
REPORT OF DEVELOPMENT CONTROL COMMITTEE

MEETING HELD ON 17 OCTOBER 2006

Chairman: * Councillor Mrs Camilla Bath

<p>Councillors:</p> <ul style="list-style-type: none"> * Don Billson * Mrinal Choudhury * G Chowdhury * Keith Ferry * David Gawn 	<ul style="list-style-type: none"> * Thaya Idaikkadar * Manji Kara * Narinder Singh Mudhar * Joyce Nickolay * Dinesh Solanki (1)
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* Denotes Member present
(1) Denotes category of Reserve Member

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

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

Ordinary Member

Councillor Robert Benson

Reserve Member

Councillor Dinesh Solanki

120. 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.

121. Declarations of Interest:

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

Planning Application 2/24 – 454 Alexandra Avenue, South Harrow

Councillors Mrinal Choudhury, Manji Kara, Thaya Idaikkadar and Joyce Nickolay declared personal interests in the above application arising from the fact that they had visited the Zoroastrian Centre, which adjoined 454 Alexandra Avenue. Accordingly, they took part in the discussion and decision-making on this item.

122. Arrangement of Agenda:

RESOLVED: That (1) in accordance with the provisions of the Local Government (Access to Information) Act 1972 (as amended), the following item/information be admitted to the agenda by reason of the special circumstances and grounds for urgency stated:

Agenda Item

Addendum

Special Circumstances/Reasons for Urgency

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.

16(a) Any Other Urgent Business - 4
Latimer Gardens, Pinner

The report was not finalised at the time the agenda was printed and circulated. Members were asked to consider this item, as a matter of urgency, in order to allow an enforcement notice to be served for breach of planning control (subject to Committee approval) and to ensure that the breach did

not become immune from enforcement action.

16(b) Any Other Urgent Business - 19 Victoria Terrace, Harrow on the Hill

The report was not finalised at the time the agenda was printed and circulated. Members were asked to consider this item, as a matter of urgency, in order to allow an enforcement notice to be withdrawn and avoid costs being awarded against the Council.

16c. Addendum - Raeburn House (Application No. P/2471/06)

The report, which was included in the Addendum, was not finalised at the time the agenda was printed and circulated. Members were asked to consider this item, as a matter of urgency, in order to allow the amended wording proposed to the standard condition, to be applied to all relevant applications being considered by the Committee at this meeting and to agree that the amended condition be applied to Raeburn House application decision made by the Committee on 5 October 2006 which was the subject of a legal agreement to be finalised later that week.

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

123. **Minutes:**

RESOLVED: That the minutes of the meeting held on 5 October 2006 be deferred to the next meeting of the Committee.

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

RESOLVED: To note that there were no matters arising from the minutes of the meeting held on 5 October which had been deferred to the next meeting of the Committee.

125. **Public Questions:**

RESOLVED: To note that there were no public questions to be received at this meeting under the provisions of Committee Procedure Rule 18 (Part 4B of the Constitution).

126. **Petitions:**

RESOLVED: To note the receipt of the following petition which was considered with the relevant planning application on the agenda:

Petition supporting planning application P/2195/06, The Shawl Public House, 320 Northolt Road, South Harrow

Mr Gordon presented the above petition, which was signed by 16 people. The Chairman read out the terms of the petition during consideration of the planning application.

127. **Deputations:**

RESOLVED: To note that there were no deputations to be received at this meeting under the provisions of Committee Procedure Rule 16 (Part 4B of the Constitution).

128. **References from Council and other Committees/Panels:**

RESOLVED: To note that there were no references from Council or other Committees or Panels to be received at this meeting.

129. **Representations on Planning Applications:**

Having been advised of a late request by an objector to make representation in relation to planning application 2/26, the Committee

RESOLVED: That, in accordance with the provisions of Committee Procedure Rule 17 (Part 4B of the Constitution), representations be received in respect of items 2/07, 2/08, 2/09, 2/22, 2/24 and 2/26 on the list of planning applications.

[Notes: (1) Subsequently, items 2/07, 2/08, 2/09 and 2/22 were deferred for Member site visits;

(2) the objector for item 2/26 was not present at the meeting].

130. **Planning Applications Received:**

RESOLVED: That authority be given to the Head of Planning to issue the decision notices in respect of the applications considered, as set out in the schedule attached to these minutes.

131. **Planning Appeals Update:**

RESOLVED: To note that the report would be submitted to the next meeting.

132. **Enforcement Notices Awaiting Compliance:**

The Committee received a report of the Head of Planning which listed those enforcement notices awaiting compliance. Some Members expressed concern about the length of the time it had taken to deal with some of the notices, in particular 8 Cecil Road, 482 Kenton Road, 4 Elm Park, 81 Roxeth Hill and 9 Green Lane Cottages.

Officers briefed Members on the latest position with regard to some of the premises listed above and it was agreed, that the Council's Enforcement Officer attend future briefing meetings held with Members.

A Member asked that a premises opposite 8 Cecil Road be investigated.

RESOLVED: That the report be noted.

133. **46 Howberry Road, Edgware:**

The Committee received a report of the Head of Planning which related to the construction, without planning permission, following incorrect verbal advice provided by an officer, of a front extension located at the corner plot at the junction of Howberry Road and Cloyster Wood.

Officers advised Members to consider whether it was expedient to issue an enforcement notice bearing in mind that costs might be awarded against the Council. They also advised that the recommendation, if agreed by the Committee, would not set a precedent as each case would have to be considered on its merits. In response to a Member's query as to whether estoppel could apply to bind the Council, Members were advised that the rule of estoppel did not apply in planning control because of the need to protect the wider public interest following the ruling of the House of Lords in one planning case.

Having been put to a vote it was

RESOLVED: That, having regard to the provisions of the Unitary Development Plan and all other material planning considerations (in accordance with Section 172 of the Town and Country Planning Act 1990 (as amended)), no further action be taken in respect of the unauthorised front extension to the existing garage within the curtilage of 46 Howberry Road, Edgware.

[Note: Councillor Mrs Camilla Bath wished to be recorded as having abstained from voting on this matter].

134. **4 Latimer Gardens, Pinner:**

The Committee received a report of the Head of Planning which sought authority to serve an enforcement notice following a refusal for the retention of the replacement windows and the dismissal of a subsequent appeal by the Planning Inspectorate in relation to 4 Latimer Gardens.

Some Members were of the view that recommendation (a) (ii) of the officer's report would not provide an incentive to the owner to resolve the matter and it was

RESOLVED: That, having had regard to the provisions of the Unitary Development Plan and all other material planning considerations (in accordance with Section 172 of

the Town and Country Planning Act 1990 (as amended), the Director of Legal Services be authorised to:

- (a) take all necessary steps for the preparation, issue and service of an enforcement notice requiring, within three calendar months;
 - (i) the removal of all uPVC replacement windows to the front (northern), elevation of the dwellinghouse;
 - (ii) the permanent removal of all materials and debris from the land arising from compliance with requirement (i).
- (b) issue Notices under Section 330 of the Town and Country Planning Act 1990 (as amended) as necessary in relation to this alleged breach of planning control.
- (c) institute legal proceedings, should it be considered in the public interest to do so, 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) fully comply with the requirements of the enforcement notice.

(See also Minute 122).

135. **19 Victoria Terrace, Harrow on the Hill:**

The Committee received a report of the Head of Planning which sought authority to withdraw an enforcement notice for the reasons set out in the officer's report.

RESOLVED: That the Council exercise its rights under Section 173A of the Town and Country Planning Act 1990 (as amended) to withdraw an enforcement notice issued by the Council on 14 June 2006 in relation to the installation of two windows in the ground floor northern elevation of the property at 19 Victoria Terrace, Harrow on the Hill.

(See also Minute 122).

136. **Raeburn House - Application No. P/2471/06:**

The Committee received a report of the Chief Planning Officer - included in the Addendum - which sought authority to amend the wording of the standard condition 'WT-STORAGE – Water Storage Works', which had been incorrectly drafted in respect of the development of Raeburn House, which had been granted permission on 5 October 2006, subject to a legal agreement.

Authority was also sought for the amended condition to be applied to a number of planning applications on this agenda, which were to be considered by the Committee that evening.

RESOLVED: That (1) the condition 'WT-STORAGE – Water Storage Works' be amended to read as follows:

The development of **any foundations and / or buildings** hereby permitted shall not be commenced until surface water attenuation / storage works have been provided in accordance with details to be submitted to, and approved in writing by, the local planning authority. The works shall thereafter be retained.

(2) the amended condition be applied to Raeburn House and to the planning applications indicated on the Schedule attached to these minutes.

(See also Minute 122 and the attached Schedule).

137. **Member Site Visits:**

RESOLVED: That (1) Member visits to the following sites take place on Saturday 18 November 2006 from 9.30 am:

2/07, 2/08 and 2/09 – East End Farm, Moss Lane, Pinner
 2/13 – The Vine PH, Stanmore Hill, Stanmore
 2/15 – 40 Fairview Crescent, Harrow
 2/18 – Land at Holly Grove, Hatch End

2/22 – Land rear of 123-135 Whitchurch Lane;

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

138. **Vote of Thanks:**

In view of a motion that was due to be considered by Council on 19 October 2006 relating to the restructuring of the planning committee, it was unanimously

RESOLVED: To record a vote of thanks to Councillor Mrs Camilla Bath for her work as Chairman of this Committee.

139. **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: At 10.00 pm to continue until all the remaining business had been considered.

(Note: The meeting, having commenced at 7.32 pm, closed at 11.01 pm).

(Signed) COUNCILLOR CAMILLA BATH
Chairman

SECTION 2 – OTHER APPLICATIONS RECOMMENDED FOR GRANT

LIST NO: 2/01 **APPLICATION NO:** P/1602/06/DFU
LOCATION: Land at rear of 107-109 Byron Road, Wealdstone
APPLICANT: Alan Ward Architects for Lionel D Frewin
PROPOSAL: Single storey building for Class B1 (Business) use.
DECISION: GRANTED permission for the development described in the application and submitted plans, subject to the conditions and informatives reported.

LIST NO: 2/02 **APPLICATION NO:** P/2189/06/CFU
LOCATION: The Bothy, Old Redding, Harrow Weald
APPLICANT: Mr & Mrs D Blount
PROPOSAL: Single storey conservatory side extension.
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/1468/06/CFU
LOCATION: 16 – 24 Lowlands Road, Harrow
APPLICANT: Malcolm Pawley Architects for Clio Estates Ltd
PROPOSAL: Redevelopment of site comprising part single, part two and part three storey building to provide 9 self-contained residential dwellings with basement car park (Resident Permit Restricted).
DECISION: GRANTED permission for the development described in the application and submitted plans subject to:

- (i) the conditions and informatives reported and Condition 12 ('WT-STORAGE') being amended to read as set out in Minute 136;
- (ii) the substitution of the word 'buildings' with 'building' in the description of the development, as reported in the Addendum.

LIST NO: 2/04 **APPLICATION NO:** P/765/06/DVA
LOCATION: 25 Broadwalk, Pinner Road, Harrow
APPLICANT: Thomas O'Flaherty
PROPOSAL: Variation of Condition 2 of Planning Permission Ref: LBH/38056, dated 25-JUL-1989 to provide opening hours Sun-Thur 10.00 am to 11.30 pm Fri-Sat 10.00 am to 00.30 am on the following day.
DECISION: GRANTED permission for the variation described in the application and submitted plans, subject to the condition and informative reported.

LIST NO: 2/05 **APPLICATION NO:** P/2033/06/DRE
LOCATION: University Building, 35 Pinner Road, Harrow
APPLICANT: Dr S S Kapoor for Khalsa College London
PROPOSAL: Continued use of premises for offices (Class B1) on ground floor and education (Class D1) on first and second floors.
DECISION: GRANTED permission for the development described in the application and submitted plans, subject to the conditions and informatives reported.

LIST NO:	2/06	APPLICATION NO:	P/1161/06/DFU
LOCATION:	159 Canterbury Road, North Harrow		
APPLICANT:	Ms N Ghumac		
PROPOSAL:	Conversion of dwellinghouse into two self-contained flats, including rear dormer and single storey rear extensions.		
DECISION:	REFUSED permission for the development described in the application and submitted plans, for the following reasons:		
	(i) The conversion of a single dwelling into two flats would be out of character in a road, which was characterised by terraced single family dwellings.		
	(ii) There is an underprovision of parking of 1-8 spaces, to the maximum standard, giving rise to overspill parking to the detriment of the amenities of the residents in Canterbury Road.		
	(iii) The flat on the first and second floor would not have access to amenity space, giving rise to a loss of residential amenity to future occupiers.		
	(iv) The proposal will give rise to more activity, which will be generated by the conversion of one single dwelling into two flats giving rise to additional disturbance to the neighbouring properties, resulting in a loss of residential amenity.		
	[Notes: (1) During discussions on the above item, it was moved and seconded that the application be refused for the same reasons that application P/391/05/CFU was refused on 17 June 2005 as set out on page 45 (large) of the report. Upon being put to a vote, this was carried;		
	(2) the Head of Planning had recommended that the above application be granted].		

LIST NO:	2/07	APPLICATION NO:	P/1931/06/DFU
LOCATION:	East End Farm, Moss Lane, Pinner		
APPLICANT:	T Clapp (Foundation Architecture) for Mr & Mrs B Leaver		
PROPOSAL:	Demolition of Barns D, E and F; two storey detached dwelling and single storey linked outbuilding; conversion of Barn C to ancillary residential use for new dwelling.		
DECISION:	DEFERRED for Member site visit. (See also Minutes 129 and 137).		

LIST NO:	2/08	APPLICATION NO:	P/1935/06/DLB
LOCATION:	East End Farm, Moss Lane, Pinner		
APPLICANT:	T Clapp (Foundation Architecture) for Mr & Mrs B Leaver		
PROPOSAL:	Listed Building Consent; demolition of Barns, D, E and F. Repairs and alterations to Barn C to create ancillary residential use, including the installation of a WC.		
DECISION:	DEFERRED for Member site visit. (See also Minutes 129 and 137).		

LIST NO: 2/09 **APPLICATION NO:** P/1941/06/DCA
LOCATION: East End Farm, Moss Lane, Pinner
APPLICANT: T Clapp (Foundation Architecture) for Mr & Mrs B Leaver
PROPOSAL: Conservation Area Consent: Demolition of Barns D, E and F.
DECISION: DEFERRED for Member site visit.
(See also Minutes 129 and 137).

LIST NO: 2/10 **APPLICATION NO:** P/2032/06/DFU
LOCATION: 45 High Street, Harrow
APPLICANT: DPG Development Consultants for Mr T Harris
PROPOSAL: Change of use of basement and ground floors from residential (Class C3) to office (Class A2)
DECISION: GRANTED permission for the development described in the application and submitted plans, subject to the conditions and informatives reported.

LIST NO: 2/11 **APPLICATION NO:** P/1622/06/DFU
LOCATION: 11 Temple Mead Close, Stanmore
APPLICANT: David R Yeaman & Associates for Mr D Balaria
PROPOSAL: Redevelopment to provide 2 two storey detached houses with parking (revised)
DECISION: REFUSED permission for the development described in the application and submitted plans, for the following reasons:

- (i) The proposed development by reason of excessive height, scale, bulk and massing would have an unacceptably over dominant effect on the single storey bungalows in Capuchin Close and have a detrimental impact on the appearance and character of the area.
- (ii) The proposal would represent overdevelopment of the site by reason of excessive site coverage and loss of openness characteristic of the original development.
- (iii) The proposed development by reason of excessive bulk would be unduly obtrusive and would have an unacceptable impact on the visual and residential amenities of adjacent residents. The proposed development would detract from the established pattern of development in the street scene and the character of the locality.
- (iv) One parking space per dwelling will lead to overspill parking in the surrounding close to the detriment of the amenity of the neighbours.

[Notes: (1) During discussion on the above item, it was moved and seconded that the application be refused. Upon being put to a vote, this was carried;
(2) the Head of Planning had recommended that the above application be granted].

LIST NO: 2/12 **APPLICATION NO:** P/953/05/CFU
LOCATION: South Winds, 1 South View Road, Pinner
APPLICANT: Mr Anil Patel

PROPOSAL: Retention of fencing to front and rear boundaries

DECISION: (1) REFUSED permission for the development described in the application, as amended in the Addendum, and submitted plans, for the following reason:

The timber fencing fronting South View Road and Pinner Hill by reason of the concrete posts and the bright colour of the untreated timber panels is considered to be visually obtrusive and would be out of character to the detriment of the character and appearance of this part of the Conservation Area.

(2) RESOLVED that the Head of Planning be requested to submit a report with a view to taking enforcement action against the unauthorised development.

[Notes: (1) During discussion on the above item, it was moved and seconded that the application (as amended in the Addendum) be refused. Upon being put to a vote, this was carried;

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

LIST NO: 2/13 **APPLICATION NO:** P/2149/06/CCO

LOCATION: The Vine PH, Stanmore Hill, Stanmore

APPLICANT: MacKenzie Architects for Raw Lasan Ltd

PROPOSAL: Retention of air extractor unit on north west elevation.

DECISION: DEFERRED for Member site visit.

(See also Minute 137).

LIST NO: 2/14 **APPLICATION NO:** P/2690/05/DFU

LOCATION: H.I.C.C. 205/205A Station Road, Harrow

APPLICANT: M W Carr for Harrow Int'l Christian Centre

PROPOSAL: Resite 4 No. air conditioning units from rear (west) elevation to area under stairs on south side at rear.

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

LIST NO: 2/15 **APPLICATION NO:** P/1676/06/DFU

LOCATION: 40 Fairview Crescent, Harrow

APPLICANT: Benjamin Associates Ltd for Mr K Marcelle

PROPOSAL: Alterations to roof to form end gable and rear dormer; conversion to two self-contained flats with forecourt parking (Resident Permit Restricted).

DECISION: DEFERRED for Member site visit.

(See also Minute 137).

LIST NO: 2/16 **APPLICATION NO:** P/2325/06/CFU

LOCATION: 127 Potter Street, Pinner

APPLICANT: Orchard Associates for Mr & Mrs Prior

PROPOSAL: Two storey rear extension; alterations, porch at front, enlargement of sunken

patio area at rear, including removal of existing outbuildings.

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

LIST NO: 2/17 **APPLICATION NO:** P/2235/06/DLB

LOCATION: Sweetmans Hall, 90 West End Lane, Pinner

APPLICANT: Orchard Associates for Mr & Mrs G Atkinson

PROPOSAL: Listed Building Consent: Internal alterations to remove partition walls & ceilings, replacement of internal doors, flooring & bathroom fittings; replacement of external 2nd floor window.

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

- (i) the conditions and informatives reported, as amended in the Addendum;
- (ii) the description being amended as set out in the Addendum and set out in the 'proposal' above.

LIST NO: 2/18 **APPLICATION NO:** P/2739/05/CFU

LOCATION: Land at Holly Grove, Hatch End

APPLICANT: Gillett MacLeod Partnership for Mr T Gallagher

PROPOSAL: Construction of 5 detached houses with access from Holly Grove

DECISION: DEFERRED for Member site visit.

(See also Minute 137).

LIST NO: 2/19 **APPLICATION NO:** P/1621/06/CFU

LOCATION: Heriots, The Common, Stanmore

APPLICANT: Jane Duncan Architects Ltd for Mr & Mrs L Portnoi

PROPOSAL: Single & two storey front, side and rear extensions, alterations to roof and external alterations.

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/1093/06/DFU

LOCATION: 140 Wemborough Road, Stanmore

APPLICANT: Mr Pravin Patel

PROPOSAL: Resiting of four air-conditioning units from side to rear elevation.

DECISION: GRANTED permission for the development described in the application and submitted plans, subject to the conditions and informatives reported and additional Condition 3, as set out in the Addendum.

LIST NO: 2/21 **APPLICATION NO:** P/1658/06/DDP

LOCATION: 15 Gordon Avenue, Stanmore

APPLICANT: Robin Bretherick Associates for Cosway Homes Ltd

PROPOSAL: Details pursuant to Condition 2 (Design & Appearance of Building) of Outline

Planning Permission P/584/04/COU allowed on appeal for a detached 3-storey building to provide 8 flats with associated parking dated 5 January 2006.

DECISION: APPROVED details pursuant to permission for the development described in the application and submitted plans, as set out in the Addendum, subject to the informatives reported.

LIST NO: 2/22 **APPLICATION NO:** P/1017/06/COU
LOCATION: Land rear of 123-135 Whitchurch Lane, Edgware
APPLICANT: D Peddar for Mr F Steinberg
PROPOSAL: Outline: 6 retirement flats in 2x2 storey blocks; access from Stratton Close; parking.
DECISION: DEFERRED for Member site visit.
(See also Minutes 129 and 137).

LIST NO: 2/23 **APPLICATION NO:** P/2490/06/DFU
LOCATION: 125 Eastcote Road, Pinner
APPLICANT: G M Simister FRICS for Mr & Mrs Ian Staney
PROPOSAL: Single and two storey side extension (revised).
DECISION: GRANTED permission for the development described in the application and submitted plans, subject to the conditions and informatives reported.

LIST NO: 2/24 **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: REFUSED permission for the development described in the application and submitted plans, for the following reasons:-

- (i) The visual appearance of the frontage of a 'takeaway restaurant' and the noise and litter created by such an operation would be detrimental to the appearance and character of the adjacent building which is Grade II listed and used as a place of worship.
- (ii) The proposal would result in an increased disturbance and general activity at unsocial hours to the detriment of the neighbouring residents contrary to policies EM25 and EP25 of the Harrow Unitary Development Plan (HUDP).
- (iii) The takeaway element will cause a large amount of traffic in Alexandra Avenue, which is defined as a main arterial route in the UDP.

[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 the application be refused. Upon being put to a vote, this was carried;

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

(See also Minutes 121 and 129).

LIST NO: 2/25 **APPLICATION NO:** P/1797/06/CFU
LOCATION: Weald Cottage, Brookshill Drive, Harrow
APPLICANT: Mr & Mrs C Bennett
PROPOSAL: Conversion of car port to habitable room.
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/1423/06/DFU
LOCATION: The John Lyon School Playing Fields, Sudbury Hill
APPLICANT: Kenneth W Reed & Associates for The John Lyon School
PROPOSAL: 2 metre high fencing to South Vale and Sudbury Hill boundaries; 2 metre high metal gates across site accesses from South Vale and Sudbury Hill and alterations to hardsurfaced area from Sudbury Hill; 2 metre high fencing to west side of playing field and concrete demarcation posts to Green Lane boundary and Sudbury Hill access.
DECISION: GRANTED permission for the development described in the application and submitted plans, subject to:
(i) the conditions and the informative reported;
(ii) an additional condition on landscaping being included.
[Notes: (1) During discussion on the above item, it was moved that the application be refused for the reasons given at the meeting, however, this was not seconded and the refusal was therefore not put to a vote;
(2) Councillor Billson wished to be recorded as having voted against the decision to grant the application].
(See also Minute 129).

LIST NO: 2/27 **APPLICATION NO:** P/1584/06/DFU
LOCATION: 49 High Street, Harrow-on-the-Hill
APPLICANT: DPG Development Consultants for Mr T Harriss
PROPOSAL: New shopfront.
DECISION: GRANTED permission for the development described in the application and submitted plans, subject to the conditions reported.

LIST NO: 2/28 **APPLICATION NO:** P/1806/06/DLB
LOCATION: 49 High Street, Harrow-on-the-Hill
APPLICANT: D P Gamblin for Mr T Harriss
PROPOSAL: Listed Building Consent: Installation of new shopfront and entrance to above premises.
DECISION: GRANTED permission for the development described in the application and submitted plans, subject to the conditions and informative reported.

LIST NO: 2/29 **APPLICATION NO:** P/2223/06/CDP
LOCATION: Land rear of 2 Maple Avenue & 56-58 Eastcote Lane, South Harrow
APPLICANT: A Lambert for Ian J Tait Ltd
PROPOSAL: Discharge of Conditions 9 (car parking) and 12 (refuse disposal) pursuant to Planning Permission P/2035/05/CFU.
DECISION: APPROVED, the details, subject to the deletion of the informative, as reported in the Addendum.

LIST NO: 2/30 **APPLICATION NO:** P/2227/06/CDP
LOCATION: Land rear of 2 Maple Avenue & 56-58 Eastcote Lane, South Harrow
APPLICANT: A Lambert for Ian J Tait Ltd
PROPOSAL: Discharge of Conditions 13 (foul drainage) and 14 (storm water drainage) pursuant to Planning Permission P/2035/05/CFU.
DECISION: APPROVED, the details, subject to the condition 'WT-STORAGE' being amended as set out in Minute 136.

LIST NO: 2/31 **APPLICATION NO:** P/1784/06/CFU
LOCATION: 19 Stanmore Hall, Wood Lane, Stanmore
APPLICANT: Mr S C Mistry for Mr S Geller
PROPOSAL: Extension and alteration of first floor stair landing.
DECISION: GRANTED permission for the development described in the application and submitted plans, subject to the conditions and informatives reported.

LIST NO: 2/32 **APPLICATION NO:** P/1786/06/DLB
LOCATION: 19 Stanmore Hall, Wood Lane, Stanmore
APPLICANT: Mr S C Mistry for Mr S Geller
PROPOSAL: Listed Building Consent: Extension and alteration of first floor stair landing.
DECISION: GRANTED permission for the development described in the application and submitted plans, subject to:

- (i) the deletion of condition 1, as reported in the Addendum;
- (ii) the remaining conditions and informatives reported;
- (iii) the remaining conditions being renumbered.

LIST NO: 2/33 **APPLICATION NO:** P/2412/06/CFU
LOCATION: West House, 50 West End Lane, Pinner
APPLICANT: Cotterell Thomas & Thomas LLP for The West House & Heath Robinson
PROPOSAL: Partial demolition and part single and part two storey extension on south side to provide café, exhibition and function rooms, new pitched roof incorporating dormers over the building to provide office accommodation at loft level and external alterations.
DECISION: Authorise the Head of Planning to GRANT planning permission after 24 October 2006, as set out in the Addendum, for the development

described in the application and submitted plans, subject to:

- (i) the receipt of no material representations;
- (ii) the conditions and informative reported;
- (iii) condition 9 being amended to read: 8.00 am – 11.00 pm Sun-Thu and 8.00 am – 12 midnight Fri and Sat;
- (iv) the additional conditions 12 and 13 as set out in the Addendum.

[Note: During consideration of the application, the applicant, with the Chairman's permission, clarified the hours of opening required].

SECTION 3 – OTHER APPLICATIONS RECOMMENDED FOR REFUSAL

LIST NO: 3/01 **APPLICATION NO:** P/1656/06/DVA
LOCATION: 12 Village Way East, Harrow
APPLICANT: Mahmoud Khatibi-Fard
PROPOSAL: Variation of Condition 6 on Planning Permission WEST/745/98/FUL to permit opening to customers from 10.30hrs until 02.00hrs of the following day.
DECISION: REFUSED variation in accordance with the development described in the application and submitted plans for the reason and informative reported.

LIST NO: 3/02 **APPLICATION NO:** P/1719/06/DVA
LOCATION: The Last Post, Alexandra Avenue, Rayners Lane
APPLICANT: London & Edinburgh Inns
PROPOSAL: Variation of Condition 3 of Planning Permission WEST/48/96/FUL (allowed on appeal: APP/M5450/A/96/266675) to permit hours of use 09.00 hours to 02.00 hours of the following day.
DECISION: REFUSED variation in accordance with the development described in the application and submitted plans for the reason and informative reported.

LIST NO: 3/03 **APPLICATION NO:** P/2195/06/DVA
LOCATION: The Shawl Public House, 320 Northolt Road, South Harrow
APPLICANT: P D S Licensing for Mr Ambrose Gordon
PROPOSAL: Variation of Condition 6 of Planning Permission WEST/719/94/FUL (allowed on appeal T/APP/M5450/A/95/250478/P2) to allow opening to customers (excluding drinking-up time). From 10.00 hours to midnight Mondays; 10.00 hours to 23.00 hours Tues-Thurs; 10.00 hours to 01.00 hours the following day on Fridays and Saturdays and 11.00 hours to midnight on Sundays.
DECISION: REFUSED variation in accordance with the development described in the application and submitted plans for the reason and informative reported.

[Notes: (1) Prior to discussing the above application, the Chairman read out the terms of a petition submitted by the applicant, Mr Gordon, in support of the application so that Members were aware of its contents when considering the application;

(2) during discussion on the above item, it was moved and seconded that the application be deferred to enable renotification to take place as some Members were minded to grant the application. Upon being put to a vote, this was not carried].

(See also Minute 126).

LIST NO: 3/04 **APPLICATION NO:** P/2037/06/DFU
LOCATION: Green Court, Orley Farm Road, Harrow
APPLICANT: W J MacLeod Architect for K & A Property Ltd
PROPOSAL: Redevelopment to provide 2 x single storey detached dwellings with rear dormers; new vehicular access.
DECISION: REFUSED planning permission for the development described in the application and submitted plans for the reasons and informative reported.

LIST NO: 3/05 **APPLICATION NO:** P/2036/06/DCA
LOCATION: Green Court, Orley Farm Road, Harrow
APPLICANT: W J MacLeod Architect for K & A Ltd
PROPOSAL: Conservation Area Consent: Demolition of dwelling house and outbuildings.
DECISION: REFUSED conservation area consent for the development described in the application and submitted plans for the reason and informative reported.
