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**REPORT OF DEVELOPMENT MANAGEMENT COMMITTEE**


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**MEETING HELD ON 29 MARCH 2007**


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Chairman: \* Councillor Marilyn Ashton

Councillors: \* Don Billson \* Manji Kara  
 \* Mrinal Choudhury \* Narinder Singh Mudhar  
 \* David Gawn (1) \* Joyce Nickolay  
 \* Thaya Idaikkadar

\* Denotes Member present

(1) Denotes category of Reserve Member

[Note: Councillors Robert Benson, Paul Scott and Bill Stephenson also attended this meeting to speak on the items indicated at Minute 68 below].

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

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

Ordinary Member
Reserve Member

Councillor Keith Ferry

Councillor David Gawn

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

**RESOLVED:** That, in accordance with Committee Procedure Rule 4.1, the following Councillors, who were not Members of the Committee, be allowed to speak on the agenda items indicated:

Councillor Robert Benson Planning Applications 2/04, 2/05, 2/08, 2/10 and 2/14

Councillor Paul Scott Planning Applications 2/04, 2/05, 2/08, 2/10 and 2/14

Councillor Bill Stephenson Planning Application 2/07

**69. 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 2/01 – 69 Brampton Grove, Harrow  
 Councillors Marilyn Ashton declared that all Conservative Members of the Committee had a prejudicial interest in the above application. Accordingly, they would leave the room and take no part in the discussion or decision-making on the item.

(ii) Planning application 2/06 – 3 Hodgkins Mews, Stanmore  
 Councillor Marilyn Ashton declared a personal interest in the above application arising from the fact that her son and daughter-in-law lived in Hodgkins Mews but not close to the premises. Accordingly, she would remain in the room and take part in the discussion and decision-making on the item.

(iii) Planning application 2/10 – Grims Dyke Hotel, Old Redding, Harrow Weald  
 During the discussion on the above application, Councillor Marilyn Ashton declared a personal interest in the above application arising from the fact that her son had got married at the premises in August 2006. Accordingly, she would remain in the room and take part in the discussion and decision-making on the item.

70. **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 despatch. 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.

71. **Minutes:**

**RESOLVED:** That the Chairman be given authority to sign the minutes of the meeting held on 28 February 2007 as a correct record once printed in the Council Bound Volume.

72. **Public Questions:**

**RESOLVED:** To note that no public questions were put at the meeting under the provisions of Committee Procedure Rule 19 (Part 4B of the Constitution).

73. **Petitions:**

**RESOLVED:** To note receipt of the following petition, which was referred to the Head of Planning for consideration:

- (i) Petition calling for Harrow Council to refuse planning permission for 37 Oxford Road  
Jane Perry presented the above petition, which had been signed by 340 people.

74. **Deputations:**

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

75. **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 items 2/05, 2/06, 2/07 and 2/08 on the list of planning applications.

76. **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.

77. **Enforcement Notices Awaiting Compliance:**

The Committee received a report of the Head of Planning which listed enforcement notices awaiting compliance.

**RESOLVED:** To note the report.

78. **Member Site Visits:**

**RESOLVED:** That Member visits to the following sites would take place on Saturday 14 April 2007 from 9.30am:

- 2/05 - Land R/O 28 Bellfield Avenue, Harrow
- 3/01 and 3/02 - John Lyon School, Middle Road, Harrow
- 33/34 Pinner Park Gardens & Land R/O 323/325 Harrow View

79. **Any Other Urgent Business:**(i) **Permitted Development Legislation**

The Chairman reported that, in accordance with the Committee's decision at the meeting held on 28 February 2007, she had written to Ruth Kelly, Secretary of State for Communities and Local Government and Minister for Women, requesting consideration be given to permitted development legislation. The letter had also been sent to Gareth Thomas MP and Tony McNulty MP.

**RESOLVED:** That the above be noted.

(ii) **Meeting Dates**

The Chairman reported that changes had been proposed to the schedule of Development Management Committee (DMC) and Strategic Planning Committee (SPC) meetings. A document showing the proposed changes was tabled and it was

**RESOLVED:** (1) To note that the SPC meeting scheduled for Wednesday 9 January 2008 had been moved to Wednesday 16 January 2008;

(2) that the DMC meeting scheduled for 19 September 2007 be cancelled;

(3) that the changes detailed below be agreed:

The meeting scheduled for

- Wednesday 2 May 2007 to become DMC (currently SPC)
- Wednesday 16 May 2007 to become SPC (currently DMC)
- Wednesday 6 June 2007 to become DMC (currently SPC)
- Wednesday 27 June 2007 to become SPC (currently DMC)
- Tuesday 17 July 2007 to become DMC (currently SPC)
- Wednesday 25 July 2007 to become SPC (currently DMC)
- Thursday 6 September 2007 to become DMC (currently SPC)
- Monday 10 October 2007 to become SPC (currently DMC)
- Thursday 1 May 2008 to become DMC (currently SPC)
- Wednesday 14 May 2008 to become SPC (currently DMC).

(Note: The meeting, having commenced at 6.31 pm, closed at 9.25 pm).

(Signed) COUNCILLOR MARILYN ASHTON  
Chairman

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

**LIST NO:** 2/01                      **APPLICATION NO:** P/3563/06/DCO

**LOCATION:** 69 Brampton Grove, Harrow

**APPLICANT:** Mr V Mithani

**PROPOSAL:** Retention of front porch

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

[Notes: (1) The Chairman, Councillor Marilyn Ashton, and the Vice-Chairman, Councillor Joyce Nickolay, having declared a prejudicial interest in this item and left the room, Councillor Thaya Idaikkadar was duly elected Chairman for this item;

(2) at the conclusion of this item, Councillor Marilyn Ashton resumed the Chair].

(See also Minute 69)

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**LIST NO:** 2/02                      **APPLICATION NO:** P/3598/06/CFU

**LOCATION:** Winter Garden, 130 Wood Lane, Stanmore

**APPLICANT:** Preston Bennett Planning for Mr M Hollis

**PROPOSAL:** First floor side extension

**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:** 2/03                      **APPLICATION NO:** P/0233/07/CFU

**LOCATION:** 2 Fauna Close, Stanmore

**APPLICANT:** Mr and Mrs Clive Burnett

**PROPOSAL:** Demolition of existing conservatory; single story rear extension

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

(i) The replacement of a conservatory with a larger brick built structure would not respect the openness and character of the Green Belt contrary to HUDP Policy EP34.

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

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

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**LIST NO:** 2/04                      **APPLICATION NO:** P/2827/06/COU

**LOCATION:** 16 Bellfield Avenue, Harrow Weald

**APPLICANT:** Geoffrey T Dunnell for Mrs Nita Miller Clark

**PROPOSAL:** Outline: Layout and access for two storey detached house

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

(i) The proposal does not preserve the character and appearance of the West Drive and Bellfield Avenue Conservation Area and would not respect the spaces between the buildings.

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

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

(See also Minute 68).

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<b>LIST NO:</b>	2/05	<b>APPLICATION NO:</b>	P/3446/06/DFU
<b>LOCATION:</b>	Land R/O 28 Bellfield Avenue, Harrow		
<b>APPLICANT:</b>	James Ross Architects for Mrs A M Lewis		
<b>PROPOSAL:</b>	Two storey detached dwellinghouse, parking and access via Templars Drive		
<b>DECISION:</b>	DEFERRED for a Member site visit		

(See also Minutes 68, 75 and 78).

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<b>LIST NO:</b>	2/06	<b>APPLICATION NO:</b>	P/0043/07/DFU
<b>LOCATION:</b>	3 Hodgkins Mews, Stanmore		
<b>APPLICANT:</b>	Arthur J Hedges – Planning for Dr N Ali		
<b>PROPOSAL:</b>	Single storey rear extension		
<b>DECISION:</b>	REFUSED permission for the development described in the application and submitted plans, for the following reason:		

(i) The proposal would not respect the design, balance and attractiveness to the back of the detached dwellings along this part of the road and will appear to be incongruous and visually obtrusive when viewed from Lady Aylesford Avenue and will give rise to a loss of visual amenity to the detriment of the character of the area.

[Notes: (1) Prior to discussing the above application, the Committee received representation from an objector, and the applicant, which were noted;

(2) during discussion on the above item, it was moved and seconded that the application be refused. Upon being put to the vote, this was carried;

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

(See also Minutes 69 and 75).

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<b>LIST NO:</b>	2/07	<b>APPLICATION NO:</b>	P/3639/06/DFU
<b>LOCATION:</b>	37 Oxford Road, Harrow		
<b>APPLICANT:</b>	Benjamin Associates Ltd for Mr I Dhanji		
<b>PROPOSAL:</b>	Conversion of single dwelling house to two flats together with single storey rear extension		
<b>DECISION:</b>	REFUSED permission for the development described in the application and submitted plans, as amended on the Addendum, for the following reasons:		

(i) The proposal provides for no parking, which will give rise to an unacceptable increase in the pressure for parking spaces on the highway to the detriment of the amenities within the locality and the free flow and safety of traffic on the highway.

(ii) The forecourt does not offer enough space to satisfactorily accommodate six wheelie bins together with an acceptable level of landscaping in accordance with HUDP policy D9, which will give rise to a loss of residential amenity to the future occupiers and will be



**LIST NO:** 2/10                      **APPLICATION NO:** P/3521/06/CFU/JW  
**LOCATION:** Grimsdyke Hotel, Old Redding, Harrow Weald  
**APPLICANT:** Marsh Grochowski LLP for Paul Follows, Skerrits of Nottingham  
**PROPOSAL:** New arbour in existing sunken rose garden  
**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 Minutes 68 and 69).

**LIST NO:** 2/11                      **APPLICATION NO:** P/3279/06/CCO  
**LOCATION:** Grove Farm, 3 Warren Lane, Stanmore  
**APPLICANT:** Shire Consulting for Mr K Clifford  
**PROPOSAL:** Continued use as riding school and livery stable, retention of external alterations to main barn  
**DECISION:** GRANTED permission for the development described in the application and submitted plans, as amended on the Addendum, subject to the conditions and informative reported.

**LIST NO:** 2/12                      **APPLICATION NO:** P/3591/06/CFU  
**LOCATION:** Whitmore High School, 8 Porlock Avenue, Harrow  
**APPLICANT:** Tony Welch Associates for Whitmore High School  
**PROPOSAL:** Three single storey temporary buildings to provide 5 additional classrooms  
**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/3461/06/DFU  
**LOCATION:** The Power House, 87 West Street, Harrow  
**APPLICANT:** Orchard Associates for Sydney Newton plc  
**PROPOSAL:** Second floor extension to form additional office suite (revised)  
**DECISION:** REFUSED permission for the development described in the application and submitted plans, for the following reason:  
(i) The proposal would not preserve or enhance the character or appearance of the Harrow on the Hill Village Conservation Area and Area of Special Character and would appear to be incongruous, visually obtrusive and at odds with its surroundings when viewed from the locality by reason of the design, materials and scale.  
[Notes: (1) During discussion on the above item, it was moved and seconded that the application be refused. Upon being put to the vote, this was carried;  
(2) Councillors Mrinal Choudhury, Keith Ferry and Graham Henson wished to be recorded as having voted against the decision to grant the application;  
(3) the Head of Planning had recommended that the above be granted.]

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**LIST NO:** 2/14                      **APPLICATION NO:** P/2839/06/CFU  
**LOCATION:** Stamford Cottage, Stamford Close, Harrow  
**APPLICANT:** Vision Mill Architects for Tayross Homes Ltd  
**PROPOSAL:** Two storey detached dwellinghouse with detached single garage; new vehicular access  
**DECISION:** GRANTED permission for the development described in the application and submitted plans, subject to the conditions and informatives reported, as amended on the Addendum.  
(See also Minute 68).

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**LIST NO:** 2/15                      **APPLICATION NO:** P/0504/07/DDP  
**LOCATION:** 19 Mephram Gardens, Harrow  
**APPLICANT:** Space Craft Architects for Warden Housing Association  
**PROPOSAL:** Approval of details pursuant to conditions numbers 3 (soft and hard landscaping works) and 8 (modifications to front and rear elevations) attached to planning permission ref P/2378/06/DFU dated 15/12/2006 for part two, part three storey block of five terraced houses with parking.  
**DECISION:** GRANTED permission for the development described in the application and submitted plans, as amended on the Addendum, subject to the conditions and informative reported.

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

**LIST NO:** 3/01                      **APPLICATION NO:** P/0415/07/CFU/DC3  
**LOCATION:** John Lyon School, Middle Road, Harrow  
**APPLICANT:** Kenneth W Reed & Associates for John Lyon School  
**PROPOSAL:** Demolition of single storey building and elements of music school, construction of single and two storey extensions to form dining hall  
**DECISION:** DEFERRED for a Member site visit  
(See also Minute 78)

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**LIST NO:** 3/02                      **APPLICATION NO:** P/0417/07/CCA  
**LOCATION:** John Lyon School, Middle Road, Harrow  
**APPLICANT:** Kenneth Reed & Associates for John Lyon School, Middle Road, Harrow  
**PROPOSAL:** Demolition of single storey building and elements of music school  
**DECISION:** DEFERRED for a Member site visit  
(See also Minute 78)

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