

SECTION 1 – MAJOR APPLICATIONS

LIST NO: 1/01 **APPLICATION NO:** P/123/06/CFU
LOCATION: Sports East, Harrow School, Football Lane, Harrow
APPLICANT: Harrow School General Fund for Harrow School
PROPOSAL: 12 x 15M masts and 24 x 10M columns to provide floodlighting to artificial turf pitches and tennis courts
DECISION: DEFERRED for a Member site visit and to enable officers to make further enquiries.
(See also Minutes 4 and 24).

LIST NO: 1/02 **APPLICATION NO:** P/669/06/CFU
LOCATION: R/O 33-35 Bridge Street, Pinner
APPLICANT: Charter Architects for Carlburne Holdings Ltd
PROPOSAL: Demolition and relocation of existing plant room and construction of three storey block of 12 flats
DECISION: REFUSED permission for the development described in the application and submitted plans, for the reasons and informative reported.
[Note: Members of the Committee expressed the view that the lack of a response from the Environment Agency was unhelpful and requested that officers write to the Environment Agency requesting that the Agency provide a written response to consultations, even if that response was “no comment”].

LIST NO: 1/03 **APPLICATION NO:** P/3146/05/CFU
LOCATION: 91, 93 and 95 West End Lane
APPLICANT: Howard, Fairbairn & Partners for Eaton Residential Developments
PROPOSAL: Redevelopment: Detached 2/3 storey building to provide 14 flats with basement parking
DECISION: REFUSED permission for the development described in the application and submitted plans, as amended on the Addendum, for the reasons and informative reported.

LIST NO: 1/04 **APPLICATION NO:** P/362/06/CFU
LOCATION: 1 Eastcote Road, 200, 201, 202, 203 Grove Avenue, Pinner
APPLICANT: CHBC Architects for Galley Homes Ltd
PROPOSAL: Redevelopment to provide three storey care home; parking and landscaping
DECISION: WITHDRAWN by applicant.

LIST NO: 1/05 **APPLICATION NO:** P/3090/05/CFU
LOCATION: Land at Copse Farm – End of, Brookshill Drive, Harrow
APPLICANT: Planning Potential for Zed Homes
PROPOSAL: Alterations and change of use of barn to work space (B1). Extensions to farm building for 2 houses. Construction of 12 dwellings.

DECISION: WITHDRAWN by applicant.

LIST NO: 1/06 **APPLICATION NO:** P/3101/05/CCA

LOCATION: Land at Copse Farm, Brookshill Drive, Harrow

APPLICANT: Planning Potential for Zed Homes

PROPOSAL: Conservation Area Consent: Demolition of farm buildings and outhouses

DECISION: WITHDRAWN by applicant.

LIST NO: 1/07 **APPLICATION NO:** P/3039/05/COU

LOCATION: Marlborough House, 159 High Street, Wealdstone

APPLICANT: Britania Academy Planning Ltd for Mr N H Karia

PROPOSAL: Outline: Redevelopment of car park for residential use (siting)

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

(See also Minute 4).

SECTION 2 – OTHER APPLICATIONS RECOMMENDED FOR GRANT

LIST NO: 2/01 **APPLICATION NO:** P/3027/05/CFU

LOCATION: Priestmead Middle School, Hartford Avenue, Harrow

APPLICANT: Ian Scroggs for Mr Brian A Robertson

PROPOSAL: 2 first floor extensions

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

LIST NO: 2/02 **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: GRANTED permission in accordance with the development described in the application and submitted plans, as amended on the Addendum, subject to the conditions and informatives reported.

LIST NO: 2/03 **APPLICATION NO:** P/2910/05/CFU

LOCATION: Rustington, 49 The Common, Stanmore

APPLICANT: Andrew Neil Associates for Silverbay Investments

PROPOSAL: Bay window to replace garage door

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/776/06/DFU

LOCATION: 44 High Street, Harrow on the Hill

APPLICANT: Katina Brum

PROPOSAL: Change of Use of ground and lower ground floors from offices (class B1) to café and retail (class A3 & A1)

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 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 unanimously].

(See also Minutes 13 and 24)

LIST NO: 2/05 **APPLICATION NO:** P/273/06/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.

(See also Minute 24)

LIST NO: 2/06 **APPLICATION NO:** P/136/06/CFU

LOCATION: Grimsdyke Golf Club, Oxhey Lane, Pinner

APPLICANT: Jack Cruickshank Architects for Grims Dyke Golf Club

PROPOSAL: Part demolition of clubhouse and erection of single storey side extension with rooms in roof

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

LIST NO: 2/07 **APPLICATION NO:** P/527/06/CFU

LOCATION: 33-39 Pinner Road, Harrow

APPLICANT: Counter & King Architects for Derek Bishop

PROPOSAL: Demolition of building and erection of ancillary church building

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

LIST NO: 2/08 **APPLICATION NO:** P/1119/06/CFU

LOCATION: Thrushwood, Pinner Hill, Pinner

APPLICANT: Orchard Associates for Mr & Mrs L Goodchild

PROPOSAL: Part single, part two storey rear extension and alterations to roof (renewal of planning permission WEST/238/02/FUL)

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

LIST NO: 2/09 **APPLICATION NO:** P/3184/05/DFU
LOCATION: 336 Eastcote Lane, South Harrow
APPLICANT: Mr Dilip Gudka
PROPOSAL: Single and two storey/first floor rear extension incorporating new external access to flat; front and rear dormers (revised)
DECISION: DEFERRED to enable officers to make further enquiries.
(See also Minute 4).

LIST NO: 2/10 **APPLICATION NO:** P/635/06/CFU
LOCATION: Brookslee, 7 Brookshill Drive, Harrow
APPLICANT: PHD Chartered Town Planners for Mr & Mrs Romain
PROPOSAL: Erection of detached garage
DECISION: GRANTED permission in accordance with the development described in the application and submitted plans, subject to the conditions and informatives reported, and the following additional informative:
“The applicant is advised that any further extensions to this property are unlikely to be favourably considered”.

LIST NO: 2/11 **APPLICATION NO:** P/74/06/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.
(See also Minute 24).

LIST NO: 2/12 **APPLICATION NO:** P/17/06/CFU
LOCATION: Westlands, 93 South Hill Avenue, Harrow
APPLICANT: Cygnet Health Care – M Fuller
PROPOSAL: Change of Use: Residential care home (class C2) to a single dwellinghouse (class C3)
DECISION: GRANTED permission in accordance with the development described in the application and submitted plans, subject to the conditions and informatives reported.

LIST NO: 2/13 **APPLICATION NO:** P/225/06/DFU
LOCATION: 73A Gordon Avenue, Stanmore
APPLICANT: Mr N Patel
PROPOSAL: Single storey front and side extension, rear dormer, revised roof over existing garage

DECISION: DEFERRED for consideration by the Committee together with Planning Application P/1101/06/DFU (Single storey outbuilding at rear of garden), which has been submitted for the same location.

LIST NO: 2/14 **APPLICATION NO:** P/2691/05/CFU

LOCATION: Hunters Moon, Priory Drive, Stanmore

APPLICANT: Thomas Landscapes for Mrs Collins

PROPOSAL: Construction of entrance gates and piers

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

LIST NO: 2/15 **APPLICATION NO:** P/3026/05/CFU

LOCATION: 1 & 2 Bankfield Cottages, Ass House Lane, Harrow

APPLICANT: Grims Dyke Golf Club Ltd

PROPOSAL: Renewal of permission of EAST/1229/00/FUL: Demolition and replacement of 2 two storey semi-detached houses with parking

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

LIST NO: 2/16 **APPLICATION NO:** P/165/06/CFU

LOCATION: Roxeth Manor First & Middle School, 280 Eastcote Lane, South Harrow

APPLICANT: Rickard Partnership for Harrow Council

PROPOSAL: Part single part two storey side extension to west wing to provide additional facilities

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

LIST NO: 2/17 **APPLICATION NO:** P/240/05/CCO

LOCATION: Madalane House, Hillside Road, Pinner

APPLICANT: Mr & Mrs A Cumber

PROPOSAL: Retention of detached summer house

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

LIST NO: 2/18 **APPLICATION NO:** P/805/06/DCO

LOCATION: 29 Wimborne Drive, Pinner

APPLICANT: D N Talpade for P A Kulkarni

PROPOSAL: Retention of two storey side to rear, single storey front and rear extension (revised)

DECISION: DEFERRED for Member site visit.

[Notes: (1) The Chair, Councillor Mrs Bath, and the Vice-Chair, Councillor Kara, having both declared a prejudicial interest in this item and left the room, Councillor Choudhury, by the general assent of the Committee, took the Chair;

(2) at the conclusion of this item, Councillor Mrs Bath resumed the Chair].

(See also Minutes 4 and 24).

LIST NO:	2/19	APPLICATION NO:	P/96/06/CFU
LOCATION:	2 Spring Lake, Stanmore		
APPLICANT:	Alan Cox Associates for Mr J Feeney		
PROPOSAL:	First floor side and single storey rear extensions		
DECISION:	GRANTED permission in accordance with the development described in the application and submitted plans, subject to the conditions and informatives reported.		

LIST NO:	2/20	APPLICATION NO:	P/3155/05/CFU
LOCATION:	32 Fauna Close, Stanmore		
APPLICANT:	Trushar Dattani		
PROPOSAL:	Installation of window at first floor side 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:	2/21	APPLICATION NO:	P/387/06/DFU
LOCATION:	1 Glebe Road, Stanmore		
APPLICANT:	N M Architects for Mr & Mrs P Hathalia		
PROPOSAL:	Single/two storey side extension to provide new dwellinghouse (resident permit restricted)		
DECISION:	REFUSED permission for the development described in the application and submitted plans, for the following reasons:		
	(i)	The proposal would represent overdevelopment of the site by reason of inadequate setting space about the building and inadequate private amenity space, which would detract from the established pattern and character of development in the locality and the amenity of future occupiers.	
	(ii)	The proposed development would not comply with policy D4 which states that a high standard of design in all new development, including extension to existing buildings should protect and complement that character and add to the richness of the existing townscape.	
	(iii)	The Harrow UDP states that "the Council will preserve the special interest of the Listed Building" which is opposite the proposed extension.	
	(iv)	This extension does not enhance the character and landscape of the locality which is a narrow road of semi detached houses, built at the turn of the 20th century and still retaining most of the features of that period.	
	(v)	The front door of the proposed extension is accessed from a narrow	

strip of highway that is the only means of access and egress for the properties in Claire Gardens. Large lorries access part of this land to service the shops which front the Broadway.

[Notes: (1) The Group Manager (Planning and Development) had recommended, on the Addendum, that the above application be deferred to clarify drainage issues;

(2) prior to discussion on the above item, it was moved and seconded that consideration of the application not be deferred; upon being put to a vote, this was carried;

(3) the Chair, Councillor Mrs Bath, having declared a prejudicial interest in this item and left the room, the Vice-Chair, Councillor Kara, took the Chair;

(4) prior to discussing the above application, the Committee received representations from an objector, which were noted;

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

(6) during the 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;

(7) 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;

(8) at the conclusion of this item, Councillor Mrs Bath resumed the Chair].

(See also Minutes 4 and 13).

SECTION 3 – OTHER APPLICATIONS RECOMMENDED FOR REFUSAL

LIST NO:	3/01	APPLICATION NO:	P/752/06/CFU
LOCATION:	464-472 Alexandra Avenue, South Harrow		
APPLICANT:	Stappard & Howes for T-Mobile UK Ltd		
PROPOSAL:	Six pole-mounted antenna, handrails and cable trays on roof		
DECISION:	REFUSED permission for the development described in the application and submitted plans, for the reason and informative reported.		

LIST NO:	3/02	APPLICATION NO:	P/718/06/DFU
LOCATION:	Pinner Bowling Club, Pinner		
APPLICANT:	Dennis Granston for Pinner Bowling Club		
PROPOSAL:	Single storey extension to pavilion		
DECISION:	WITHDRAWN by the applicant.		

LIST NO:	3/03	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 hrs Mon-Sat and 10:30-22.30 hrs on Sundays)		

DECISION: REFUSED permission for the variation described in the application and submitted plans, as amended on the Addendum, for the reason and informative reported.

[Note: Further to the information supplied on the Addendum, the Committee noted that the correct hours were: 1030-2300 hrs Mon-Thu, 1000-0130 hrs Fri-Sat and 1030-2230 hrs Sun].

SECTION 5 – PRIOR APPROVAL APPLICATIONS

LIST NO: 5/01 **APPLICATION NO:** P/1118/06/CDT

LOCATION: Land at junction Roxborough Park & Lowlands Road, Harrow

APPLICANT: Waldon Telecom Ltd for O2

PROPOSAL: Prior Approval Determination: 12.5M column with 3 antennas & ground based equipment cabin

DECISION: (1) RESOLVED that prior approval of details of siting and appearance be required;

(2) REFUSED prior approval of details of siting and appearance for the development described in the application and submitted plans, for following reason:

(i) The proposal by reason of its prominent siting and unsatisfactory appearance would be visually obtrusive and unduly prominent to the detriment of the appearance and character of the locality.

LIST NO: 5/02 **APPLICATION NO:** P/1168/06/CDT

LOCATION: Outside 539 Pinner Road, Harrow, 539-545

APPLICANT: Mason D Telecoms for Orange Communications Ltd

PROPOSAL: Prior Approval Determination: 10M column with 3 antennas and ground based equipment cabin

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

(2) REFUSED approval of details of siting/appearance for the development described in the application and submitted plans, as amended on the Addendum, for the reasons reported.
