
REPORT OF DEVELOPMENT MANAGEMENT COMMITTEE

MEETING HELD ON 21 NOVEMBER 2007

Chairman: * Councillor Marilyn Ashton

Councillors: * Don Billson * Julia Merison
 * Mrinal Choudhury * Narinder Singh Mudhar
 * Graham Henson (2) * Joyce Nickolay
 * Thaya Idaikkadar

* Denotes Member present
 (2) Denote category of Reserve Members
 † Denotes apologies received

[Note: Councillors Mrs Kinnear and Paul Osborn also attended this meeting to speak on the item indicated at Minute 155 below].

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

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

<u>Ordinary Member</u>	<u>Reserve Member</u>
Councillor Keith Ferry	Councillor Graham Henson

155. 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:

<u>Councillor</u>	<u>Planning Application</u>
Councillor Mrs Kinnear	2/01 and 2/04
Councillor Paul Osborn	2/10 and 2/11

156. 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 2/02 – 6 Gerard Road, Harrow
 Councillor Narinder Mudhar declared a prejudicial interest in the above item arising from the fact that he lived on the same road but not close to the site. Accordingly, he would leave the room and take no part in the discussion or decision-making on the item.
- (ii) Planning application 2/03 – 36 Goodhall Close, Stanmore
 Councillor Marilyn Ashton declared a personal interest in the above item arising from the fact that her son and his wife live on the Stanmore Park Estate but not near Goodhall Close.

157. Arrangement of Agenda:

RESOLVED: That (1) in accordance with the Local Government (Access to Information) Act 1985, the following 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>
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Addendum 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.

14. Tree Preservation Order No. 882 Members were requested to consider this item, as a matter of urgency, to confirm an Area TPO in respect of trees at Nos 1-13 Manor Rd since after this date the trees currently covered temporarily by this TPO for six months would have no statutory protection.

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

158. **Minutes:**

RESOLVED: That the minutes of the meeting held on 17 October 2007 be taken as read and signed as a correct record.

159. **Public Questions:**

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

160. **Petitions:**

RESOLVED: To note that no petitions had been received.

161. **Deputations:**

RESOLVED: To note that no deputations were received at the meeting under the provisions of Committee Procedure Rule 17 (Part 4b of the Constitution).

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

RESOLVED: To note that there were no references from Council or other committees.

163. **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 2/01, 2/02, 2/16 and 2/17 on the list of planning applications.

164. **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.

165. **Member Site Visits:**

RESOLVED: That Member visits to the following sites take place on Saturday 15 December 2007 from 9.15 am:
2/04 – 50 South Hill Avenue
2/06 – 32 Roxburgh Road
2/08 and 2/09 Land rear of Church Farm, High Street, Pinner
2/19 – The Stables, 1 Grove Hill Road

166. **Suspension of Committee Procedure Rules:**

In accordance with the provisions of Committee Procedure Rules, Rule 27.1 (Part 4b of the Constitution), it was:

RESOLVED: to suspend Committee Procedure rules to allow an objector to make representations to the Committee on Agenda Item 14, Tree Preservation Order No. 882.

167. **Tree Preservation Order No. 882:**

RESOLVED: To confirm Area TPO No. 882.

[Note: (1) Prior to discussing the above item, the Committee received representations from an objector, which were noted.]

(Note: The meeting, having commenced at 6.30 pm, closed at 9.38 pm).

(Signed) COUNCILLOR MARILYN ASHTON
Chairman

SECTION 2 – OTHER APPLICATIONS RECOMMENDED FOR GRANT

LIST NO: 2/01 **APPLICATION NO:** P/1936/07/DFU/RM2
LOCATION: John Lyon School, Middle Road, Harrow On The Hill
APPLICANT: Kenneth W Reed & Associates for The John Lyon School
PROPOSAL: Retention of Temporary Classroom
DECISION: GRANTED permission for the development described in the application and submitted plans, subject to the following:

- i) Amend Condition 1 to read: This planning permission relates to the use of the temporary classrooms only and for no other purpose or association with the functioning of the school, and accordingly the building hereby permitted shall be removed, and all materials cleared from the school site, before 31st of July 2008, and landscaped in accordance with a scheme to be submitted 3 months before the removal of the building and approved in writing by the Local Planning Authority, and the approved works shall be implemented subsequent to the removal of the building or within the first planting season and thereafter retained in that form.

REASON: To protect the character and appearance of this part of Harrow on the Hill Village Conservation Area.

- ii) Add Informative: The applicant is advised that the Committee, in granting permission for a further extension, expressed their serious reservations about the continued retention of a building that has been unauthorised and in breach of planning control for more than 2 years in this significant Conservation Area, but were concerned not to unduly disrupt the school during the current academic year. You are advised that the Committee is highly unlikely to countenance any extension of time beyond 31 July 2008.

[Note: The Committee wished it to be recorded that the decision to grant the application was unanimous].

(See also Minutes 155 and 163).

LIST NO: 2/02 **APPLICATION NO:** P/2400/07/DFU/SW2
LOCATION: 6 Gerard Road, Harrow
APPLICANT: Magan D Solanki for Mr & Mrs J Broughton
PROPOSAL: Two storey side extension; one rear dormer; velux windows on front roof slope; demolition of existing garage and outbuilding
DECISION: REFUSED permission for the development described in the application and submitted plans, as amended on the Addendum, for the following reason:

- (i) The proposal, by reason of excessive scale, bulk and mass will appear to be too dominant and visually obtrusive in the street scene to the detriment of the visual amenities of the residents and character of the locality, contrary to HUDP policy D4.

[Notes: (1) Prior to discussing the above application, the Committee received representations 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) Councillors Marilyn Ashton, Don Billson, Julia Merison and Joyce Nickolay wished to be recorded as having voted for the application to be refused;

(4) Councillors Mrinal Choudhury, Thaya Idaikkadar, and Graham Henson wished to be recorded as having voted against the decision to refuse the application;

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

(See also Minutes 156 and 163).

LIST NO:	2/03	APPLICATION NO:	P/2603/07/DFU/JB
LOCATION:	36 Goodhall Close, Stanmore HA7 4FR		
APPLICANT:	Designed Images for Mr and Mrs J Rahman		
PROPOSAL:	Conversion of garage to habitable room with external alterations (revised)		
DECISION:	<p>REFUSED permission for the development described in the application and submitted plans, as amended on the Addendum, for the following reasons:</p> <p>(i) The proposed removal of a garage door and introduction of a window in its place would be incompatible with the pattern of development in the locality to the detriment of the character of the area and appearance in the street scene, contrary to HUDP policy D4.</p> <p>(ii) The conversion of a garage into a habitable room is contrary to Condition 13 on the planning permission, variation of which would be detrimental to the residential amenities in the locality by reason of taking away an amenity which is essential to the overall and finely balanced car parking provision in the area, contrary to HUDP policy T13.</p>		

[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 Committee wished it to be recorded that the decision to refuse the application was unanimous;

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

(See also Minute 156).

LIST NO:	2/04	APPLICATION NO:	P/2969/07/DFU/MRE
LOCATION:	50 South Hill Avenue Harrow, HA2 0NQ		
APPLICANT:	K Sisodia for Mr Charles Aniya		
PROPOSAL:	External alterations and conversion of dwellinghouse to two flats; retention of rear dormer & one off-street parking space & ramp at front and bin store at side		
DECISION:	DEFERRED for Member site visit.		

[Notes: (1) During discussion on the above item, it was moved and seconded that the application be deferred for a Members site visit. Upon being put to the vote, this was carried].

(See also Minutes 155 and 165).

LIST NO: 2/05 **APPLICATION NO:** P/2950/07/DFU/SW2

LOCATION: 6 Kingsway Crescent, Harrow, HA2 6BG

APPLICANT: Mr Mark Maley

PROPOSAL: Conversion of dwellinghouse to two flats; roof alterations to form end gable and rear dormer; single storey rear extension with decking, one parking space

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.

[Note: The Committee wished it to be recorded that the decision to grant the application was unanimous].

LIST NO: 2/06 **APPLICATION NO:** P/2559/07/DFU/GL

LOCATION: 32 Roxborough Road, Harrow, HA1 1PA

APPLICANT: G M Simister for Mr J Fisher

PROPOSAL: Conversion of dwellinghouse into two flats; two storey side extension; side porch (resident permit restricted)

DECISION: DEFERRED for a Member site visit.

(See also Minute 165).

LIST NO: 2/07 **APPLICATION NO:** P/2437/07/DFU/MRE

LOCATION: 54 St. Brides Avenue, Edgware HA8 6BS

APPLICANT: W J Macleod Architect for Clearview Homes Ltd

PROPOSAL: Detached two storey building to provide 6 flats, access from Camrose Avenue service road, 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.

[Note: The Committee wished it to be recorded that the decision to grant the application was unanimous].

LIST NO: 2/08 **APPLICATION NO:** P/1974/07/CFU/DC3

LOCATION: Land rear of Church Farm, High Street, Pinner, HA5 5PJ

APPLICANT: PHD Chartered Town Planners for Henry Homes Plc

PROPOSAL: Two storey building and conversion of 'the studio' to provide 4 dwellings; alterations to and refurbishment of outbuilding to form dwelling; bin store, parking and vehicular access (revised) (resident permit restricted)

DECISION: DEFERRED for a Member site visit.

(See also Minute 165).

LIST NO: 2/09 **APPLICATION NO:** P/1977/07/DLB/DC3

LOCATION: Land rear of Church Farm, High Street, Pinner, HA5 5PJ

APPLICANT: PHD Chartered Town Planners for Henry Homes Ltd

PROPOSAL: Listed building consent: reconstruction and refurbishment of outbuilding to form a dwellinghouse

DECISION: DEFERRED for a Member site visit.
(See also Minute 165).

LIST NO: 2/10 **APPLICATION NO:** P/2719/07/DFU/JK

LOCATION: 19 - 23 High Street, Pinner HA5 5PJ

APPLICANT: Pegasus Planning Group for Starbucks Coffee Co (UK) Ltd

PROPOSAL: New shopfront on High Street and Bishops Walk

DECISION: DEFERRED pending further investigations as to whether an application for a change of use from A1 to A3 is required.
(See also Minute 155).

LIST NO: 2/11 **APPLICATION NO:** P/2717/07/DAD/JK

LOCATION: 23 High Street, Pinner HA5 5PJ

APPLICANT: Pegasus Planning Group for Starbucks Coffee (UK) Ltd

PROPOSAL: Externally illuminated fascia and projecting signs

DECISION: DEFERRED pending further investigations as to whether an application for a change of use from A1 to A3 is required.
(See also Minute 155).

LIST NO: 2/12 **APPLICATION NO:** P/2770/07/CFU/SB5

LOCATION: Roxeth Manor First and Middle School, Eastcote Lane
South Harrow, HA2 9AG

APPLICANT: Rickard Partnership for Harrow Council

PROPOSAL: Two storey infill extension with lower ground floor located on north west elevation at the rear

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.

[Note: The Committee wished it to be recorded that the decision to grant the application was unanimous].

LIST NO: 2/13 **APPLICATION NO:** P/3004/07/DFU/SG

LOCATION: Shaftesbury High School, Headstone Lane, Harrow HA3 6LE

APPLICANT: Major Works & Adaptations for People First - Capital & Development

PROPOSAL: Single storey extension on south elevation

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.

[Note: The Committee wished it to be recorded that the decision to grant the application was unanimous].

LIST NO: 2/14 **APPLICATION NO:** P/3168/07/CFU/DC3
LOCATION: Norbury First And Middle School, 100 Welldon Crescent, Harrow, HA1 1QQ
APPLICANT: Frankham Consultancy Group for Allen Gibbons
PROPOSAL: Extension to school to provide performing arts studio
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.

[Note: The Committee wished it to be recorded that the decision to grant the application was unanimous].

LIST NO: 2/15 **APPLICATION NO:** P/2289/07/DFU/SB5
LOCATION: Georgian Way, Harrow on the Hill, HA1 3LF
APPLICANT: Robin G Beyond for GWRA Ltd
PROPOSAL: Installation of security gate, 6 CCTV cameras mounted on 3 poles (revised)
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.

[Note: The Committee wished it to be recorded that the decision to grant the application was unanimous].

LIST NO: 2/16 **APPLICATION NO:** P/3082/07/DFU/DC3
LOCATION: 1 - 4 Mayna Court, Columbia Avenue, Edgware HA8 5DE
APPLICANT: Ashmount Properties Ltd
PROPOSAL: Change of use from four live/work units to four dwellinghouses
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) Prior to discussing the above application, the Committee received representations from an objector and the applicant, which were noted;

(2) The Committee wished it to be recorded that the decision to grant the application was unanimous].

(See also Minute 163).

LIST NO: 2/17 **APPLICATION NO:** P/2608/07DFU/LW
LOCATION: 299 Burnt Oak Broadway Edgware, HA8 5ED
APPLICANT: Mr Chithi Vinayager UK Ltd
PROPOSAL: Change of use of ground floor from gymnasium (class D2) to internet café/retail (class A1) with new shopfront, and of first and second floors to one self-contained flat; external alterations at rear
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) Prior to discussing the above application, the Committee

received representations from an objector and the applicant, which were noted;

(2) The Committee wished it to be recorded that the decision to grant the application was unanimous].

(See also Minute 163).

LIST NO:	2/18	APPLICATION NO:	P/3182/07/CFU/GL
LOCATION:	Marlborough Hill, Harrow HA1 1UX		
APPLICANT:	Simpson McHugh for G + D Higgins		
PROPOSAL:	Redevelopment to provide four-storey plus basement building to create office floorspace (class B1) in basement first and second floors and two flats on third floor with parking at ground floor level (resident permit restricted)		
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.		
	[Note: The Committee wished it to be recorded that the decision to grant the application was unanimous].		

LIST NO:	2/19	APPLICATION NO:	P/2615/07/DFU/GL
LOCATION:	The Stables, 1 Grove Hill Road, Harrow, HA1 3AA		
APPLICANT:	Dyer & Sey Ltd for Minster Care Homes		
PROPOSAL:	Two storey plus basement building on eastside (front) for office use. External alterations; boundary wall with railings; demolition of single storey office building; two storey rear extension on west side.		
DECISION:	DEFERRED for a Member site visit.		
	(See also Minute 165).		

LIST NO:	2/20	APPLICATION NO:	P/3056/07/DFU/GL
LOCATION:	52 The Avenue, Hatch End HA5 4EY		
APPLICANT:	DLA Town Planning Ltd for Cairnpark Properties		
PROPOSAL:	Redevelopment: two, three-storey (including roof level accommodation) detached dwellinghouses		
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.		
	[Note: The Committee wished it to be recorded that the decision to grant the application was unanimous].		

LIST NO:	2/21	APPLICATION NO:	P/2806/07/DFU/RM2
LOCATION:	16 Courtfield Avenue, Harrow HA1 2JX		
APPLICANT:	Andrew Baker		
PROPOSAL:	Alterations to roof to form end gable & rear dormer; front porch; external alterations		
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.

[Note: The Committee wished it to be recorded that the decision to grant the application was unanimous].
