

Planning Committee

Minutes

28 September 2022

Present:

Chair: Councillor Marilyn Ashton

Councillors: Ghazanfar Ali Salim Chowdhury
Peymana Assad Nitin Parekh
Christopher Baxter Zak Wagman

81. Attendance by Reserve Members

RESOLVED: To note that there were no Reserve Members in attendance at this meeting.

82. Right of Members to Speak

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

83. Declarations of Interest

RESOLVED: To note that the following declarations were made:

Agenda Item 11 Decisions Taken Under The Urgency Procedure – Planning Committee

Councillor Nitin Parekh declared a non-pecuniary interest in that he had previously declared a non-pecuniary interest on agenda item 1/01, Stanmore and Edgware Golf Centre, Brockley Hill, P/3088/20, when the Committee considered the application on 17th November 2021, to refuse planning permission. He left the meeting while the matter was being discussed.

Agenda Item 15 Proposed Article 4 Direction –Canons Park Conservation Area – Outcomes of Consultation

Councillor Nitin Parekh declared a non-pecuniary interest in that he lived near the area. He left the meeting whilst the matter was being considered.

84. Minutes

RESOLVED: To note that the minutes of the meeting held on 7 September 2022 be taken as read and signed as a correct record.

85. Public Questions

RESOLVED: To note that no public questions were received.

86. Petitions

RESOLVED: To note that there were none.

87. Deputations

RESOLVED: To note that there were none.

88. References from Council and other Committees/Panels

RESOLVED: To note that there were none.

89. Addendum

RESOLVED: To note that there was none.

90. Representations on Planning Applications

RESOLVED: To note that there were none.

Resolved Items

91. Decisions Taken under the Urgency Procedure - Planning Committee

The Committee was informed of an urgent decision taken by the Director of Legal and Governance Services in consultation with the Chair and Councillor Simon Brown on agenda 1/01, Stanmore & Edgware Golf Centre, Brockley Hill, P/3088/20 considered by the Committee on 17th November 2021.

Furthermore, the Committee was advised that the Nominated Member, Councillor Nitin Parekh, had declared a non-pecuniary interest, and had left the meeting when the item was considered on 17 November 2021. Therefore, the decision was agreed in consultation with the Chair and Councillor Simon Brown.

RESOLVED: That the decision be noted.

92. 2/01, 11 Crystal Way, HA1 2HP, P/1444/22

PROPOSAL: change of use from storage and distribution (Class B8) to mixed use storage and distribution (Class B8) general industrial (Class B2) and commercial business and service (Class E).

The Committee resolved to accept officer recommendations.

RECOMMENDATION

The Committee was asked to:

- 1) agree the reasons for approval as set out in the report; and
- 2) grant planning permission subject to the conditions listed in Appendix 1 of the report.

DECISION: GRANT

The Committee wished it to be recorded that the decision to grant the application was unanimous.

93. 2/02, 37A Vaughan Road, HA1 4DP, P/2384/22

PROPOSAL: loft conversion to create additional room to first floor flat; installation of three rooflights in front roof slope and enlargement of rooflight in rear roof slope.

The Committee resolved to accept officer recommendations.

RECOMMENDATION

The Committee was asked to:

- 1) agree the reasons for approval as set out in the report; and
- 2) grant planning permission subject to the conditions listed in Appendix 1 of the report.

DECISION: GRANT

The Committee wished it to be recorded that the decision to grant the application was unanimous.

94. 2/03, April Cottage, 5 Oakhill Avenue, HA5 3DL P/1944/22

PROPOSAL: single storey front extension incorporating porch; single storey side extension; two-storey rear relocation of central front dormer; new roof over existing front dormers; two-rooflights in front roof slope; patio to rear; external alterations; new vehicle access.

Councillor Christopher Baxter advised that the application was in Pinner Ward, and not Pinner South Ward, as shown in the report, and agenda.

The Committee resolved to accept officer recommendations.

RECOMMENDATION

The Committee was asked to:

- 1) agree the reasons for approval as set out in the report; and
- 2) grant planning permission subject to the conditions listed in Appendix 1 of this report.

DECISION: GRANT

The Committee wished it to be recorded that the decision to grant the application was unanimous.

95. 2/04, The Castle PH, 30 West Street, HA1 3EF, P/0643/22

PROPOSAL: installation of access steps with handrail at rear (retrospective)

The Committee has had careful regard to the officers' report but consider that the development is harmful to the quality and character of this part of the Conservation Area. In addition, it is considered that the location of the steps would be harmful to amenities of nearby properties.

Therefore, Councillor Marilyn Ashton proposed refusal for the following reasons:

- 1) the proposed steps are unattractive by reason of their utilitarian materials and do not preserve or enhance the character and appearance of the Harrow on the Hill Conservation Area and are not in keeping with the character of the Listed Building, contrary to policy CS1.B Harrow Core Strategy (2012), DM1, DM7 Harrow Development Management Policies (2013), D3, HC1 London Plan (2021) and Harrow on the Hill Village Conservation Area Appraisal and Management Strategy (2008);
- 2) the siting of the proposed steps will be detrimental to the residential amenities and privacy of the occupiers of the properties nearby, whereby it will be difficult to limit the access to these steps located to the rear of the pub garden where there is now customer seating under a large pergola, contrary to policy CS1 Harrow Core Strategy (2012), DM1 Harrow Development Management Policies (2013) and D3 and D14 London Plan (2021).

This was seconded by Councillor Christopher Baxter, put to the vote and agreed.

The Committee resolved to refuse officer recommendations.

RECOMMENDATION

The Committee was asked to:

- 1) agree the reasons for approval as set out in the report; and
- 2) grant planning permission subject to the conditions listed in Appendix 1 of the report.

DECISION: REFUSE

The Committee wished it to be recorded that the decision to refuse the application was unanimous.

96. 3/01, Weald Cottage, Clamp Hill, HA7 3JL, P/1604/22

PROPOSAL: two storey front extension; single and two storey side to rear extension; single storey rear extension; replacement roof (including two rear dormers); external alterations (demolition of front porch).

The Committee resolved to accept officer recommendations.

RECOMMENDATION

The Committee was asked to:

- 1) agree the reasons for refusal as set out in the report; and
- 2) refuse planning permission.

DECISION: REFUSE

The Committee wished it to be recorded that the decision to refuse the application was by majority of votes.

Councillors Ashton, Ali, Baxter, Chowdhury, Parekh and Wagman voted to refuse the application.

Councillor Assad abstained from voting.

97. 3/02, 1 Halsbury Close, HA7 3DY, P/2596/22

PROPOSAL: listed building consent: alterations and refurbishment of two first floor bathrooms and the ground floor w/c including alterations to original layout removal of original features and introduction of extract fans and external waste pipe configuration.

Councillor Marilyn Ashton proposed a motion to defer on the basis of being minded to grant the application for the following reasons:

- 1) the Committee is minded to grant this application on the basis that the proposed much needed improvements to the bathrooms and downstairs toilet are sensitive in design and do not do significant harm to the modernist character of this Listed dwelling house.

This was seconded by Councillor Zak Wagman, put to the vote and agreed.

The Committee resolved to refuse officer recommendations.

RECOMMENDATION

The Committee was asked to:

- 2) agree the reasons for refusal as set out in the report; and
- 3) refuse Listed Building Consent.

DECISION: DEFER

The Committee wished it to be recorded that the decision to defer the application to a later date was by majority of votes.

Councillors Ali, Ashton, Baxter, Chowdhury and Wagman voted to defer the application.

Councillor Parekh voted against the proposal to defer the application.

Councillor Assad abstained from voting.

98. Canons Park Article 4 Directions

The Committee received a report on the Proposed Article 4 Direction – Canons Park Conservation Area – Outcomes of Consultation.

The report was on the non-immediate Article 4 Direction for the Canons Park Conservation Area (all properties within the Conservation Area excluding 1, 5, 9-75 and 8-74 Lake View and Donnefield Avenue), and were agreed by the Committee at its 11 March 2020 meeting. The report was introduced thereafter in May 2022 for public consultation.

The report recommended that, on balance that the Article 4 Direction, was not confirmed.

RESOLVED: The Committee:

- (1) notes and considers the representations received during the statutory consultation period in respect of the Article 4 Direction made on 19 May 2022;

- (2) considers and agrees to officers' recommendation to not confirm the Article 4 Direction of the Town and Country Planning (General Permitted Development) (England) Order 2015 to require planning permission for the works listed under Schedule 2 of the GPDO in light of the public consultation; and
- (3) delegates authority to officers to undertake any necessary statutory processes required not to confirm the proposed Article 4 Direction in order to ensure that the Direction made is cancelled.

The video/audio recording of this meeting can be found at the following link:

<https://www.harrow.gov.uk/virtualmeeting>

(Note: The meeting, having commenced at 6.30 pm, closed at 8.13 pm).

(Signed) Councillor Marilyn Ashton
Chair