## SECTION 1 – MAJOR APPLICATIONS

- **LIST NO:** 1/01 **APPLICATION NO:** P/4092/07/COU
- LOCATION: Former Clinic/Scout Hut, Land At Rear Of Tenby Road, Edgware, HA8 6DP
- APPLICANT: Goldcrest Land (Developments) Ltd
- **PROPOSAL:** Outline application: 2 x two-storey terraced blocks with rooms In the roof to provide 10 houses with parking
- **DECISION:** GRANTED permission for the development described in the application and submitted plans, subject to the conditions and informative reported.

[Notes: (1) Pursuant to Condition 2 the Committee requested that the reserved matters be submitted to the Committee for approval;

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

LIST NO: 1/02 APPLICATION NO: P/0303/08/CFU

- LOCATION: 1st Floor Premier House, 36-48 High Street and 1 Canning Road, Wealdstone, Harrow, HA3 7TS
- APPLICANT: Burnley Property Management
- **PROPOSAL:** Change of use of 1st floor of building from retail (A1) use class to function room (sui generis) use class, involving a first floor rear extension to provide a bar, bar storage and an office along with internal alterations

**DECISION:** GRANTED permission for the development described in the application and submitted plans, as amended on the Addendum, subject to the following:

(1) The amendment of Condition 4 to read: No demolition or site works in connection with the development hereby permitted shall commence before the service area of the site is enclosed by a close boarded fence to a minimum height of 2 metres. Such fencing shall remain until works and clearance have been completed, and the development is ready for occupation.

REASON: In the interests of amenity and highway safety.

(2) The insertion of a further condition to read: Any plant and machinery, including that for fume extraction, ventilation, refrigeration and air conditioning, which may be used by reason of granting this permission, shall be so installed, used and thereafter retained as to prevent the transmission of noise, vibration, and odour/fume into any neighbouring premises.

REASON: To ensure that the proposed development does not give rise to noise and odour/fume nuisance to neighbouring residents.

(3) The insertion of a further condition to read: No music or any other amplified sound caused as a result of this permission shall be audible at the boundary of any residential premises either attached to, or in the vicinity of, the premises to which this permission refers.

REASON: To ensure that the proposed development does not give rise to noise nuisance to neighbouring residents.

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

LIST NO:	1/03	<b>APPLICATION NO:</b>	P/3998/07/CFU/DT2
LOCATION:	Shree Swaminarayan Temple, 48 Wood Lane, Stanmore HA7 4LF		
APPLICANT:	Shree Swaminara	yan Temple	

**PROPOSAL:** Extension to car park 3 to provide additional parking space for up to 35 times a year.

DECISION:

1. Inform the applicant that the proposal is acceptable subject to the completion of a legal agreement within 6 months (or such period as the Council may determine) of the date of the Committee decision on this application relating to :

- a variation of the section 106 Agreement dated 18 May 2006 to allow the extension to the car park hereby permitted (car park 3) to be used on a maximum of thirty-five days a year for a temporary period of one year
- 2. GRANTED permission for the development described in the application and submitted plans subject to the above legal agreement and the conditions and informatives reported and amended as follows:
  - 1. The deletion of conditions 4 and 5
  - 2. The amendment of condition 3 to read:

Details of a boundary treatment around the extension to car park 3 hereby permitted shall be submitted to and approved by the local planning authority and implemented in accordance with the approved details before the use commences.

REASON: To prevent the extension of parking outside the defined parking area and to protect the character of the Green Belt, the Little Common Conservation Area, the Area of special character and the setting of the adjacent Listed Buildings.

(See also Minute 209)

[Note: Following extensive discussions, the Committee resolved to amend the officer recommendation to permit the use of the car park for 35 days a year instead of 20 occasions as recommended. The Committee wished for it to be recorded that the decision to grant the application was unanimous].

LIST NO: 1/04	APPLICATION NO:	P/0480/08/CVA
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- LOCATION: Unit 1, Northolt Road, South Harrow, HA2 0EG
- APPLICANT: Lasalle Investment Management

**PROPOSAL:** Removal of condition 21 of WEST/407/98/ful to allow subdivision of retail warehouse

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

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

## SECTION 2 – OTHER APPLICATIONS RECOMMENDED FOR GRANT

LIST NO:	2/01	APPLICATION NO:	P/0286/08/CVA	
LOCATION:	Unit 1, Northolt Road, South Harrow, HA2 0EG			
APPLICANT:	Lasalle Investment Management			
PROPOSAL:	Installation of a mezzanine floor (in new subdivided retail store)			
DECISION:	GRANTED permission for the development described in the application ar submitted plans, subject to the conditions and informative reported.			
	Note: The Committee wished for it to be recorded that the decision to grant the application was unanimous].			

STRAT	FEGIC PLANNING		VOL. 11 SPC 87	
LIST NO:	2/02	APPLICATION NO:	P/0364/08/CFU	
LOCATION:	Viking House, 17	Viking House, 17 Peterborough Road, Harrow, HA1 2AX		
APPLICANT:	Mr Shany Gupta			
PROPOSAL:	Rear extension a floor level to prov	Rear extension at ground to third floor level and additional floor at fourth floor level to provide additional office (class B1) floorspace		
DECISION:	GRANTED permi submitted plans,	GRANTED permission for the development described in the application and submitted plans, subject to the conditions and informative reported.		
	[Note: The Comr the application wa		ecorded that the decision to grant	
LIST NO:	2/03	APPLICATION NO:	P/4037/07/CDP	
LOCATION:	Former Governm	ent Offices, Honeypot Lar	ne, Stanmore	
APPLICANT:	Berkeley Urban F	Renaissance Ltd		
PROPOSAL:	condition 29 of p 12 November 20 affordable housin	lanning permission ref: P/ 07 (redevelopment for 798	works measures pursuant to 2317/06/CFU allowed on appeal residential units (including 40% 2/A3/A4/A5/D1 & D2 floorspace;	
DECISION:	DEFERRED at Environment age	the request of the offic ncy.	ers to await clearance by the	
LIST NO:	2/04	APPLICATION NO:	P/4036/07/CDP	
LOCATION:	Former Governm	ent Offices, Honeypot Lan	e, Stanmore	
APPLICANT:	Berkeley Urban F	Berkeley Urban Renaissance Ltd		
PROPOSAL:	Details of surface water control measures pursuant to Condition 28 of planning permission ref: P/2317/06/CFU allowed on appeal 12 November 2007 (redevelopment for 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)			
DECISION:	DEFERRED at Environment age		ers to await clearance by the	
LIST NO:	2/05	APPLICATION NO:	P/4040/07/CDP	
LOCATION:	Former Governm	ent Offices, Honeypot Lan	e, Stanmore	
APPLICANT:	Berkeley Urban F	Renaissance Ltd		
PROPOSAL:	condition 30 of p 12 November 20 affordable housin	lanning permission ref: P/ 07 (redevelopment for 798	flood storage works pursuant to /2317/06/CFU allowed on appeal 3 residential units (including 40% /2/A3/A4/A5/D1 & D2 floorspace;	

 $\mathsf{DEFERRED}$  at the request of the officers to await clearance by the Environment agency. **DECISION:** 

## SECTION 3 – OTHER APPLICATIONS RECOMMENDED FOR REFUSAL

- LIST NO: 3/01 APPLICATION NO: P/0208/08/CFU
- LOCATION: Land Forming Part of Woodpeckers, Moss Lane and 9 Eastglade, Pinner
- APPLICANT: Village Homes (Southen) LLP
- **PROPOSAL:** Demolition of 9 Eastglade and erection of 3 single/two storey detached houses with accommodation at loft level with double garages, layout of access road and vehicular access onto Eastglade
- **DECISION:** REFUSED permission for the development described in the application and submitted plans for the following reasons:
  - (1) The proposed development by reasons of its scale, bulk, massing and layout would be overbearing, visually obtrusive and incongruous and would fail to preserve or enhance the nearby Conservation Area and the Listed Buildings to the detriment of the setting of nearby Listed Buildings and character of the Conservation Area of historic interest contrary to policies D4, D5, D9, D11, D14, D15 and D16 of the Harrow Unitary Development Plan (2004) and Supplementary Planning Guidance; 'Designing New Development' (2003) and Supplementary Planning Guidance; 'Extensions: A Householders Guide' (2003).
  - (2) The proposed development by reason of its layout, scale, bulk and massing would be out of character with the existing established pattern of development in the immediate vicinity, and would be overbearing in appearance and resulting in a potential loss of outlook and privacy to nearby occupiers to the detriment of their amenities contrary to policies D4 and D5 of the Harrow Unitary Development Plan (2004) and Supplementary Planning Guidance; 'Designing New Development' (2003) and Supplementary Planning Guidance; 'Extensions: A Householders Guide' (2003).
  - (3) The proposed access road would be unsatisfactory and inadequate and substandard to service the proposed development and this together with the existing unsatisfactory sight lines at the junction of Eastglade and Moss Lane would be prejudicial to highway safety within the site and in the vicinity contrary to policies D4, T13 and T15 of the Harrow Unitary Development Plan (2004).
  - (4) The proposal would result in the lopping/topping and/or the loss of protected trees of significant amenity and landscape value, which would be detrimental to the character, and appearance of the locality, contrary to policies D4, D10 and EP29 of the Harrow Unitary Development Plan (2004).
  - (5) The proposed scheme fails to provide sufficient information regarding biodiversity and, in the absence of such information and justification, the proposed development would be inappropriate and would be potentially harmful to features of natural conservation or ecological value on the site contrary to policies D4, EP26, EP27 and EP28 of the Harrow Unitary Development Plan (2004).
  - (6) The proposed development would not be fully accessible and would fail to make adequate provision for people with disabilities, contrary to policy 3A.4 of the London Plan and the Supplementary Planning Document: Accessible Homes (2006).

(See also Minute 209)

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