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**REPORT OF DEVELOPMENT CONTROL COMMITTEE**


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**MEETING HELD ON 28 JUNE 2006**


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Chairman: \* Councillor Mrs Camilla Bath

Councillors:	* Robert Benson	* David Gawn
	* Don Billson	* Thaya Idaikkadar
	* Mrinal Choudhury	* Narinder Singh Mudhar
	* G Chowdhury	* Joyce Nickolay
	* Keith Ferry	* Dinesh Solanki (1)

\* Denotes Member present

(1) Denotes category of Reserve Member

**PART I - RECOMMENDATIONS - NIL**
**PART II - MINUTES**
**26. Attendance by Reserve Members:**

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

Ordinary Member
Reserve Member

Councillor Manji Kara

Councillor Dinesh Solanki

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

**RESOLVED:** To note that no Members, who were not members of the Committee, had requested to speak at the meeting.

**28. Declarations of Interest:**

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

- (i) Planning Application 2/05 – 17 High Street, Wealdstone  
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.
- (ii) Planning Application 2/12 – 22 Ferring Close, Harrow  
During discussion on the above item, Councillor Choudhury, who had not declared an interest in the item at the start of the meeting, declared a personal interest arising from the fact that a friend of his lived in Ferring Close. Accordingly, he remained in the room and took part in the discussion and decision-making on this item.
- (iii) Planning Application 2/21 – 29 Wimborne Drive, Pinner  
Councillor Mrs Bath declared that all Conservative members of the Committee had a prejudicial interest in the above application arising from the fact that the applicant was a Conservative Councillor. Councillor Mrs Bath wished it to be noted that, whilst none of the Conservative Members of the Committee were closely acquainted with the applicant, the Conservative Members had, on the advice of a legal officer, declared a prejudicial interest on a previous occasion when the item had been discussed, and so, for consistency, would again leave the room and take no part in the discussion or decision-making on this item.
- (iv) Planning Application 2/22 – 44 High Street, Harrow on the Hill  
Councillor Joyce Nickolay declared a prejudicial interest in the above item arising from the fact that she knew the applicant. Accordingly, she would leave the room and take no part in the discussion or decision-making on this item.

- (v) Planning Application 3/02 – Harrow Community Sports Centre, Broadfields, Headstone Lane, Harrow Weald  
Councillor Ferry declared a personal interest in the above item arising from the fact that he occasionally drank at the premises. Accordingly, he would remain in the room and take part in the discussion and decision-making on this item.

(Note: Noting that the agenda contained a number of applications for variations of planning conditions for premises that had previously had applications for changes to opening hours considered by the Council's Licensing Panels, some Members of the Committee, who had also been members of Licensing Panels, indicated that they could not recall which of the Licensing Panels they had served on. The Legal Officer advised that, if a Member could not recall having sat on a particular Licensing Panel, that Member was unlikely to be perceived as having a prejudicial interest in the application for the variation of planning conditions).

29. **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.

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

30. **Minutes:**

**RESOLVED:** That the Chairman be given authority to sign the minutes of the meeting held on 7 June 2006, those minutes having been circulated, as a correct record, once printed in the Council Bound Minute Volume.

31. **Matters Arising from the Minutes of the Last Meeting:**

Having been raised by the Chairman, it was

**RESOLVED:** That officers be requested to submit, to the next meeting of the Committee, the report on Statutory Notifications referred to in Minute 1149 of the minutes of the meeting held on 11 April 2006, and in Minute 8 of the meeting held on 7 June 2006.

32. **Public Questions:**

**RESOLVED:** To note that no public questions were put at the meeting under the provisions of Committee Procedure Rule 19.

33. **Petitions:**

**RESOLVED:** To note that no petitions were received at the meeting.

34. **Deputations:**

**RESOLVED:** To note that no deputations were put at the meeting under the provisions of Committee Procedure Rule 17.

35. **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.

36. **Representations on Planning Applications:**

**RESOLVED:** That in accordance with the provisions of Committee Procedure Rule 18 (Part 4B of the Constitution), representations be received in respect of item 2/25 on the list of planning applications.

37. **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.

38. **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.

39. **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 note the report.

40. **Amendments to the Conservation Area Advisory Committee Constitution:**

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

**RESOLVED:** That the constitution of the Conservation Area Advisory Committee (CAAC) be amended, as shown in Appendix 1 of the report of the Group Manager (Planning and Development), to enable members of any of the approved organisations to be co-opted onto the Committee at any meeting during the year, rather than at the Annual General Meeting (AGM) only.

41. **14 Roxeth Green Avenue, Harrow:**

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

**RESOLVED:** That the Director of Legal Services be authorised to:

(1) issue an Enforcement Notice pursuant to Section 172 of the Town and Country Planning Act 1990 requiring:

- (i) the demolition of the unauthorised rear extension back to the rear wall of the authorised rear extension;
- (ii) the permanent removal from the land of the materials arising from compliance with the requirement in (i) above.

(i) and (ii) should be complied with within a period of three (3) months from the date on which the Notice takes effect;

(2) issue Notices under Section 330 of the Town and Country Planning Act 1990 (as amended) as necessary in relation to the above alleged breach of planning control;

(3) institute legal proceedings in the event of failure to:

- (i) supply the information required by the Director of Legal Services through the issue of Notices under Section 330 of the Town and Country Planning Act 1990; and/or
- (ii) comply with the Enforcement Notice.

42. **16 Carmelite Road, Harrow Weald:**

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

**RESOLVED:** That the Director of Legal Services be authorised to:

(1) issue an Enforcement Notice pursuant to Section 172 of the Town and Country Planning Act 1990 requiring:

- (i) the permanent cessation of the use of the garage as a dwellinghouse;
- (ii) the permanent removal of the bathroom from the garage;
- (iii) the permanent removal of the kitchen from the garage.

(i), (ii) and (iii) should be complied with within a period of six (6) 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:

(iii) 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

(iv) comply with the Enforcement Notice.

43. **9 Green Lane Cottages, Stanmore:**

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 a Listed Building Enforcement Notice pursuant to Section 38 of the Planning (Listed Buildings and Conservation Area) Act, 1990 requiring:

(i) the permanent removal of the satellite dish, associated wires and attachment brackets from the land;

(i) should be complied with within a period of one (1) month from the date on which the Notice takes effect;

(2) issue Notices under Section 16 of the Local Government (Miscellaneous Provisions) Act 1976 as necessary in relation to the above alleged breach of planning control;

(3) institute legal proceedings in the event of failure to:

(v) supply the information required by the Director of Legal Services through the issue of Notices under Section 16 of the Local Government (Miscellaneous Provisions Act 1976; and/or

(vi) comply with the Listed Building Enforcement Notice.

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

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

**RESOLVED:** That the Director of Legal Services be authorised to:

(1) issue an Enforcement Notice pursuant to Section 172 of the Town and Country Planning Act 1990 requiring:

(i) the demolition of the metal mesh fence, concrete posts and reed panelling;

(ii) the permanent removal of the materials arising from compliance with the requirement in (i) above from the land;

(i) and (ii) should be complied with within a period of one (1) month 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:

(vii) 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

(viii) comply with the Enforcement Notice.

45. **Member Site Visits:**

**RESOLVED:** That (1) Member visits to the following sites take place on Wednesday 19 July 2006 from 6.00 pm:

2/09 - Land at Fentiman Way, South Harrow  
2/10 - 1&2 Grove Cottages, Warren Lane, Stanmore  
2/12 - 22 Ferring Close, Harrow  
2/25 - Ebberston, 39 South Hill Avenue, Harrow

(2) in relation to item 1/05 – Sports East, Harrow School, Football Lane, Harrow, officers be requested to investigate the possibility of Members of the Committee visiting a relevant site where the proposed floodlighting was already in situ;

(3) the Democratic Services Officer be requested to write to Members of the Committee to confirm the order and timing of the visits.

46. **Extension and Termination of the Meeting:**

In accordance with the provisions of Committee Procedure Rule 15.2 (Part 4B of the Constitution) it was

**RESOLVED:** (1) At 10.00 pm to continue until 10.30 pm;

(2) at 10.30 pm continue until 11.00 pm;

(3) at 11.00 pm to continue until 11.15 pm;

(4) at 11.15 pm to continue until 11.30 pm;

(5) at 11.30 pm to continue until 11.45 pm;

(6) at 11.45 pm to continue until 12 midnight.

(Note: The meeting, having commenced at 7.30 pm, closed at 11.55 pm).

(Signed) COUNCILLOR CAMILLA BATH  
Chairman

**SECTION 1 – MAJOR APPLICATIONS**

**LIST NO:** 1/01 **APPLICATION NO:** P/1094/06/COU

**LOCATION:** 11 Wakehams Hill, Pinner, Long Meadow

**APPLICANT:** Sanders Laing for Mr Santokh Singh Sahota

**PROPOSAL:** Outline: Siting & means of access for 14 flats and 18 car parking spaces; demolition of existing house and outbuildings

**DECISION:** 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 reason:

“The proposed development by reason of its height and scale of building sited on the hill top on the edge of the Green Belt boundary would result in an unacceptable visual impact to the detriment of the character and openness of the Green Belt, especially from views within Pinner Park Farm below”.

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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 Howard Homes & Lupo Ltd

**PROPOSAL:** Redevelopment: 2 to 5 storey building to provide 34 flats with underground parking (revised)

**DECISION:** INFORM the applicant that:

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

i) the affordable housing units are available for occupation in accordance with a building and occupation programme to be submitted to and approved in writing by the Local Planning Authority (LPA) prior to the commencement of development.

ii) the provision of affordable housing of a quantity, type and mix set out in the application, the social rented units to be managed by an RSL, subject to a nomination agreement with the Council.

(2) a formal decision notice, subject to the planning conditions and informatives reported, as amended on the Adendum, will be issued only upon completion by the applicant of the aforementioned legal agreement.

[Note: During discussion on the above application, the Committee agreed that the period for completion of the legal agreement should be three months, and not the one year which had been recommended in the report of the Group Manager (Planning and Development)].

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**LIST NO:** 1/03 **APPLICATION NO:** P/614/06/CFU

**LOCATION:** 10 Oxford Road, Wealdstone

**APPLICANT:** Rolfe Judd Planning for CNWL Mental Health NHS Trust

**PROPOSAL:** Use of educational premises (class D1 use) for offices (class B1 use) and/or medical (class D1 use) purposes

**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.

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**LIST NO:** 1/04                      **APPLICATION NO:** P/687/06/CDP

**LOCATION:** Land R/O 25-28 Belmont Circle & 13-25 Bellamy Drive, Kenton Lane, Harrow

**APPLICANT:** Triad Planning & Design Ltd for Mr E Ryan

**PROPOSAL:** Reserved matters (details of design, external appearance and landscaping) required by Condition 2 of planning permission P/3347/04/COU for redevelopment in form of detached part 2/3 storey building for 2 houses and 12 flats with car parking

**DECISION:** APPROVED the details in accordance with the development described in the application and submitted plans, subject to the informatives reported.

**LIST NO:** 1/05                      **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 & tennis courts

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

[Note: During discussion on the above application, Members indicated that they wished to view the proposed floodlighting in situ at another location. Officers were requested to contact the owners of relevant premises with a view to arranging this].

(See also Minute 45)

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

**LIST NO:** 2/01                      **APPLICATION NO:** P/830/06/DVA

**LOCATION:** The Village Inn, 402-406 Rayners Lane

**APPLICANT:** Hephher Dixon for J D Wetherspoon plc

**PROPOSAL:** Variation of Condition 6 of planning permission LBH/45486 to allow opening Sunday to Thursday 07.00 hours to 00.30 hours on the following day and Fridays & Saturdays 07.00 hours to 01.30 hours of the following day; extended opening on special days

**DECISION:** GRANTED permission for the variation described in the application and submitted plans, as amended on the Addendum, subject to the condition and informative reported.

**LIST NO:** 2/02                      **APPLICATION NO:** P/440/06/CFU

**LOCATION:** 8 Julius Caesar Way, Stanmore

**APPLICANT:** Anthony Pell

**PROPOSAL:** Insertion of window to east elevation

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

**LIST NO:** 2/03                      **APPLICATION NO:** P/1147/06/DFU

**LOCATION:** 226 Streatfield Road, Harrow

**APPLICANT:** David R Yeaman & Assoc for Mr D Varasani

**PROPOSAL:** Single storey front, side and rear, and two storey side to rear extensions, conversion of house to 2 self-contained flats

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

**LIST NO:** 2/04                      **APPLICATION NO:** P/652/06/DFU

**LOCATION:** 'Field Cottage', Brookshill, Harrow Weald

**APPLICANT:** D J Humphries for Mr V N Jocia

**PROPOSAL:** Additional vehicle crossover

**DECISION:** GRANTED permission for the development described in the application and submitted plans, subject to the condition and informatives reported.

**LIST NO:** 2/05                      **APPLICATION NO:** P/1113/06/DVA

**LOCATION:** 17 High Street, Wealdstone

**APPLICANT:** Joshua Simons for A & S Fast Food Ltd

**PROPOSAL:** Variation of Condition 4 of planning permission (LBH/24865) to allow opening from 10.30AM–1.00AM Mon-Thur & Sun & 10.30AM–3.00AM Fri-Sat

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

- (i) The proposed variation of condition to allow extended opening hours would give rise to increased disturbance and general activity at unsocial hours to the detriment of the residential amenity of neighbouring occupiers.

[Note: The Group Manager (Planning and Development) had recommended that the above application be granted].

(See also Minute 28)

**LIST NO:** 2/06                      **APPLICATION NO:** P/1002/06/CFU

**LOCATION:** Bentley Wood High School, Bridges Road, Stanmore

**APPLICANT:** Tony Welch Associates for The School Governors

**PROPOSAL:** Replacement temporary double mobile classroom unit (2 years), and temporary triple classroom unit (2 years)

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

**LIST NO:** 2/07                      **APPLICATION NO:** P/564/06/DVA

**LOCATION:** 438 Alexandra Avenue, South Harrow

**APPLICANT:** K Handa for Mr Musa Sarilmaz

**PROPOSAL:** Variation to Condition 8 of planning permission: ref LBH/17672 granted 22-Sep-1980 to extend hours of opening until 1AM Monday to Thursday and 1.30AM Friday to Sunday

**DECISION:** GRANTED permission for the variation described in the application and submitted plans, subject to the condition and informative reported, as amended on the Addendum.



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**LIST NO:** 2/08                      **APPLICATION NO:** P/1098/06/CFU  
**LOCATION:** 63 Dennis Lane (Wode House), Stanmore  
**APPLICANT:** Anglian Home Improvements for Mr & Mrs M Sehgal  
**PROPOSAL:** Single storey rear extension  
**DECISION:** GRANTED permission for the development described in the application and submitted plans, subject to the condition and informative reported.

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**LIST NO:** 2/09                      **APPLICATION NO:** P/771/06/CFU  
**LOCATION:** Land at Fentiman Way, South Harrow  
**APPLICANT:** W J Macleod Architect for M D Properties  
**PROPOSAL:** Three storey block of six flats; bin store and parking (resident permit restricted)  
**DECISION:** DEFERRED for Member site visit.  
(See also Minute 45)

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**LIST NO:** 2/10                      **APPLICATION NO:** P/378/06/CFU  
**LOCATION:** 1 & 2 Grove Cottages, Warren Lane, Stanmore  
**APPLICANT:** Treatment Architecture for Mr Hani Hasna  
**PROPOSAL:** Redevelopment to provide replacement detached two storey dwelling with detached garage (revised)  
**DECISION:** (1) DEFERRED for Member site visit.  
(2) RESOLVED that officers be requested to liaise with the applicant regarding possible alternative positions for the garage.  
(See also Minute 45)

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**LIST NO:** 2/11                      **APPLICATION NO:** P/754/06/DCO  
**LOCATION:** 51A Roxborough Park, Harrow  
**APPLICANT:** W A Construction UK Ltd  
**PROPOSAL:** Retention of terrace at rear, 2.4M high fencing to part of side boundary (revised)  
**DECISION:** GRANTED permission for the development described in the application and submitted plans, subject to the conditions and informative reported.

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**LIST NO:** 2/12                      **APPLICATION NO:** P/794/06/DFU  
**LOCATION:** 22 Ferring Close, Harrow  
**APPLICANT:** Mr H Kelly for Mr & Mrs A Connellan  
**PROPOSAL:** Single storey rear extension; alterations to roof to form side and rear dormers  
**DECISION:** DEFERRED for Member site visit.  
(See also Minutes 28 and 45)

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**LIST NO:** 2/13                      **APPLICATION NO:** P/894/06/CFU  
**LOCATION:** Silverwood, 22 South View Road, Pinner  
**APPLICANT:** Simpson McHugh for Mr & Mrs Spencer  
**PROPOSAL:** Installation of flank window and two rear rooflights over garage  
**DECISION:** GRANTED permission for the development described in the application and submitted plans, subject to the conditions and informatives reported.

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**LIST NO:** 2/14                      **APPLICATION NO:** P/674/06/CVA  
**LOCATION:** Heathfield School, 100 Beaulieu Drive, Pinner  
**APPLICANT:** Malcolm Judd & Partners for Girls Day School Trust  
**PROPOSAL:** Deed of Variation: Amendment to Section 106 planning agreement to allow extended use of sports club facility from 09.00-12 noon on Saturdays and 10.00-13.00 hours on Sundays to 0800-19.00 hours on Saturdays and 10.00-16.00 hours on Sundays  
**DECISION:** GRANTED permission for the variation of the Section 106 agreement described in the application and submitted plans, subject to the requirement and informative reported.

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**LIST NO:** 2/15                      **APPLICATION NO:** P/532/06/DFU  
**LOCATION:** 24 Tudor Road, Wealdstone  
**APPLICANT:** Cusack Associates Ltd for Mr S Shah & Miss S Noronha  
**PROPOSAL:** Conversion of dwelling house into two flats, with single storey rear extension and external alterations  
**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 to the detriment of the amenities of the neighbouring residents by reason of the activity and disturbance associated with a conversion of a single family dwelling into two separate units.
- (ii) The proposal offers no off street parking provision which will give rise to overspill parking to the detriment of the residential amenities of the neighbouring properties.

[Note: (1) Councillors Choudhury, Ferry, Gawn and Idaikkadar wished to be recorded as having voted against the decision to refuse the application;  
(2) the Group Manager (Planning and Development) had recommended that the above application be granted].

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**LIST NO:** 2/16                      **APPLICATION NO:** P/531/06/DFU  
**LOCATION:** 21 Lance Road, Harrow  
**APPLICANT:** Mr J I Kim/ ArchiTech for Mr G Henderson  
**PROPOSAL:** Single storey rear extension; conversion of dwelling house to two self-contained flats  
**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 to the detriment of the amenities of the neighbouring residents by reason of the activity and disturbance associated with a conversion of a single family dwelling into two separate units and the single storey



**LIST NO:** 2/20                      **APPLICATION NO:** P/625/06/DCA  
**LOCATION:** 5A Victoria Terrace, Harrow  
**APPLICANT:** David R Yeaman & Associates for Ian Tait Homes Ltd  
**PROPOSAL:** Renewal of Conservation Area Consent to demolish existing workshop and shed  
**DECISION:** GRANTED Conservation Area Consent in accordance with the works described in the application and submitted plans, as amended on the Addendum, subject to the conditions reported.

**LIST NO:** 2/21                      **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:** GRANTED permission for the development described in the application and submitted plans, subject to the conditions and informatives reported.  
  
[Notes: (1) The Chairman, Councillor Mrs Bath, having declared a prejudicial interest in this item and left the room, Councillor Idaikkadar, 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 Minute 28)

**LIST NO:** 2/22                      **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:** GRANTED permission for the development described in the application and submitted plans, subject to the conditions and informatives reported, and the following additional conditions:  
  
“The development hereby permitted shall not commence until details of a scheme indicating the provision to be made for people with mobility impairments, to gain access to, and egress from, the building(s) (without the need to negotiate steps) have been submitted to and approved in writing by the Local Planning Authority. The use shall not be commenced until the works have been completed in accordance with the approved details and thereafter retained”.  
  
“The development hereby permitted shall not commence until a scheme for:  
a) the storage and disposal of refuse/waste  
b) and vehicular access thereto  
has been submitted to, and approved in writing by, the local planning authority. The use hereby permitted shall not be commenced until the works have been completed in accordance with the approved details and shall thereafter be retained”.  
  
(See also Minute 28)

**LIST NO:** 2/23                      **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:** GRANTED permission for the development described in the application and submitted plans, subject to the conditions and informatives reported.

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**LIST NO:** 2/24                      **APPLICATION NO:** P/1101/06/DFU

**LOCATION:** 73A Gordon Avenue, Stanmore

**APPLICANT:** Mr N Patel

**PROPOSAL:** Retention of single storey outbuilding at rear of garden

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

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**LIST NO:** 2/25                      **APPLICATION NO:** P/74/06/DFU

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

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

**PROPOSAL:** First floor rear extension

**DECISION:** DEFERRED for a further Member site visit, to include the properties on either side of the site.

[Note: Prior to discussing the above application, the Committee received representations from an objector, and the applicant's representative, which were noted].

(See also Minute 36 and 45)

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**LIST NO:** 2/26                      **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:** GRANTED permission for the development described in the application and submitted plans, subject to the conditions and informatives reported, and the following additional condition:

"The development hereby permitted shall not commence until details of a scheme indicating the provision to be made for people with mobility impairments, to gain access to, and egress from, the building(s) (without the need to negotiate steps) have been submitted to and approved in writing by the Local Planning Authority, The use shall not be commenced until the works have been completed in accordance with the approved details and thereafter retained".

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**LIST NO:** 2/27                      **APPLICATION NO:** P/71/06/CFU

**LOCATION:** 3 Pine Close, Stanmore

**APPLICANT:** D Silverman for Mr I Malik

**PROPOSAL:** Single and two storey extension

**DECISION:** GRANTED permission for the development described in the application and submitted plans, as amended on the Addendum, subject to the conditions and informatives reported, and the following additional condition:

“The existing wall and hedge, adjacent to the proposed garage, sited on the west boundary of the site shall be retained”.

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

**LIST NO:** 3/01                      **APPLICATION NO:** P/1023/06/DVA  
**LOCATION:** 6 – 8 Whitchurch Parade, Whitchurch Lane, Edgware  
**APPLICANT:** Rajesh Patel  
**PROPOSAL:** Variation of planning permission EAST/1405/02/VAR to allow opening from 11.00-03.00 the next day on Sunday-Thursday, and 11.00-04.00 the next day on Friday and Saturday  
**DECISION:** REFUSED permission for the variation described in the application and submitted plans, for the reason and informative reported.

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**LIST NO:** 3/02                      **APPLICATION NO:** P/150/06/CVA  
**LOCATION:** Harrow Community Sports Centre, Broadfields, Headstone Lane, Harrow Weald  
**APPLICANT:** Hunter Place Planning Ltd  
**PROPOSAL:** Variation of Condition 6 of planning permission WEST/33/02/P/FUL to change opening hours (from 08.00-23.00 hrs Mon-Sat & 08.00-22.30 hrs on Sun) to 08.00-23.00 Mon-Thu, 08.00-24.00 hrs Fri-Sat & Bank Holidays and 08.00-23.00 hrs on Sundays  
**DECISION:** REFUSED permission for the variation described in the application and submitted plans, for the reason and informative reported.  
(See also Minute 28)

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**LIST NO:** 3/03                      **APPLICATION NO:** P/613/06/DFU  
**LOCATION:** Land to R/O 179 Turner Road, Edgware  
**APPLICANT:** Charles Welsh for Michael O’Sullivan  
**PROPOSAL:** Two storey detached dwelling house  
**DECISION:** REFUSED permission for the development described in the application and submitted plans, for the reasons and informative reported.

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**LIST NO:** 3/04                      **APPLICATION NO:** P/443/06/DVA  
**LOCATION:** The Rambling Inn, 410 Kenton Lane, Harrow  
**APPLICANT:** Prospect Planning for The Post Code Pub Co Ltd  
**PROPOSAL:** Deletion of Condition 2 of planning permission EAST/241/95/FUL (as varied by EAST/772/95/VAR) relating to opening hours  
**DECISION:** REFUSED permission for the variation described in the application and submitted plans, for the reason and informative reported.

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**LIST NO:** 3/05                      **APPLICATION NO:** P/142/06/DVA  
**LOCATION:** 153 Greenford Road, Harrow  
**APPLICANT:** K Nadarajah & R Sritharan

**PROPOSAL:** Variation of Condition 5 of planning permission WEST/447/98/FUL to permit opening 10.00 hours to 1.00 hours Sunday to Thursday and 10.00 hours Friday & Saturdays until 01.30 hours the following day

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

**LIST NO:** 3/06                      **APPLICATION NO:** P/903/06/CLB

**LOCATION:** Stanmore Hall, Wood Lane, Stanmore

**APPLICANT:** Gross Fine for Stanmore Hall Properties

**PROPOSAL:** Listed Building Consent: Replacement tiling to rear terrace

**DECISION:** REFUSED consent for the works described in the application and submitted plans, for the reason and informative reported.

**LIST NO:** 3/07                      **APPLICATION NO:** P/313/06/CFU

**LOCATION:** 2 Whitehall Road, Harrow

**APPLICANT:** Starr Killoch Adams Architects for Paceland Estates Ltd

**PROPOSAL:** Alterations and extension to dwellings and change of use to residential care home

**DECISION:** WITHDRAWN by applicant

**LIST NO:** 3/08                      **APPLICATION NO:** P/306/06/CCA

**LOCATION:** 2 Whitehall Road, Harrow

**APPLICANT:** Starr Killoch Adams Architects for Paceland Estates Ltd

**PROPOSAL:** Demolition of single storey side/rear extension, garage and shed

**DECISION:** WITHDRAWN by applicant

#### **SECTION 5 – PRIOR APPROVAL APPLICATIONS**

**LIST NO:** 5/01                      **APPLICATION NO:** P/1264/06/CDT

**LOCATION:** Land in Front of Public House, 76 Uxbridge Road

**APPLICANT:** Waldon Telecom Ltd for O2 (UK) Ltd

**PROPOSAL:** Prior Approval Determination: 12.5M high replacement column with antennae and one ground based equipment cabinet on land adjacent to Leefe Robinson PH, 76 Uxbridge Road

**DECISION:** RESOLVED that prior approval of details of siting and appearance be not required subject to the informatives reported.

**LIST NO:** 5/02                      **APPLICATION NO:** P/1514/06/CDT

**LOCATION:** Paddock adjacent to Pinnerwood Farm, Woodhall Road, Hatch End, Pinner

**APPLICANT:** Orange PCS Ltd for Mason D Telecoms

**PROPOSAL:** Prior Approval Determination: 15M high telecommunications mast with 3 antenna and 1 dish antenna; equipment cabinets within enclosed compound

**DECISION:**

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

(2) Subject to consultation response, REFUSED prior approval of details of siting and appearance for the reasons and informative reported.

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

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