

SECTION 1 – MAJOR APPLICATIONS

LIST NO:	1/01	APPLICATION NO:	P/2315/06/CFU
LOCATION:	Government Buildings, Honeypot Lane, Stanmore		
APPLICANT:	Turley Associates for Berkeley Urban Renaissance Ltd & Dominion Housing		
PROPOSAL:	Redevelopment to provide 798 residential units (including 40% affordable housing) 959 sq m Class A1/A2/A3/A4/A5/D1 & D2 floorspace; 7927 sq m of B1 (a), (b), (c) floorspace including a business incubator centre; creation of a new access onto Whitchurch Lane; associated flood alleviation, landscaping, car parking and highway works.		
DECISION:	<p>REFUSED permission for the development described in the application and submitted plans, as amended on the Addendum, for the following reasons:</p> <ul style="list-style-type: none"> (i) The proposed density of development is outside the ranges set out as appropriate for suburban locations in the London Plan table 4B.1 and policy 4B.3 and, in the absence of compelling reasons to justify the deviation, is considered excessive. (ii) The proportion and mix of the affordable housing as proposed does not comply with HUDP policy H5 and London Plan policy 3A.7 and 3A.8. The requirement to provide for affordable housing arising from the development at Brockley Hill, Brockley Park (now completed) has not been taken into account satisfactorily in the overall proposal. (iii) Contrary to HUDP policy D4, the design, appearance and layout of the proposed development is unsatisfactory in this suburban context and will be out of character within the locality, which is typically of traditional design and predominantly semi-detached houses with large gardens together with a few terraced conventional style town houses and a modest number of flatted developments. (iv) The proposal, by reason of its excessive building envelope and overall density, does not provide enough amenity space to meet the needs of all ages and requirements, and would give rise to a loss of residential amenity to the future occupiers of the site, contrary to HUDP policy D5. <p>[Notes: (1) Prior to discussing the above application, the Committee received representations from an objector, and the applicant's representative, which were noted;</p> <p>(2) during discussion on the above item, it was moved and seconded that the application be refused for the reasons given. Upon being put to a vote, this was carried;</p> <p>(3) Councillors Marilyn Ashton, Robert Benson, Manji Kara, Narinder Singh Mudhar and Joyce Nickolay wished to be recorded as having voted for the decision to refuse the application;</p> <p>(4) Councillors Mrinal Choudhury, Keith Ferry and David Gawn wished to be recorded as having voted against the decision to refuse the application;</p> <p>(5) the Head of Planning had recommended that the above application be granted].</p> <p>(See also Minute 82).</p>		

LIST NO:	1/02	APPLICATION NO:	P/2245/06/COU
LOCATION:	Land adj. Edgware Brook & Whitchurch Lane, Honeypot Lane, Stanmore		
APPLICANT:	Turley Associates for Berkeley Urban Renaissance Ltd & Dominion Housing		
PROPOSAL:	New pedestrian access route and associated landscape works (as part of the comprehensive development of the former Government office and DVLA site).		

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

- (i) The proposed footpath and landscaping, if constructed in the absence of the adjoining site, would not connect to other pedestrian routes and give rise to conditions likely to increase the risk of crime and disorder.

(See also item 1/01 above).

SECTION 2 – OTHER APPLICATIONS RECOMMENDED FOR GRANT

LIST NO: 2/01 **APPLICATION NO:** P/0384/07/DFU
LOCATION: 15 Pangbourne Drive, Stanmore, HA7 4QX
APPLICANT: Theresa Elf
PROPOSAL: Use of part of ground floor of dwelling house and rear garden for childminding for up to 9 children and 3 staff, from 9 am to 2 pm on Wednesdays, Thursdays and Fridays
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: 2/02 **APPLICATION NO:** P/0607/07/DFU
LOCATION: 33 Moat Drive, Harrow, HA1 4RY
APPLICANT: P & W Associates for B Taylor
PROPOSAL: Single storey side to rear extension and demolition of existing garage
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/0219/07CCO
LOCATION: 140 Wemborough Road, Stanmore, HA7 2EG
APPLICANT: Pravin Patel
PROPOSAL: Retention of 4 airconditioning units on rear elevation with acoustic enclosure
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.

[Notes: (1) The Chairman, Councillor Marilyn Ashton, having declared a prejudicial interest in this item and left the room, Councillor Joyce Nickolay, Vice-Chairman, took the Chair;

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

(See also Minute 82).

LIST NO: 2/04 **APPLICATION NO:** P/0303/07/CFU
LOCATION: Gunfleet, South View Road, Pinner, HA5 3XZ
APPLICANT: Anthony J Blyth & Co for Mr & Mrs P Godfrey
PROPOSAL: Single storey rear extension
DECISION: WITHDRAWN from agenda for determination under delegated powers.

LIST NO: 2/05 **APPLICATION NO:** P/3601/06/DFU
LOCATION: 259 Station Road, Harrow, HA1 2TB
APPLICANT: Picton Jones & Co for Ablethird Ltd
PROPOSAL: Change of use of retail shop (Class A1) to adult gaming centre (Amusement Arcade) sui generis
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/03377/07/DFU
LOCATION: 259 Station Road, Harrow, HA1 2TB
APPLICANT: Mr R A Gillard for Ablethird Ltd
PROPOSAL: New shopfront
DECISION: GRANTED permission for the development described in the application and submitted plans, subject to the condition and informatives reported.

LIST NO: 2/07 **APPLICATION NO:** P/2917/06/CFU
LOCATION: 13-15 Whitchurch Lane, Edgware, HA8 6JZ
APPLICANT: Jeffrey Howard Associates for P Ward Ltd
PROPOSAL: Redevelopment: Three storey building to provide five ground floor retail units, six flats on upper floors, access (revised) (Resident Permit Restricted)
DECISION: DEFERRED for a Member site visit
(See also Minute 94).

LIST NO: 2/08 **APPLICATION NO:** P/0263/07/DFU
LOCATION: 496-500 Northolt Road, South Harrow, HA2 8HA
APPLICANT: Apcar Smith Planning for Golden Sip Ltd
PROPOSAL: Variations of Condition 5 of Planning Permission WEST/211/99/FUL, and Condition 7 of Planning Permission P/1864/04CFU to allow opening from 10:30 to 00:30 the following day on Sundays to Thursdays and Bank Holidays, and from 10:30 to 01:00 the following day on Fridays and Saturdays.
DECISION: GRANTED permission for the development described in the application and submitted plans, subject to the condition and informative reported.
(See also Minute 82).

LIST NO: 2/09 **APPLICATION NO:** P/3023/06/DFU
LOCATION: 36 Park Drive, Harrow
APPLICANT: Redfern Developments
PROPOSAL: Part single, part two storey side to rear extensions, single storey front and rear extensions
DECISION: REFUSED permission for the development described in the application and submitted plans, as amended on the Addendum, for the following reasons:

- (i) The proposal represents an overdevelopment of the site by reason of the mass, scale and bulk of the extensions to the detriment of the visual and residential amenities of the neighbouring properties and the appearance in the street scene, given the prominence and siting of the property on the corner of Farm Avenue and Park Drive.

[Notes: (1) Prior to discussing the above application, the Committee received representations from two objectors, 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 for the reasons given. Upon being put to a vote, this was carried;

(3) the Committee wished it to be recorded that the vote to refuse the application was unanimous;

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

LIST NO:	2/10	APPLICATION NO:	P/3446/06/DFU
LOCATION:	Land r/o 28 Bellfield Avenue, Harrow		
APPLICANT:	James Ross Architects for Mrs A M Lewis		
PROPOSAL:	Two storey detached dwellinghouse, parking and access via Templars Drive		
DECISION:	REFUSED permission for the development described in the application and submitted plans, as amended on the Addendum, for the following reasons:		
	(i) The proposal, by reason of its siting, would represent a backland development to the detriment of the character and appearance of the West Drive and Bellfield Avenue Conservation Area and would not preserve or enhance the character and appearance of the Conservation Area.		
	(ii) The loss of an attractive garden to the rear of the garden of the property would give rise to the removal of plants and trees which make a valuable contribution to the character of the area, the loss of which will be detrimental to the character and appearance of the Conservation Area and will be at odds with the overall openness of the neighbouring gardens within the locality of Bellfield Avenue.		
	[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 for the reasons given. Upon being put to a vote, this was carried;		
	(3) the Committee wished it to be recorded that the vote to refuse the application was unanimous;		
	(4) the Head of Planning had recommended that the above application be granted].		
