

SECTION 1 – MAJOR APPLICATIONS

LIST NO: 1/01 **APPLICATION NO:** P/0202/07/CFU
LOCATION: John Lyon School, Middle Road, Harrow, HA2 0HN
APPLICANT: Kenneth W Reed & Associates for The John Lyon School
PROPOSAL: Replacement sports pitch with semi underground car park (43 spaces and cycle parking) and 6x8m high floodlight columns, & 2 new vehicle accesses to Lower Road.
DECISION: REFUSED permission for the development described in the application and submitted plans, for the following reason:

- (i) The proposed increase in vehicular generation and activity associated with a 45 space semi-underground car park and drop-off facility, would be detrimental to the free flow and safety of traffic on Lower Road and would give rise to an unnecessary and unwarranted risk to road users thereof and the users of the car park in respect of the access and egress, including right turns on to Lower Road from the car park.

[Note: Prior to discussing the above application, the Committee received representations from an objector and the applicant, which were noted].

LIST NO: 1/02 **APPLICATION NO:** P/1220/07/CFU
LOCATION: Jubilee House, Merrion Avenue, Stanmore, HA7 4RS
APPLICANT: Preston Bennett Planning for AAG (HQ) Ltd
PROPOSAL: Two and part three storey extension to office building to provide thirty five flats involving alterations to existing elevations, new landscaping treatment, enhanced car parking layout and cycle storage provision.
DECISION: INFORM the applicant that:

- (A) The proposal is acceptable subject to 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:
- i) Prior to the commencement of development, submission to and approval by the Local Planning Authority of a scheme which:
- a) provides affordable housing in accordance with a scheme to be agreed with the Local Planning Authority (for future management by an RSL) that includes an acceptable and appropriate proportion of social rented units to shared equity units;
- b) ensures that the affordable housing units are available for occupation in accordance with a building and occupation programme to be submitted and approved by the Local Planning Authority prior to the commencement of works on the site;

All affordable housing units shall be provided in accordance with the definition of affordable housing set out in the 2004 Harrow Unitary Development Plan.

- ii) Payment of a planning administration fee of £500 within 14 days of the execution of the agreement.
- (B) A formal decision notice granting permission for the development described in the application and submitted plans, subject to the planning conditions and informatives reported, as amended on the Addendum, will be issued only upon the completion, by the applicant, of the aforementioned legal agreement.
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SECTION 2 – OTHER APPLICATIONS RECOMMENDED FOR GRANT

LIST NO: 2/01 **APPLICATION NO:** P/1234/07/DAD

LOCATION: Land o/s mosque, 20-34 Station Road, Harrow

APPLICANT: J C Devaux UK Ltd for BT

PROPOSAL: Internally illuminated advertisement panel on rear of replacement public telephone kiosk.

DECISION: (1) GRANTED permission for the development described in the application and submitted plans, subject to the conditions and informatives reported, as amended on the Addendum;

(2) RESOLVED that any application relating to the siting of the kiosk be brought to Committee for determination.

LIST NO: 2/02 **APPLICATION NO:** P/1186/07/DFU

LOCATION: 105 Headstone Road, Harrow, HA1 1PG

APPLICANT: Crescent for Eric Silver

PROPOSAL: New shop front including shutters

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

[Note: The Vice-Chairman in the Chair, Councillor Joyce Nickolay, having declared a prejudicial interest in this item and item 2/03, and left the room, Councillor Thaya Idaikkadar was duly elected Chairman for consideration of the two items].

(See also Minute 100 and item 2/03).

LIST NO: 2/03 **APPLICATION NO:** P/1188/07/DFU

LOCATION: 105 Headstone Road, Harrow, HA1 1PG

APPLICANT: Crescent for Eric Silver

PROPOSAL: Internally illuminated fascia sign

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

[Note: Upon conclusion of this item, Councillor Joyce Nickolay resumed the Chair].

(See also Minute 100 and item 2/02).

LIST NO: 2/04 **APPLICATION NO:** P/1105/07/DDP

LOCATION: 19 Mephram Gardens, Harrow, HA3 6QS

APPLICANT: Sophie Ungerer for Warden Housing Association

PROPOSAL: Approval of details materials pursuant to Condition 5 of Planning Permission P/2378/06/DFU for part two, part three storey block of five terraced houses with parking dated 15/12/2006.

DECISION: GRANTED approval for the details described in the application, subject to the condition and informatives reported, as amended on the Addendum.

LIST NO: 2/05 **APPLICATION NO:** P/1289/07/DFU
LOCATION: Unit 4 South, Central Depot, Forward Drive, Harrow, HA3 8NT
APPLICANT: The Wilson Partnership for L B Harrow
PROPOSAL: Change of use to training centre and support office accommodation to include; entrance doors and windows & mezzanine floor and internal partitions.
DECISION: GRANTED permission for the development described in the application and submitted plans, subject to the conditions and informatives reported.

SECTION 3 – OTHER APPLICATIONS RECOMMENDED FOR REFUSAL

LIST NO: 3/01 **APPLICATION NO:** P/1501/07/CFU
LOCATION: 100A/100B Nibthwaite Road, Harrow, HA1 1TG
APPLICANT: Mr Haroon Hanif
PROPOSAL: Two/single storey rear extension and front porch
DECISION: REFUSED permission for the development described in the application and submitted plans, as amended on the Addendum, for the reasons reported.
