PROPOSAL:** Outline: Redevelopment to Provide 14 Flats in 4 Storey Building with Access and Parking.  
**DECISION:** WITHDRAWN by applicant.

**LIST NO:** 1/04                      **APPLICATION NO:** WEST/575/02/OUT  
**LOCATION:** 141A Canterbury Road, North Harrow  
**APPLICANT:** Montagu Evans for Mr J Christie and Ms M Richardson  
**PROPOSAL:** Outline: Detached 3 Storey Block to Provide 15 x 2 Bed Flats with Terrace, Access and Parking Space.  
**DECISION:** REFUSED permission for the development described in the application and submitted plans for the following reasons:

1. The proposed development, by reason of excessive number of units, the likely size of the building and hard-surfaced parking areas, with the associated general disturbance and activity, would result in an over-intensive use and amount to an overdevelopment of the site, detrimental to the amenities of neighbouring residents and the character of the area.
2. The proposal represents an overdevelopment of the site, contrary to the provisions of policy H8 of the Statutory Unitary Development Plan, and one which would significantly exceed the density range specified in policy H5 of the Revised Deposit Draft Unitary Development Plan.

(Notes: (1) Prior to discussion of the above application, the Committee received representations from two objectors.

The objectors, who spoke on behalf of the Estate Action Group and neighbouring residents, pointed out that the development fronted a busy junction and expressed concern that the creation of an additional access to this junction would exacerbate existing highway safety and congestion problems. The objectors further voiced concern that there would be an





**LOCATION:** Roxbourne First & Middle School, 500 Torbay Road, Harrow  
**APPLICANT:** Head of Property and Development for Education Dept.  
**PROPOSAL:** Provision of Single Storey Classroom Building  
**DECISION:** GRANTED permission in accordance with the development described in the application and submitted plans, subject to the condition(s) and informative(s) reported, and the following additional condition, reported on the addendum:  
 4. Temporary Permission – Buildings (5 years)

**LIST NO:** 2/08                      **APPLICATION NO:** EAST/1381/02/VAR  
**LOCATION:** Yates, 269/271 Station Road, Harrow  
**APPLICANT:** Graham Bolton Planning Partnership for Yates Group PLC  
**PROPOSAL:** Variation of Condition 5 of Planning Permission EAST/24/96/FUL to allow Opening to Midnight on Thursdays, Fridays and Saturdays on Permanent Basis.  
**DECISION:** GRANTED variation(s) in accordance with the development described in the application and submitted plans, subject to the conditions reported and to the prior receipt of a Unilateral Undertaking under Section 106 of the Town and Country Planning Act 1990 to secure the provision of £3,000 towards the Town Centre improvements, payable with effect from the date of this decision.

**LIST NO:** 2/09                      **APPLICATION NO:** P/971/03/CFU  
**LOCATION:** Unit 3, Chantry Place, Headstone Lane  
**APPLICANT:** Philip L Price for Nationwide Accident Repair  
**PROPOSAL:** Unrestricted Use of Premises for B2 (General Industrial) or B8 (Storage and Distribution) Purposes.  
**DECISION:** GRANTED permission in accordance with the development described in the application and submitted plans, subject to the condition(s) and informative(s) reported.

**LIST NO:** 2/10                      **APPLICATION NO:** P/975/03/CFU  
**LOCATION:** 353 Uxbridge Road, Hatch End  
**APPLICANT:** Mr S Elgin for Mr Sahin Elgin  
**PROPOSAL:** Continued Use as Café/Sandwich Bar (Class A3) on Ground Floor  
**DECISION:** GRANTED permission in accordance with the development described in the application and submitted plans, subject to the condition(s) and informative(s) reported, and the following additional informative agreed by the Committee:  
 3. The applicant is advised that planning permission may be required for the use of the forecourt as a sitting-out area in conjunction with the café/sandwich bar hereby permitted, and should contact the Planning Department in order to obtain clarification on this issue.  
 (Note: (1) Arising out of the discussion on this item, it was moved and seconded that the above application be refused on the grounds that the use as an A3 outlet would be detrimental to the amenity of the area by reason of disturbance to other outlets and would result in an excessive number of outlets of this type in the vicinity. Upon being to a vote, this was not carried.  
 (2) Councillors Marilyn Ashton and Joyce Nickolay wished to be recorded as having voted in favour of the amendment to refuse outlined above and as voting against the decision reached).

**LIST NO:** 2/11                      **APPLICATION NO:** P/1017/03/CFU  
**LOCATION:** 42 & 44 High Street, Harrow on the Hill



**APPLICANT:** LCC UK for Orange Personal Communication

**PROPOSAL:** Installation of Microcell Antenna 110mm x 320mm at height of 6M on Front Elevation of No.44 with Feeder Cables to Equipment Cabinet at Side of No.42.

**DECISION:** DEFERRED for a Member Site Visit and to allow notification of Harrow School.

(Note: The Committee had received a representation request in relation to this item, however, as it had been agreed that consideration of the item would be deferred, it was agreed that the request would be heard when the application returned to the Committee at its next meeting).

(See also Minutes 355 and 371).

**LIST NO:** 2/12                      **APPLICATION NO:** P/949/03/CFU

**LOCATION:** 447/449 Alexandra Avenue, South Harrow

**APPLICANT:** Roger Bridge for Mossdyp Ltd

**PROPOSAL:** Two Storey and First Floor Rear Extensions

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

**LIST NO:** 2/13                      **APPLICATION NO:** P/10/03/CFU

**LOCATION:** 118 Stanmore Hill, Stanmore

**APPLICANT:** MGM Associates for Mr & Mrs A Goldman

**PROPOSAL:** Two Storey Front Extension to Provide Garage with Living Accommodation Over

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

**LIST NO:** 2/14                      **APPLICATION NO:** P/654/03/CFU

**LOCATION:** 19 Lake View, Edgware

**APPLICANT:** S A Silverman

**PROPOSAL:** Provision of Satellite Dish on Side Elevation

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

**LIST NO:** 2/15                      **APPLICATION NO:** P/669/03/CFU

**LOCATION:** 5 Little Common, Stanmore

**APPLICANT:** Judith Clare Gottler

**PROPOSAL:** Provision of Satellite Dish on Roof, Replacement Garage Door and Gate at Side of Building

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

**LIST NO:** 2/16                      **APPLICATION NO:** P/670/03/CLB  
**LOCATION:** 5 Little Common, Stanmore  
**APPLICANT:** Judith Clare Gottler  
**PROPOSAL:** Listed Building Consent: Installation of a Satellite Dish  
**DECISION:** GRANTED Listed Building Consent in accordance with the works described in the application and submitted plans, subject to the condition(s) and informative(s) reported.

**LIST NO:** 2/17                      **APPLICATION NO:** P/567/03/CFU  
**LOCATION:** Kerry House, 15 Kerry Avenue, Stanmore  
**APPLICANT:** Philip Nash Garden Design for Mr & Mrs Davis  
**PROPOSAL:** Summerhouse in Rear Garden  
**DECISION:** GRANTED permission in accordance with the development described in the application and submitted plans, subject to the condition(s) and informative(s) reported.

**LIST NO:** 2/18                      **APPLICATION NO:** P/164/03/CFU  
**LOCATION:** 16 Bede Close, Pinner  
**APPLICANT:** The Oxford Building Design Studio for Mr & Mrs T Steele  
**PROPOSAL:** First Floor and Single Storey Rear Extensions  
**DECISION:** GRANTED permission in accordance with the development described in the application and submitted plans, subject to the condition(s) and informative(s) reported.

**LIST NO:** 2/19                      **APPLICATION NO:** P/110/03/CFU  
**LOCATION:** 72 Silverston Way, Stanmore  
**APPLICANT:** S D Johnson for Mr Vassa  
**PROPOSAL:** Single Storey Rear and Two Storey Side Extensions  
**DECISION:** GRANTED permission in accordance with the development described in the application and submitted plans, subject to the condition(s) and informative(s) reported.

(Note: Prior to debating the above application, the Committee received representations from an objector and a representative of the applicant.

The objector, who lived in a neighbouring property, argued that the development would be overbearing and would give rise to a loss of light to her property, to the detriment of her residential amenity.

The representative of the applicant, in response, advised that over fifteen properties in the road had 2 storey side extensions constructed up to the boundary, and that the proposal was therefore not out of character with the surrounding area. He stressed that there would be no loss of light to any habitable rooms in the neighbouring property and that the applicant would endeavour to ensure that the materials used were of a light colour. He added that he had worked closely with officers to ensure that the proposals were in line with planning guidance).



**LOCATION:** 16A Uxbridge Road, Stanmore  
**APPLICANT:** ARA BLU Architects for Mr Bowry  
**PROPOSAL:** Demolition of House and Replacement with 4 Storey Building with Basement Parking to Provide Four Flats  
**DECISION:** REFUSED permission for the development described in the application and submitted plans for the reason(s) reported and subject to the informative(s) reported.

**LIST NO:** 3/06                      **APPLICATION NO:** WEST/1210/02/CCO  
**LOCATION:** Mount Park Manor (formerly Carlyon House), Mount Park Road, Harrow  
**APPLICANT:** Chameleon International  
**PROPOSAL:** Retention of Telescopic Pool Cover  
**DECISION:** REFUSED permission for the development described in the application and submitted plans for the reason(s) reported and subject to the informative(s) reported.  
 (See also Minute 364).

**SECTION 5 – PRIOR APPROVAL APPLICATIONS**

**LIST NO:** 5/01                      **APPLICATION NO:** P/1454/03/CDT  
**LOCATION:** O/S on Road in front of 332 Alexandra Avenue, South Harrow  
**APPLICANT:** T Mobile (UK) Ltd for Stappard & Howes  
**PROPOSAL:** Provision of 12M Column Mast with Three Integral Antennas, Equipment Cabinet and A/C Cabinet  
**DECISION:** That (1) prior approval of siting and appearance be required; and  
 (2) approval of details of siting and appearance be REFUSED for the reason reported and subject to the informative(s) reported.