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**REPORT OF DEVELOPMENT CONTROL COMMITTEE**


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**MEETING HELD ON 11 APRIL 2006**


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Chair: Councillor Anne Whitehead

Councillors: \* Marilyn Ashton (Vice-Chair in the Chair) \* Idaikkadar  
 \* Mrs Bath \* Miles  
 \* Billson \* Mrs Joyce Nickolay  
 \* Bluston \* Thammiah (3)  
 \* Choudhury Thornton  
 \* Janet Cowan

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

[Note: Councillors Osborn, Romain, N Shah and Silver also attended this meeting to speak on the items indicated at Minute 1134 below].

**PART I - RECOMMENDATIONS - NIL**
**PART II - MINUTES**
**1133. 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 Anne Whitehead	Councillor Thammiah

**1134. 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 Osborn	Planning Applications 2/13 and 5/05
Councillor Romain	Planning Applications 3/05 and 5/02
Councillor N Shah	Planning Applications 1/02 and 2/14
Councillor Silver	Planning Application 3/01

**1135. 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 Applications 1/01 - Edgware Football Club, Burnt Oak Broadway, Edgware

Councillor Bluston declared a personal interest in the above application arising from the fact that he had watched and played football at the club and knew some of the club's members. Accordingly, he would remain in the room and take part in the discussion and decision-making on this item. During discussion on the above item, Councillor Bluston declared a further personal interest arising from the fact that he was a member of Harrow Sports Council.

Councillor Miles also declared a prejudicial interest in the above application arising from the fact that he was a member of Harrow Borough Football Club which played in the same division as Edgware Town Football Club. Accordingly, he would leave the room and take no part in the discussion or decision-making on this item.

(ii) Planning Application 1/03 – The Silver Trumpet P.H., 41-43 Station Road, Harrow

Councillor Bluston declared a prejudicial interest in the above application arising from the fact that he had visited the establishment. Accordingly, he

would remain in the room and take part in the discussion and decision-making on this item.

- (iii) Planning Application 2/01 – 373-375 Station Road, Harrow  
Councillor Choudhury declared a prejudicial interest in the above application arising from the fact that he had been a member of the Licensing Panel that had determined the licensing application for the premises. Accordingly, he would leave the room and take no part in the discussion or decision-making on this item.
- (iv) Planning Application 2/06 – Garden Lodge, Grimsdyke Hotel, Old Redding, Harrow Weald  
Councillor Ashton declared a personal interest in the above applications arising from the fact that she was a Local Authority appointee to the Harrow Weald Common Board of Conservators and her son would be getting married at the venue. Accordingly, she would remain in the room and take part in the discussion and decision-making on this item.
- (v) Planning Application 2/07 – 10 Hall Farm Close, Stanmore  
Councillor Bluston declared a personal interest in the above application arising from the fact that he was acquainted with a person who lived opposite the location of the development. Accordingly, he would remain in the room and take part in the discussion and decision-making on this item.
- (vi) Planning Application 2/15 – Bothy Shed, Canons Park Open Space, Edgware  
Councillor Janet Cowan declared a personal interest in the above item arising from the fact that she was a member of the Friends of Canons Park and the Canons Park Residents' Association. Accordingly, she would remain in the room and take part in the discussion and decision-making on this item.
- (vii) Planning Application 2/16 – The Eclipse, 3 Shaftesbury Parade, Shaftesbury Avenue, South Harrow  
Councillor Idaikkadar declared a prejudicial interest in the above application arising from the fact that he had been a member of the Licensing Panel that had determined the licensing application for the premises. Accordingly, he would leave the room and take no part in the discussion or decision-making on this item.
- (viii) Planning Applications 2/19 and 2/20 and Agenda Item 17 - East End Farm, Moss Lane, Pinner  
Councillor Bluston declared a prejudicial interest in the above related items. Accordingly, he would leave the room and take no part in the discussion or decision-making on these items.
- (ix) Planning Application 2/21 – Commercial House, 486 Honeypot Lane, Stanmore  
Councillor Thammiah declared a personal interest in the above application arising from the fact that the proposed development was in his Ward. Accordingly, he would remain in the room and take part in the discussion and decision-making on this item.
- (x) Planning Application 2/23 – Basin Lake, Canons Drive, Edgware  
Councillor Janet Cowan declared a prejudicial interest in the above item arising from the fact that she lived close to the location of the proposed development. Accordingly, she would leave the room and take no part in the discussion or decision-making on this item.
- (xi) Planning Application 3/03 – 427-431 Rayners Lane, Rayners Lane  
Councillors Janet Cowan and Idaikkadar declared a prejudicial interest in the above application arising from the fact that they had been members of the Licensing Panel that had determined the licensing application for the premises. Accordingly, they would leave the room and take no part in the discussion or decision-making on this item.
- (xii) Planning Application 3/04 - The Black Pepper Restaurant, 461 Uxbridge Road, Hatch End  
Councillor Idaikkadar declared a prejudicial interest in the above application arising from the fact that he had been a member of the Licensing Panel that had determined the licensing application for the premises. Accordingly, he would leave the room and take no part in the discussion or decision-making on this item.

- (xiii) Planning Application 3/05 – Land adj to 36 Pangbourne Drive, Stanmore and 5/02 – Junction of Du Cros Drive and Merrion Avenue, Stanmore  
Councillor Ashton declared a personal interest in the above applications arising from the fact that she had attended a pre-application public consultation meeting regarding the proposed developments, having been advised by an officer from Legal Services that it would not be inappropriate for her to attend. Accordingly, she would remain in the room and take part in the discussion and decision-making on this item.

1136. **Arrangement of Agenda:**

**RESOLVED:** That (1) in accordance with the Local Government (Access to Information) Act 1985, the following agenda item 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.
11. Planning Applications Received – Item Nos: 3/05, 3/06 and 5/05	These reports were not available at the time the main agenda was printed and circulated. They were included on the agenda in view of the significant public concern over the developments, as the next meeting of the Committee was not until 7 June 2006.
17. East End Farm Barns – Part II Appendix to the Part II Report	The information required to compile the appendix had not been available at the time the main agenda was printed and circulated. The appendix contained information to support the report circulated with the main agenda.
19. Statutory Notifications	The proposed change in statutory notification, if agreed, would need to be implemented as soon as possible. Due to the Borough Elections, the next meeting of the Development Control Committee was not until 7 June 2006.

(2) agenda item 18 – Structure of the Development Control Committee, which had been circulated on the supplemental agenda, be withdrawn;

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

<u>Agenda Item</u>	<u>Reason</u>
17. East End Farm Barns and Appendix to the Report	The report relating to this item contained exempt information under Paragraphs 3 and 5 of Part I of Schedule 12A to the Local Government Act 1972 in that it contained information relating to the financial or business affairs of any particular person (including the authority holding that information) and information in respect of which a claim to legal professional could be maintained in legal proceedings.

1137. **Minutes:**

**RESOLVED:** That the Chair be given authority to sign the minutes of the meeting held on 15 March 2006, those minutes having been circulated, as a correct record, once printed in the Council Bound Volume.

1138. **Public Questions:**

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

1139. **Petitions:**

**RESOLVED:** To note receipt of the following petition which was referred to the Group Manager (Planning and Development) for consideration:

- (i) Petition registering objection to any development of the White Lion ground  
Mr Stuart Jacobs presented the above petition, which had been signed by approximately 525 people.

(See also item 1/01 on the attached Schedule of Planning Applications).

1140. **Deputations:**

**RESOLVED:** To note that no deputations were received at the meeting under the provisions of Committee Procedure Rule 16.

1141. **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.

1142. **Representations on Planning Applications:**

Having been advised that notification of a representation in respect of item 2/11 on the list of planning applications had been received after the deadline specified in Committee Procedure Rule 17.2 (Part 4B of the Constitution), the Committee

**RESOLVED:** That (1) in accordance with the provisions of Committee Procedure Rule 17 (Part 4B of the Constitution), representations be received in respect of items 1/01, 2/12 and 2/14 on the list of planning applications;

(2) in accordance with Committee Procedure Rule 26.1, Committee Procedure Rule 17.2 (Part 4B of the Constitution) be suspended in order to receive a representation in respect of item 2/11 on the list of planning applications.

1143. **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.

1144. **Planning Appeals Update:**

The Committee received a report of the Group Manager (Planning and Development) which listed those appeals being dealt with and those awaiting decision.

**RESOLVED:** To note the report.

1145. **Enforcement Notices Awaiting Compliance:**

The Committee received a report of the Group Manager (Planning and Development) which listed those enforcement notices awaiting compliance.

**RESOLVED:** To (1) note the report;

(2) note that a Notice had been served on 4 Elm Park , which appeared on the list in error.

1146. **1 Wynlie Gardens, Pinner:**

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) cessation of the use of the detached garden building as a single-family dwellinghouse;

- (ii) the demolition of the internal ground floor walls of the detached outbuilding;
- (iii) the permanent removal from the land of all materials arising from compliance with (ii) above;
- (iv) the permanent removal of all internal fixtures and fittings including all bathroom and kitchen fittings from the detached garden building.

(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.

1147. **7 Sancroft Road, 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 all that part of the single storey extension that projects backwards beyond the rear building line of the original dwellinghouse;
- (ii) the demolition of the rear decking, railings and steps;
- (iii) the permanent removal from the land of the materials arising from compliance with the requirements in (i) and (ii) above.

(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.

1148. **East End Farm Barns:**

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

**RESOLVED:** That (1) the approach set out in Option (c) of the report be approved;

(2) the report be noted.

1149. **Statutory Notifications:**

This item had been added to the agenda at the request of the Nominated Member for the Conservative Group, who proposed that, in view of the recent Appeal Decision in relation to Maurville House, residents of care homes be notified if a planning application was submitted relating to the care home premises.

**RESOLVED:** That officers be requested to submit to the next meeting of the Committee a report setting out in detail the issues regarding notification in relation to residents of care homes.

1150. **Any Other Urgent Business:**(i) Member Site Visits

**RESOLVED:** That site visits to the following be arranged after the membership of the Committee for the Municipal Year 2006/07 had been agreed by Annual Council at its meeting on 25 May 2006:

- (i) 48 Ellement Close, Pinner (Planning Application 2/05)
- (ii) Ebberston, 39 South Hill Avenue, Harrow (Planning Application 2/11)

(ii) Vote of Thanks

Noting that this was the last meeting of the Committee before the Borough Elections, the Chair expressed her thanks to all Members and officers who had been involved with the work of the Committee.

1151. **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 11.30 pm;

(2) at 11.00 pm to continue until 12.00 midnight.

(Note: The meeting, having commenced at 7.30 pm, closed at 11.50 pm).

(Signed) MARILYN ASHTON  
Vice-Chair in the Chair

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**SECTION 1 – MAJOR APPLICATIONS**

**LIST NO:** 1/01                                   **APPLICATION NO:** P/2714/05/COU  
**LOCATION:** Edgware Football Club, Burnt Oak Broadway, Edgware  
**APPLICANT:** Cornerstone Architects Ltd for Edgware Developments Ltd  
**PROPOSAL:** Outline: Redevelopment to Provide 164 Flats and 11 Houses in 9 Blocks, Access Roads, Parking and Open Space.  
**DECISION:** REFUSED permission for the development described in the application and submitted plans, for the following reasons:

- (i) The proposed development is contrary to the HUDP policy EP47, which states in paragraph 3.149 that there will be a presumption against the development of playing fields except where suitable alternative provision is made. The removal of this outdoor recreational facility cannot be relocated with certainty since the proposed venue of Prince Edward Playing Fields is not completed and therefore is not a convenient and accessible option, contrary to policy EP47 of HUDP.
- (ii) The proposed development is contrary to PPG17 paragraph 10 of the HUDP and EP47 because it has not been satisfactorily demonstrated that the open space is surplus to requirements.

[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 consideration of the application be deferred to enable further information to be sought; upon being put to a vote this was not carried, the Chair having used her second and casting vote;

(3) subsequently, it was moved and seconded that the application be refused for the reasons given above; upon being put to a vote, this was carried;

(4) Councillors Marilyn Ashton, Mrs Bath, Billson, Bluston, Choudhury, Janet Cowan, Idaikkadar, Miles, Mrs Joyce Nickolay and Thammiah wished to be recorded as having voted for the decision to refuse the application;

(5) the Committee wished it to be recorded that the decision to refuse the application was unanimous;

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

(See also Minutes 1135, 1139 and 1142)

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**LIST NO:** 1/02                                   **APPLICATION NO:** P/3178/05/CFU  
**LOCATION:** 408-412 Kenton Road, Kenton  
**APPLICANT:** Twigg Brown Architects for Stephen Howards Homes & LUPO Ltd  
**PROPOSAL:** Redevelopment: 2 to 5 Storey Building to Provide 37 Flats with Underground Parking (Revised).  
**DECISION:** DEFERRED to clarify affordable housing issues and parking/traffic issues in relation to the access and junction with Kenton Road.

(See also Minute 1134)

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**LIST NO:** 1/03                      **APPLICATION NO:** P432/06/CFU  
**LOCATION:** The Silver Trumpet Public House, 41/43 Station Road, Harrow  
**APPLICANT:** Meadpark Properties Ltd  
**PROPOSAL:** Alterations and Roof Extension including Dormer Windows to Existing Building and Change of Use of Upper Floors from Public House to 11 Flats (Class A4 to C2).  
**DECISION:** REFUSED permission for the development described in the application and submitted plans, for the reasons and informative reported, as amended on the Addendum.  
(See also Minute 1135)

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

**LIST NO:** 2/01                      **APPLICATION NO:** P2567/05/CVA  
**LOCATION:** 373-375 Station Road, Harrow  
**APPLICANT:** Hephher Dixon for JD Wetherspoon  
**PROPOSAL:** Variation of Condition 3 of Permission WEST/42514/95/FUL  
**DECISION:** GRANTED permission in accordance with the development described in the application and submitted plans, subject to the conditions and informative reported, as amended on the Addendum.  
(See also Minute 1135)

**LIST NO:** 2/02                      **APPLICATION NO:** P/3689/05/DFU  
**LOCATION:** Park View, 14 Mount Park Road, Harrow  
**APPLICANT:** Paul Archer Design for Bobby Anand  
**PROPOSAL:** Front and Rear Dormer; Alterations to Side and Rear Elevation  
**DECISION:** GRANTED permission in accordance with the development described in the application and submitted plans, subject to the conditions and informatives reported.

**LIST NO:** 2/03                      **APPLICATION NO:** P/149/06/CFU  
**LOCATION:** Micklefield, 1 Park View Road, Pinner  
**APPLICANT:** Orchard Associates for Mr & Mrs A Govani  
**PROPOSAL:** Retention of Rear Terrace, Retaining Wall and Side Paving  
**DECISION:** GRANTED permission in accordance with the development described in the application and submitted plans, subject to the informatives reported.

**LIST NO:** 2/04                      **APPLICATION NO:** P/2292/05/COU  
**LOCATION:** 1 Marlborough Hill, Harrow  
**APPLICANT:** G & D Higgins  
**PROPOSAL:** Outline: Four Storey Building with Basement Workshop/Store, Parking at Ground Floor, Offices at 1<sup>st</sup> Floor, 4 Flats at 2<sup>nd</sup>/3<sup>rd</sup> Floor.  
**DECISION:** WITHDRAWN.



[Note: The above application had been determined under delegated powers on 3 April 2006 and had appeared on the agenda in error].

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**LIST NO:** 2/05                      **APPLICATION NO:** P273/06/DFU  
**LOCATION:** 48 Ellement Close, Pinner  
**APPLICANT:** C&S Associates/W H Saunders for S Carpenter Esq  
**PROPOSAL:** Two Storey Side to Rear Extension to Form Two Self-Contained Flats  
**DECISION:** DEFERRED for a Member site visit.

[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 the discussion on the above item, it was moved and seconded that the application be deferred for a Member site visit; upon being put to a vote this was carried;

(3) Councillors Marilyn Ashton, Mrs Bath, Billson, Bluston, Choudhury, Janet Cowan, Idaikkadar, Mrs Joyce Nickolay and Thammiah wished to be recorded as having voted for the application to be deferred;

(4) Councillor Miles wished to be recorded as having voted against the decision to defer the application].

(See also Minute 1142)

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**LIST NO:** 2/06                      **APPLICATION NO:** P/2353/05/CFU  
**LOCATION:** Garden Lodge, Grimsdyke Hotel, Old Redding, Harrow Weald  
**APPLICANT:** Farrell & Co for Grims Dyke Hotel  
**PROPOSAL:** 2 Roof Vents in Front Roof Slope  
**DECISION:** GRANTED permission in accordance with the development described in the application and submitted plans, subject to the conditions and informative reported.

(See also Minute 1135)

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**LIST NO:** 2/07                      **APPLICATION NO:** P/378/06/CFU  
**LOCATION:** 10 Hall Farm Close, Stanmore  
**APPLICANT:** Mr D C Bhavsar for Mr D Shah  
**PROPOSAL:** Single Storey Side and Rear Extensions and Roof Extensions  
**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 1135)

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<b>LIST NO:</b>	2/08	<b>APPLICATION NO:</b>	P/128/06/DFU
<b>LOCATION:</b>	64 Headstone Road, Harrow		
<b>APPLICANT:</b>	Mr D Y Xioutas		
<b>PROPOSAL:</b>	Rear Dormer; Alterations and Conversion to 4 Self-Contained Flats (Resident Permit Restricted)		
<b>DECISION:</b>	<p>REFUSED permission for the development described in the application and submitted plans, for the following reasons:</p> <ul style="list-style-type: none"> <li>(i) The proposed development, by reason of inadequate provision for on site car parking and refuse/waste bins storage, presents an un-neighbourly form of development and will be detrimental to the residential amenities of the occupants of the neighbouring properties, and will result in an unacceptable overdevelopment of the site.</li> <li>(ii) The activity and disturbance associated with the conversion of one single family dwelling into four separate units will be detrimental to the quality of life and residential amenities of the neighbouring occupiers.</li> <li>(iii) The proposed development would not be fully accessible and would fail to make adequate provision for people with disabilities, thereby conflicting with the policies of the Harrow Unitary Development Plan.</li> </ul> <p>[Notes: (1) The Group Manager (Planning and Development) had recommended, on the Addendum, that the above application be deferred to await revised proposals to indicate disabled access to the two ground floor flats;</p> <p>(2) during discussion on the above item, it was moved and seconded that consideration of the application be not deferred; upon being put to a vote, this was carried, the Chair having used her second and casting vote;</p> <p>(3) subsequently, it was moved and seconded that the application be refused for the reasons given above; upon being put to a vote, this was carried;</p> <p>(4) Councillors Marilyn Ashton, Mrs Bath, Billson, Bluston, Choudhury, Janet Cowan, Idaikkadar, Miles, Mrs Joyce Nickolay and Thammiah wished to be recorded as having voted for the decision to refuse the application;</p> <p>(5) the Committee wished it to be recorded that the decision to refuse the application was unanimous].</p>		

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<b>LIST NO:</b>	2/09	<b>APPLICATION NO:</b>	P/1500/05/CLB
<b>LOCATION:</b>	Bridle Cottages, Brookshill Drive, Harrow		
<b>APPLICANT:</b>	Mr Fitzgerald		
<b>PROPOSAL:</b>	Listed Building Consent: Replacement Weatherboarding, External Door and Windows and Internal Alterations		
<b>DECISION:</b>	GRANTED listed building consent in accordance with the works described in the application and submitted plans, subject to the conditions and informatives reported.		

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**LIST NO:** 2/10 **APPLICATION NO:** P/3015/05/CFU

**LOCATION:** Red Corners, 9 Brookshill Drive, Harrow

**APPLICANT:** Kenneth Reed & Associates for Jon Kempner

**PROPOSAL:** Redevelopment to Provide Replacement Detached 2/3 Storey House with Integral Garage.

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

(i) The proposal would be detrimental to the character of the Conservation Area and Area of Special Character by reason of the bulk and height of the roofline which would not preserve or enhance the Conservation Area located within the Green Belt.

[Notes: (1) 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 (the Chair having used her second and casting vote);

(2) Councillors Bluston, Choudhury, Idaikkadar, Miles and Thammiah wished to be recorded as having voted against the decision to refuse the application;

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

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**LIST NO:** 2/11 **APPLICATION NO:** P/75/06/D/DFU

**LOCATION:** Ebberston, 39 South Hill Avenue, Harrow

**APPLICANT:** Kenneth W Reed & Associates for Mr & Mrs J Snowdon

**PROPOSAL:** First Floor Rear Extension

**DECISION:** DEFERRED for a Member site visit.

[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 the discussion on the above item, it was moved and seconded that the application be deferred for a Member site visit; upon being put to a vote this was carried].

(See also Minutes 1142 and 1150)

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**LIST NO:** 2/12 **APPLICATION NO:** P/151/06/DFU

**LOCATION:** 4 Longley Road, Harrow

**APPLICANT:** Sola Design Studio for Mr Saleem

**PROPOSAL:** Conversion of Dwellinghouse to Three Self Contained Flats; Roof Lights

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

(i) The proposal represents an over-intensive use of the property and will be detrimental to the residential amenities of the neighbouring occupiers by reason of the additional activity and disturbance associated with the conversion of one single family dwelling into three separate units.

(ii) There is inadequate parking provision, which will give rise to

overspill parking to the detriment of the residential amenities of the neighbouring properties and free flow and safety of traffic.

- (iii) There are no drawings setting out how the refuse storage needed for 6 bins will be adequately provided, to the detriment of the amenities of future occupiers and neighbouring residents.

[Notes: (1) Prior to discussing the above application, the Committee received representations from an objector, which were noted;

(2) there was no indication that a representative of the applicant was present and wished to respond;

(3) Councillors Marilyn Ashton, Mrs Bath, Billson, Bluston, Choudhury, Janet Cowan, Idaikkadar, Miles, Mrs Joyce Nickolay and Thammiah wished to be recorded as having voted for the decision to refuse the application;

(4) the Committee wished it to be recorded that 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 1142)

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<b>LIST NO:</b>	2/13	<b>APPLICATION NO:</b>	P/303/06/DFU
<b>LOCATION:</b>	1 The Chase, Pinner		
<b>APPLICANT:</b>	Larkridge Development Group		
<b>PROPOSAL:</b>	Two Storey Side Extension to Form New Dwelling		
<b>DECISION:</b>	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, and the following amendment to Condition 4:  After "planting specification" add "...and the retention of the front hedge..."		

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<b>LIST NO:</b>	2/14	<b>APPLICATION NO:</b>	P/263/06/DFU
<b>LOCATION:</b>	33 Lulworth Gardens, Harrow		
<b>APPLICANT:</b>	J I Kim for Ms J Pulpanova		
<b>PROPOSAL:</b>	Two Storey Side and Rear, Single Storey Rear Extension and Conversion to Three Self Contained Flats		
<b>DECISION:</b>	REFUSED permission for the development described in the application and submitted plans, for the following reasons:  (i) The conversion of one single family dwelling into three separate units will give rise to increased activity and disturbance associated with an over intensive use of the property, to the detriment of the amenities of the neighbouring residents.  (ii) There are no drawings setting out how the refuse storage needed for 6 bins will be adequately provided, together with two parking spaces, to the detriment of the amenities of the future occupiers and neighbouring residents.		
	[Notes: (1) Prior to discussing the above application, the Committee received representations from an objector, which were noted;		
	(2) there was no indication that a representative of the applicant was present and wished to respond;		

(3) during the discussion on the above item it was moved that the application be refused for the following reasons:

- (i) The proposal would result in overdevelopment of the site and have a detrimental impact on the character of the area and amenity of the adjoining residents.
- (ii) The proposed development would have a detrimental impact on highway safety and flow of traffic.

Subsequently, the motion was withdrawn;

(4) subsequently, it was moved and seconded that the application be refused for the reasons given above; having been put to a vote, this was carried;

(5) Councillors Marilyn Ashton, Mrs Bath, Billson, Bluston, Choudhury, Janet Cowan, Idaikkadar, Miles, Mrs Joyce Nickolay and Thammiah wished to be recorded as having voted for the decision to refuse the application;

(6) the Committee wished it to be recorded that the decision to refuse the application was unanimous;

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

(See also Minutes 1134 and 1142)

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<b>LIST NO:</b>	2/15	<b>APPLICATION NO:</b>	P/291/06/CLB
<b>LOCATION:</b>	Bothy Shed, Canons Park Open Space, Edgware		
<b>APPLICANT:</b>	Z Barzilai for Harrow Heritage Trust		
<b>PROPOSAL:</b>	Listed Building Consent: Erection of Canopy to South Elevation		
<b>DECISION:</b>	GRANTED permission in accordance with the development described in the application and submitted plans, subject to the conditions and informatives reported.		
	(See also Minute 1135)		

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<b>LIST NO:</b>	2/16	<b>APPLICATION NO:</b>	P/2473/05/CFU
<b>LOCATION:</b>	The Eclipse, 3 Shaftesbury Parade, Shaftesbury Avenue, South Harrow		
<b>APPLICANT:</b>	D2 Planning Ltd for Barracuda Group		
<b>PROPOSAL:</b>	Variation of Condition 4 of Permission LBH/3946 to Allow Opening to 23:30 Sunday to Thursday and Midnight Wednesday to Saturday, and variation of Condition 6 to Allow Music		
<b>DECISION:</b>	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, as amended on the Addendum.		
	(See also Minute 1135)		

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**LIST NO:** 2/17                                  **APPLICATION NO:** P/2492/05/CVA  
**LOCATION:** Skewers Restaurant, 497 Northolt Road, South Harrow  
**APPLICANT:** Osman Karakaya  
**PROPOSAL:** Variation of Condition 9 of Permission WEST/13/05/FUL which Restricts Opening Hours  
**DECISION:** GRANTED variation in accordance with the development described in the application and submitted plans, as amended on the Addendum, subject to the condition and informative reported.

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**LIST NO:** 2/18                                  **APPLICATION NO:** P/97/06/CFU  
**LOCATION:** 8 Cleopatra Close, Stanmore, Plot 1  
**APPLICANT:** Lewis Bloch  
**PROPOSAL:** Swimming Pool in Rear Garden  
**DECISION:** GRANTED permission in accordance with the development described in the application and submitted plans, subject to the condition and informative reported.

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**LIST NO:** 2/19                                  **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:** INFORM the applicant that:

(1) the proposal is acceptable subject to the completion of a legal agreement within one year (or such period as the Council may determine) of the date of the Committee decision on this application relating to:-

(i) occupation of the house hereby permitted shall not take place until all repairs to Barn B as detailed in the schedule of repairs (ref.309.8.0405.tc.01) accompanying the application have been completed to the satisfaction in writing of the Local Planning Authority.

(2) a formal decision notice, granting permission in accordance with the development described in the application and submitted plans, subject to the planning conditions and informatives reported and as amended on the Addendum, will be issued only upon the completion by the applicant of the aforementioned legal agreement.

[Notes: (1) Councillors Marilyn Ashton, Mrs Bath, Billson, Choudhury, Janet Cowan, Idaikkadar, Miles, Mrs Joyce Nickolay and Thammiah wished to be recorded as having voted for the above decision;

(2) the Committee wished it to be recorded that the above decision was unanimous].

(See also Minutes 1135 and 1148)

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**LIST NO:** 2/20                      **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

**DECISION:** GRANTED listed building consent in accordance with the works described in the application and submitted plans, subject to the conditions and informatives reported.

[Notes: (1) Councillors Marilyn Ashton, Mrs Bath, Billson, Choudhury, Janet Cowan, Idaikkadar, Miles, Mrs Joyce Nickolay and Thammiah wished to be recorded as having voted for the decision to grant the application;

(2) the Committee wished it to be recorded that the decision to grant the application was unanimous].

(See also Minutes 1135 and 1148)

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**LIST NO:** 2/21                      **APPLICATION NO:** P/3040/05/CFU

**LOCATION:** Commercial House, 486 Honeypot Lane, Stanmore

**APPLICANT:** Rissoff Waud Associates for Property & Management Services

**PROPOSAL:** First Floor Extension and Change of Use from Warehouse (Class B8) to Office (B1) Use

**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 1135)

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**LIST NO:** 2/22                      **APPLICATION NO:** P/2896/05/DFU

**LOCATION:** 6 Georgian Way, Harrow

**APPLICANT:** Robin G Benyon for Larksworth Investments Ltd

**PROPOSAL:** Alterations and First Floor Rear Extension; Enlarge Roof and Raise Height, Single Storey Side Extension

**DECISION:** (1) DEFERRED the application to allow officers to negotiate a reduction in the number of rooflights on the front roof slope, to remove the central bank of four rooflights;

(2) RESOLVED that (i) subject to satisfactory amendments, officers to determine the application under delegated powers;

(ii) if the negotiations described under (1) above do not prove satisfactory, the application be brought back to the Committee for determination.

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**LIST NO:** 2/23                      **APPLICATION NO:** P/284/06/CFU

**LOCATION:** Basin Lake, Canons Drive, Edgware

**APPLICANT:** Myra Stephens for Surplus Lands

**PROPOSAL:** Repair and Refurbish of Embankment to Basin Lake

**DECISION:** GRANTED listed building consent in accordance with the works described in the application and submitted plans, subject to the condition and

informatives reported.

[Note: The Committee noted the additional information reported on the Addendum].

(See also Minute 1135)

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

<b>LIST NO:</b>	3/01	<b>APPLICATION NO:</b>	P/179/06/DFU
<b>LOCATION:</b>	31 Northumberland Road, Harrow		
<b>APPLICANT:</b>	Mr Q Kazaz		
<b>PROPOSAL:</b>	Retention of Extensions and Alterations and Conversion of Extended Dwelling to Two-Self Contained Dwellings		
<b>DECISION:</b>	<p>REFUSED permission for the development described in the application and submitted plans, as amended on the Addendum, for the reasons and informative reported, and the following additional reasons:</p> <p>(v) The single storey front extension, by reason of excessive bulk and forward projection beyond that which has been granted planning permission, is unduly obtrusive and prominent in the streetscene, and is detrimental to the appearance of the building and visual amenity of the streetscene, contrary to policies SD1, D4 and D5 of the HUDP.</p> <p>(vi) The single and two storey rear extension, by reason of excessive bulk and rear projection, beyond that which has been granted planning permission, is unduly obtrusive and overbearing, and is detrimental to the visual and residential amenities of the occupiers of the adjacent properties, contrary to policies SD1, D4 and D5 of the HUDP.</p> <p>[Notes: (1) Councillors Marilyn Ashton, Mrs Bath, Billson, Bluston, Choudhury, Janet Cowan, Idaikkadar, Miles, Mrs Joyce Nickolay and Thammiah wished to be recorded as having voted for the decision to refuse the application;</p> <p>(2) the Committee wished it to be recorded that the decision to refuse the application was unanimous].</p> <p>(See also Minute 1134)</p>		

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<b>LIST NO:</b>	3/02	<b>APPLICATION NO:</b>	P/2971/05/CFU
<b>LOCATION:</b>	38 Cecil Park & 58 Marsh Road, Pinner, Reddiford School		
<b>APPLICANT:</b>	Orms Architects for Reddiford School		
<b>PROPOSAL:</b>	Change of Use of 58 Marsh Road to Use for Educational Purposes and construction of 3 Temporary Classroom Buildings at Rear		
<b>DECISION:</b>	REFUSED permission for the development described in the application and submitted plans for the reasons and informatives reported.		

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<b>LIST NO:</b>	3/03	<b>APPLICATION NO:</b>	P/3000/05/DVA
<b>LOCATION:</b>	427-431 Rayners Lane, Rayners Lane		
<b>APPLICANT:</b>	Harrow Law Practice for Mr H Patel		
<b>PROPOSAL:</b>	Variation of Condition 2 of Planning Permission on Appeal T/APP/M5450/A/98/291610/P5 to Permit Opening 07:00 – 00:30 Hours Mon-Thurs & 07:00 – 01:30 Hours Fri-Sat & 09:00 – 23:30 Hours Sun		



**DECISION:** REFUSED permission for the variation described in the application and submitted plans for the reason and informative reported.

(See also Minute 1135)

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**LIST NO:** 3/04                      **APPLICATION NO:** P/240/06/DVA

**LOCATION:** The Black Pepper Restaurant, 461 Uxbridge Road, Hatch End

**APPLICANT:** David Wineman for Iveria Limited

**PROPOSAL:** Removal of Condition 11 on Planning Permission WEST/122/96/FUL Restricting Hours of Use (10.30 – 23.00 Hours Mon-Sat and 10.30 – 22.30 Hours on Sunday)

**DECISION:** REFUSED permission for the variation described in the application and submitted plans for the reason and informative reported.

(See also Minute 1135)

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**LIST NO:** 3/05                      **APPLICATION NO:** P/458/06/CFU

**LOCATION:** Land adj to 36 Pangbourne Drive, Stanmore

**APPLICANT:** PHA Communications Ltd for Orange PCS Ltd

**PROPOSAL:** Installation of 8 metre high slim line pole with one antenna and equipment cabin

**DECISION:** REFUSED approval of details of siting/appearance for the reason and informative reported.

[Notes: (1) Councillors Marilyn Ashton, Mrs Bath, Billson, Bluston, Choudhury, Janet Cowan, Idaikkadar, Miles, Mrs Joyce Nickolay and Thammiah wished to be recorded as having voted for the decision to refuse the application;

(2) the Committee wished it to be recorded that the decision to refuse the application was unanimous;

(3) the Committee noted that page 5 of the Addendum contained an error in that 3/05 should read 5/05].

(See also Minutes 1134 and 1135)

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**LIST NO:** 3/06                      **APPLICATION NO:** P/554/06/CFU

**LOCATION:** Jctn with Bessborough Road & West Street, Harrow

**APPLICANT:** PHA Communications Ltd

**PROPOSAL:** Installation of 15 metre high slim line pole with three antennae, one dish and four equipment cabins

**DECISION:** REFUSED permission for the development described in the application and submitted plans for the reason and informative reported.

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**SECTION 4 – CONSULTATIONS FROM NEIGHBOURING AUTHORITIES**

**LIST NO:** 4/01                      **APPLICATION NO:** P/629/06/CAN  
**LOCATION:** Land at Junction of Hillside Road, and Potter Street Hill, Northwood  
**APPLICANT:** London Borough of Hillingdon  
**PROPOSAL:** Consultation from LB of Hillingdon Installation of 10M High Telecom Pole with Antenna and Equipment Cabinet  
**DECISION:** OBJECT to the development set out in the application and submitted plans for the reason and informative reported.

**LIST NO:** 4/02                      **APPLICATION NO:** P/356/06/CAN  
**LOCATION:** Land at Victoria Road, South Ruislip, Middx  
**APPLICANT:** Stappard Howes  
**PROPOSAL:** Consultation: Installation of 11.4 metre High Imitation Telegraph Pole Mobile Phone Mast and Equipment Cabinets  
**DECISION:** OBJECT to the development set out in the application and submitted plans for the following reason:

- (i) The proposal, by reason of excessive size, and unsatisfactory siting and appearance would be visually prominent to the detriment of the visual amenity of the surrounding locality.

[Note: The Group Manager (Planning and Development) had recommended that there be no objection].

**SECTION 5 – PRIOR APPROVAL APPLICATIONS**

**LIST NO:** 5/01                      **APPLICATION NO:** P/615/06/CDT  
**LOCATION:** Kenton Lane Billboards, Kenton Lane, Harrow  
**APPLICANT:** Mason D Telecom  
**PROPOSAL:** Determination: Installation of 11.8 Metre High Telecommunication Lamp Post and Equipment Cabinet  
**DECISION:** (1) RESOLVED that prior approval of siting and appearance be required.

- (2) REFUSED approval of details of siting/appearance for the reason reported.

[Notes: (1) Councillors Marilyn Ashton, Mrs Bath, Billson, Bluston, Choudhury, Janet Cowan, Idaikkadar, Miles, Mrs Joyce Nickolay and Thammiah wished to be recorded as having voted for the decision to refuse the application;

(2) the Committee wished it to be recorded that the decision to refuse the application was unanimous].

**LIST NO:** 5/02                      **APPLICATION NO:** P/442/06/CDT  
**LOCATION:** Junction at Du Cros Drive and Merrion Avenue, Stanmore  
**APPLICANT:** PHA Communications Ltd  
**PROPOSAL:** Determination: Erection of 8M Telecomms Pole with One Antenna and Equipment Cabinet.

**DECISION:** (1) RESOLVED that prior approval of siting and appearance be required.

(2) REFUSED approval of details of siting/appearance for the reason reported.

[Notes: (1) Councillors Marilyn Ashton, Mrs Bath, Billson, Bluston, Choudhury, Janet Cowan, Idaikkadar, Miles, Mrs Joyce Nickolay and Thammiah wished to be recorded as having voted for the decision to refuse the application;

(2) the Committee wished it to be recorded that the decision to refuse the application was unanimous].

(See also Minutes 1134 and 1135)

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**LIST NO:** 5/03                      **APPLICATION NO:** P/441/06/CDT

**LOCATION:** Land O/S 354 High Road, Harrow Weald

**APPLICANT:** PHA Communications Ltd

**PROPOSAL:** Determination: 15 Metre High Slimline Telegraph Pole with Three Antennas and One Dish and Four Equipment Cabinets.

**DECISION:** (1) RESOLVED that prior approval of siting and appearance be required.

(2) REFUSED approval of details of siting/appearance for the following reason:

(i) The proposal, by reason of excessive size, and unsatisfactory siting and appearance would be visually obtrusive and unduly prominent and would result in a proliferation of street furniture to the detriment of the visual amenity of the surrounding locality.

[Notes: (1) Councillors Marilyn Ashton, Mrs Bath, Billson, Bluston, Choudhury, Janet Cowan, Idaikkadar, Miles, Mrs Joyce Nickolay and Thammiah wished to be recorded as having voted for the decision to refuse the application;

(2) the Committee wished it to be recorded that the decision to refuse the application was unanimous;

(3) the Group Manager (Planning and Development) had recommended that prior approval of siting and appearance be not required].

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**LIST NO:** 5/04                      **APPLICATION NO:** P/459/06/CDT

**LOCATION:** Land Adj. To 86 George V Avenue, Pinner

**APPLICANT:** PHA Communications Ltd for Orange PCS Ltd

**PROPOSAL:** Installation of 10M Telegraph Pole with One Antenna and Equipment Cabinet.

**DECISION:** (1) RESOLVED that prior approval of siting and appearance be required.

(2) REFUSED approval of details of siting/appearance for the following reason:

(i) The proposal, by reason of excessive size, and unsatisfactory siting and appearance would be visually obtrusive and unduly prominent to the detriment of the visual amenity of the surrounding locality.

[Notes: (1) Councillors Marilyn Ashton, Mrs Bath, Billson, Bluston, Choudhury, Janet Cowan, Idaikkadar, Miles, Mrs Joyce Nickolay and Thammiah wished to be recorded as having voted for the decision to refuse

the application;

(2) the Committee wished it to be recorded that the decision to refuse the application was unanimous;

(3) the Group Manager (Planning and Development) had recommended that prior approval of siting and appearance be not required].

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<b>LIST NO:</b>	5/05	<b>APPLICATION NO:</b>	P/826/06/CDT
<b>LOCATION:</b>	Grass verge fronting 98 Albury Drive, at junction with Evelyn Drive, Pinner		
<b>APPLICANT:</b>	PHA Communications Ltd for Orange Personal Communications		
<b>PROPOSAL:</b>	Prior approval determination: 8 metre high telecommunications mast (telegraph pole design) with 1 antenna and equipment cabinet		
<b>DECISION:</b>	<p>(1) RESOLVED that prior approval of siting and appearance be required.</p> <p>(2) REFUSED approval of details of siting/appearance for the reason reported.</p> <p>[Notes: (1) Councillors Marilyn Ashton, Mrs Bath, Billson, Bluston, Choudhury, Janet Cowan, Idaikkadar, Miles, Mrs Joyce Nickolay and Thammiah wished to be recorded as having voted for the decision to refuse the application;</p> <p>(2) the Committee wished it to be recorded that the decision to refuse the application was unanimous;</p> <p>(3) the Committee noted that page 5 of the Addendum contained an error in that 3/05 should read 5/05].</p> <p>(See also Minute 1134)</p>		

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<b>LIST NO:</b>		<b>APPLICATION NO:</b>	P/883/06/CDT
<b>LOCATION:</b>	Land fronting 93 Bridge Street, Pinner		
<b>APPLICANT:</b>	Wladon Telecom Ltd for O2 (UK) Ltd		
<b>PROPOSAL:</b>	Prior approval determination: 15m high telecommunications mast with 2 antennae and equipment cabinets		
<b>DECISION:</b>	<p>(1) RESOLVED that prior approval of details of siting and appearance be required;</p> <p>(2) REFUSED, subject to consultation response, prior approval of details of siting and appearance for the development described in the application and submitted plans, for the reason reported.</p> <p>[The officer's report for the above application had been circulated on the Addendum].</p>		

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<b>LIST NO:</b>		<b>APPLICATION NO:</b>	
<b>LOCATION:</b>	85 Capthorne Avenue, Harrow		
<b>APPLICANT:</b>	PHA Communications Ltd		
<b>PROPOSAL:</b>	Erection of 8m high telecom pole and equipment cabinet at ground level		
<b>DECISION:</b>	<p>(1) RESOLVED that prior approval of details of siting and appearance be required;</p> <p>(2) REFUSED prior approval of details of siting and appearance for the</p>		

development described in the application and submitted plans, for the reason reported.

[The officer's report for the above application had been circulated on the Addendum].

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