

submitted plans, as amended on the Addendum, subject to the conditions and informative 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: GRANTED permission for the development described in the application and submitted plans, subject to the conditions and informatives reported.
(See also Minute 49).

LIST NO: 1/06 **APPLICATION NO:** P/1330/06/CFU
LOCATION: 62/64 Station Road, Harrow
APPLICANT: Michael Seston for Balbir Deol
PROPOSAL: Conversion from 4 to 11 flats, alterations to roof and part single, part two storey rear extension
DECISION: WITHDRAWN by the applicant.

SECTION 2 – OTHER APPLICATIONS RECOMMENDED FOR GRANT

LIST NO: 2/01 **APPLICATION NO:** P/2512/05/CFU
LOCATION: Rosehill, 135 Wood Lane, Stanmore
APPLICANT: Geoff Beardsley & Partners Ltd for A Townswadey & M Chapell
PROPOSAL: Redevelopment: Detached two storey house and double garage
DECISION: DEFERRED for Member site visit.
(See also Minute 68).

LIST NO: 2/02 **APPLICATION NO:** P/251305/CCA
LOCATION: Rosehill, 135 Wood Lane, Stanmore
APPLICANT: Geoff Beardsley & Partners Ltd for A Townswadey & M Chapell
PROPOSAL: Conservation Area Consent: Demolition of existing house and outbuildings
DECISION: DEFERRED for Member site visit.
(See also Minute 68).

LIST NO: 2/03 **APPLICATION NO:** P/1104/06/CFU
LOCATION: Whitmore High School, Porlock Avenue
APPLICANT: Tony Welch Associates for Whitmore High School
PROPOSAL: Retention of temporary single storey building to provide 2 additional classrooms
DECISION: GRANTED permission for the development described in the application and submitted plans, subject to the conditions and informative reported, and the following additional condition:

“The council would require good reason to permit the retention of the building beyond that permitted”.

LIST NO: 2/04 **APPLICATION NO:** P/417/06/DFU

LOCATION: 26 Kenilworth Avenue, Harrow

APPLICANT: Saxton Design for Mr S Daheley

PROPOSAL: Single and two storey side and rear extensions; front porch; conversion to two self-contained flats (revised)

DECISION: DEFERRED to enable files to be made available to objectors wishing to view the plans.

[Note: (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].

(See also Minutes 48 and 58).

LIST NO: 2/05 **APPLICATION NO:** P/262/06/DFU

LOCATION: 40 Tregenna Avenue, Harrow

APPLICANT: Mr J I Kim for Mr S Dule

PROPOSAL: Single storey rear extension; conversion to two houses (revised)

DECISION: DEFERRED for Member site visit.

[Note: (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].

(See also Minutes 58 and 68).

LIST NO: 2/06 **APPLICATION NO:** P/1080/06/DFU

LOCATION: 33 Lulworth Gardens, Harrow

APPLICANT: J I Kim for Ms J Pulpanova

PROPOSAL: Two storey side & rear, single storey front and rear extension; conversion to 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 development shall not be occupied or used until the works have been completed in accordance with the approved details and thereafter retained”.

[Note: (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 refused for the following reasons:

- (i) There was insufficient and inappropriate car parking provision.
- (ii) There were unsatisfactory arrangements for the bins.
- (iii) The accommodation was sub-standard.
- (iv) The development would result in increased activity in the area;

Upon being put to a vote, this was not carried;

(3) the substantive motion to grant the above application was carried;

(4) Councillors Mrinal Choudhury, David Gawn, Graham Henson and Thaya Idaikkadar wished to be recorded as having voted against the decision to grant the application].

(See also Minutes 48 and 58).

LIST NO: 2/07 **APPLICATION NO:** P/1003/06/DFU
LOCATION: Nower Hill High School, George V Avenue, Pinner
APPLICANT: Tony Welch Associates for The School Governors
PROPOSAL: Two temporary classrooms for 2 years to northern side of existing school
DECISION: GRANTED permission for the development described in the application and submitted plans, subject to the conditions and informatives reported.

LIST NO: 2/08 **APPLICATION NO:** P/1004/06/DFU
LOCATION: Hatch End High School, Harrow
APPLICANT: Tony Welch Associates for The School Governors
PROPOSAL: Two temporary classrooms for 2 years
DECISION: GRANTED permission for the development described in the application and submitted plans, subject to the conditions and informatives reported.

LIST NO: 2/09 **APPLICATION NO:** P/1149/06/CFU
LOCATION: Portman Hall, Old Redding, Harrow Weald
APPLICANT: P J McCann c/o Banner Homes Ltd for Banner Homes Ltd
PROPOSAL: Alteration of fencing to roof terraces and installation of railing to roof edging
DECISION: REFUSED permission for the development described in the application and submitted plans, for the following reason:

- (i) The proposed development would appear as an inelegant and cluttered feature to the detriment of the openness of the Green Belt and the appearance of the Area of Special Character.

[Note: The Head of Planning had recommended that the above application be granted].

(See also Minute 49).

LIST NO: 2/10 **APPLICATION NO:** P/114/06/CCO
LOCATION: Faircot, 11 Little Common, Stanmore
APPLICANT: A J Ferryman & Associates for Mr G Fitzgerald
PROPOSAL: Retention of loft conversion including 4 rooflights

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

LIST NO: 2/11 **APPLICATION NO:** P/817/06/DFU
LOCATION: 50 Eastcote Lane, South Harrow
APPLICANT: Canopy Planning Services for Mr Aniya
PROPOSAL: Alterations, single storey rear extension and conversion to two 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: 2/12 **APPLICATION NO:** P/430/06/CCO
LOCATION: 10 Oxford Road, Wealdstone
APPLICANT: Western Governors Graduate School
PROPOSAL: Continued use of B1 (office) premises for educational purposes (D1 use)
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: 2/13 **APPLICATION NO:** P/951/06/CLA
LOCATION: Glebe First & Middle School, D'Arcy Gardens, Kenton
APPLICANT: Wintersgill (David McDermott) for Glebe First & Middle School
PROPOSAL: 2 storey detached building to provide replacement Kenton Learning Centre
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.
(See also Minute 49).

LIST NO: 2/14 **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: GRANTED permission for the development described in the application and submitted plans, subject to the conditions and informatives reported.
(See also Minute 49).

LIST NO: 2/15 **APPLICATION NO:** P/3134/05/CVA
LOCATION: Three Wishes PH, 20 Broadwalk, Pinner Road, Harrow
APPLICANT: Jeremy Peter Associates for Unitscore Ltd
PROPOSAL: Variation of Condition 5 of Permission LBH/42873 to allow opening hours between 10.00 to 23.30 Mon to Thurs & Sun, and 10.00 to 12.30 hrs Fri & Sat
DECISION: GRANTED permission for the variation described in the application and submitted plans, subject to the condition and informative reported.

LIST NO: 2/16 **APPLICATION NO:** P/735/06/CAD

LOCATION: The Case Is Altered PH, 28 Old Redding, Harrow Weald

APPLICANT: John Rogers Design for Innventure Ltd

PROPOSAL: Externally illuminated sign writing on building

DECISION: REFUSED permission for the development described in the application and submitted plans, as amended on the Addendum, for the following reasons:

(i) The proposed illuminated advertisement, by reason of its size and lighting, would be unduly obtrusive in this sensitive location, would detract from the character and appearance of this part of the Conservation Area and the Area of Special Character and be detrimental to visual amenity.

[Notes: (1) The decision to refuse the application was unanimous;
(2) the Head of Planning had recommended that the above application be granted].

LIST NO: 2/17 **APPLICATION NO:** P/3187/05/DFU

LOCATION: 43 Orchard Grove, Kenton

APPLICANT: Canopy Planning Services for Mr Lodhia

PROPOSAL: Conversion of house to provide 2 self-contained flats with single storey rear 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 roof area of the extension hereby permitted shall not be used as a balcony, roof garden or similar amenity area without the grant of further specific permission from the local planning authority.”

LIST NO: 2/18 **APPLICATION NO:** P/7/06/DFU

LOCATION: 149-151 Burnt Oak Broadway, Edgware

APPLICANT: Mr H Patel for Mr M Bhudia

PROPOSAL: Change of use: Retail to restaurant (class A1 to A3), single storey rear extension, shopfront, extract duct

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

LIST NO: 2/19 **APPLICATION NO:** P/1332/06/CFU

LOCATION: 16 Fauna Close, Stanmore

APPLICANT: Mr & Mrs Remo

PROPOSAL: Single storey rear extension with raised patio and handrail

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

LIST NO: 2/20 **APPLICATION NO:** P/1049/06/CFU

LOCATION: Peterborough & St Margaret's School, Tanglewood Common Road, Stanmore

APPLICANT: R J Brock for E Ivor Hughes Educational Foundation

PROPOSAL: Single storey nursery unit

DECISION: INFORM the applicant that:

(1) the proposal is acceptable subject to:

(i) the variation or otherwise of the original Section 52 agreement to enable this development;

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

(a) approval by the Local Planning Authority's Development Control Committee prior to the issue of planning permission of a Travel Plan (to include an annual review) to be implemented by the occupier of the development prior to the use of the building(s) hereby approved.

(2) a formal decision notice, granting permission for the development described in the application and submitted plans, subject to the planning conditions reported, will be issued only upon completion by the applicant of the aforementioned legal agreement, and the submission and approval of the Travel Plan must precede completion of the Section 106 agreement.

[Note: The legal officer in attendance recommended an amendment to the wording of the recommendation in the officer's report; the amendment was agreed by the Committee and is reflected in the above decision].

(See also Minute 49).

LIST NO: 2/21 **APPLICATION NO:** P/1200/06/DFU

LOCATION: 33 Moat Drive, Harrow

APPLICANT: Gillett Macleod Partnership for Bhauna Tailor

PROPOSAL: Conversion of house into two self-contained flats including single storey side to rear extension

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

(i) Parking is insufficient for two flats and therefore the development would give rise to conditions prejudicial to highway safety and the free flow of traffic in Moat Drive.

[Notes: (1) The vote to refuse the application was unanimous;

(2) the Head of Planning had recommended that the above application be granted].

(See also Minute 48).

LIST NO: 2/22 **APPLICATION NO:** P/764/06/DFU

LOCATION: 454 Alexandra Avenue, South Harrow

APPLICANT: Jeremy Peters Associates for Stampdile Ltd

PROPOSAL: Change of use: Ground floor and basement from retail (class A1) to restaurant and hot food takeaway (class A3 & A5); extract flue at rear

DECISION: DEFERRED for Member site visit.

(See also Minutes 48 and 68).

LIST NO: 2/23 **APPLICATION NO:** P/519/06/CFU
LOCATION: 'Faraway', 2 South View Road, Pinner
APPLICANT: Mr A Gorslar
PROPOSAL: Conservatory at rear
DECISION: GRANTED permission for 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: 2/24 **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
DECISION: GRANTED permission for the development described in the application and submitted plans, subject to the conditions and informatives reported.

LIST NO: 2/25 **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: GRANTED permission for the development described in the application and submitted plans, subject to the conditions and informatives reported.

LIST NO: 2/26 **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; rear & side dormers
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:

"Building works shall only take place between the hours of 8am to 6pm Monday to Friday".

LIST NO: 2/27 **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 at Members' request for officers to investigate and establish the extent of any breach of the 45 degree code as set out in Supplementary Planning Guidance.

[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 58).

SECTION 3 – OTHER APPLICATIONS RECOMMENDED FOR REFUSAL

LIST NO: 3/01 **APPLICATION NO:** P/1081/06/CVA
LOCATION: 54 Church Road, Stanmore
APPLICANT: K Parasiraman
PROPOSAL: Variation of Condition 3 of EAST/151/97/FUL to allow opening between 11.00 to midnight on Sun-Thu and Bank Holidays & from 11.00 to 02.00 the following day on Friday and Saturday
DECISION: REFUSED permission for the variation described in the application and submitted plans, for the reason and informative reported.

LIST NO: 3/02 **APPLICATION NO:** P/1433/06/CFU
LOCATION: Land adjacent to 16 Harrow Field Gardens, Harrow
APPLICANT: PHA Comms Ltd for Orange PCS Ltd
PROPOSAL: Telecommunications development: 10 metre high mast with 3 antenna and equipment cabinet
DECISION: REFUSED permission for the development described in the application and submitted plans, as amended on the Addendum, for Reasons 2 and 3 and the informative reported, and Reason 1 amended to read:

“The proposal by reason of its siting and proximity to existing street furniture, would give rise to a proliferation of street furniture to the detriment of visual amenity and appearance of the streetscene and the area in general; it would fail to preserve or enhance the Sudbury Hill Conservation Area, the South Hill Conservation Area and the Harrow on the Hill Area of Special Character”.

[Note: The decision to refuse the application was unanimous].

(See also Minute 48).

LIST NO: 3/03 **APPLICATION NO:** P/1031/06/DFU
LOCATION: West Hill Motors, West Hill
APPLICANT: S Gunaratnam
PROPOSAL: Use of part of existing vehicle repair garage (class B2) as M.O.T. testing station (sui generis)
DECISION: (1) REFUSED permission for the development described in the application and submitted plans, for the reasons and informative reported.

(2) RESOLVED that officers be requested to inform the Highways Department of issues relating to parking in the area.

[Note: The decision to refuse the application was unanimous].

(See also Minute 48).

LIST NO: 3/04 **APPLICATION NO:** P/2921/05/CFU
LOCATION: Land at Chantry Place, Headstone Lane, Harrow
APPLICANT: Peter Holmes for Porchfern Ltd

PROPOSAL: Construction of one 2 storey building to provide 2 units for light industry/office (B1 use)

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

LIST NO: 3/05 **APPLICATION NO:** P/1452/06/CFU

LOCATION: Land adjacent to Wendela Court, Sudbury Hill, Harrow

APPLICANT: PHA Communications Ltd for Orange PCS Ltd

PROPOSAL: Telecommunications development: 8 metre high mast (telegraph pole desing) with 1 antenna and equipment cabin

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

- (i) The proposal by reason of its size, appearance, prominent siting and proximity to existing street furniture, would be unduly obtrusive and would give rise to a proliferation of street furniture to the detriment of visual amenity and appearance of the streetscene and of the area in general.
- (ii) The proposal would fail to preserve or enhance the character and appearance of the Sudbury Hill Conservation Area and the Harrow on the Hill Area of Special Character.

[Note: The decision to refuse the application was unanimous].

(See also Minute 48).
