

ENFORCEMENT NOTICES AWAITING COMPLIANCE 24 April 2008

ADDRESS AND ALLEGED BREACH	ENF/LEGAL/PL. APP REF. NOS.	OFFICER	C'TTEE DATE	MEMO LEGAL	DATE SERVED	EFFECTIVE DATE	APPEAL DATES	COMPLIANCE PERIOD	COMPLIANCE DATE	NOTES
9 WEST DRIVE GARDENS, HARROW (Ward = Harrow Weald) Roof alterations without planning permission	EAST/631/02/FUL ENF/480/02/EAST LP/MW/PEN13018	GDM	20-Sep-02	20-Sep-02 (Legal Contact Officer - AK)	11-Feb-03	21-Mar-03	Hearing 03-Jun-03	10 months	21-Jan-.04 21-Mar-04 26-APR-04	Notice to be served as soon as possible. Notice of appeal served. Appeal Dismissed Insp letter dated 20-Jun-03. Owners have offered to do works required, starting in Sept 2004. Site inspected in Sept 04, no works carried out. Planning app P/3293/04/DFU submitted. App refused. Borough Solicitor sent letter before action. Enf Officer has visited site with a view to preparing prosecution witness statement. Site visit carried out and the case is being assessed.
81 ROXETH HILL, HARROW ON THE HILL (Ward = Harrow on the Hill) Erection of roof extension	ENF/24/05/P Appeal 3308	AB5		(Legal Contact Officer - AK)	08-Dec-04	14-Jan-05	Hearing 18-Oct-05	9 Months	19-July -06 (following appeal decision)	AB / RD checking when roof was erected. Borough Solicitor preparing notice. Notice prepared. Planning Appeal part allowed (P/304/03/CFU). Enforcement Appeal Dismissed 18/10/05 with variation - The property owner is required to removed roof extension and reinstate the roof to its former condition or build in accordance with planning permission P/93/05/DFU the compliance period has been varied from 3 months to 9 months. Recent site visit established that no action had been taken to comply with amended notice. Owner subsequently wrote to Council requesting more time, Council did not agree to this and Officer now drafting prosecution witness statement. Update site visit required by Enforcement Officer.

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154 EASTCOTE LANE, SOUTH HARROW (Ward = Roxbourne) Single storey rear extension and raised patio	ENF/317/03/P	GW	17-Mar-04	23-Mar-04 (Legal Contact Officer - AK)	27-May-04	30-Jun-04		3 Months	01-Oct-04	Appeal received, appeal not valid. Section 78 dismissed, owners asked to provide details of timescale for compliance with notice. Agent looking into how to alter development to comply with notice. Draft prosecution statement prepared. Case Officer to undertake site visit, to proceed with prosecution subject to site visit. 12/02/2008 visit by case officer. Single storey rear extension and raised decking observed to be in exististence. The case is being assessed for prosecution.
REGENT HOUSE, 21 CHURCH ROAD, STANMORE (Ward = Stanmore Park) Erection of Four Air Con Units on a Listed Building	ENF/442/02/EAST	CJFAND AB RJP (case Officer)	10-Jul-03	16-Jul-03 (Legal Contact Officer-AK)	13-Jan-05	23-Feb-05	Appeal dismissed.	3 Months	01-Mar-06 (following appeal decision)	An incomplete application for the screening of the units was submitted in Nov 2004. The applicant is looking to provide further information to make this application valid. Appeal dismissed. Case Officer to follow up and take necessary action. Site visited and the case is being assessed.
BROOMHILL, MOUNT PARK ROAD, HARROW ON THE HILL (Ward = Harrow on the Hill) Compliance with condition 8	ENF/625/03/P	GDM RJP (Case Officer)	08-Dec-04	(Legal Contact Officer - AK)	07-Feb-05	11-Mar-05	Written Representations	3 Months	09-APR-05 09-DEC-05	Appeal submitted. Appeal determined and upheld. Enforcement officer to monitor conditions. Conditions have not been met, case officer drafted Breach of Condition Notice. Site visit required by Enforcement Officer.

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35 ORCHARD GROVE, EDGWARE (Ward = Edgware) Extensions over 70 cubic metres.	ENF/483/04/P	RJP (report) GW (Case Officer)	17-May-05	7-June-05 (Legal Contact Officer-AK)	24-Nov-05	04-Jan-06	Appeal submitted. Appeal withdrawn	6 months	05-Jul-06	Section 330 notice served on 6-July-05. Section 330 Notices were returned unopened. Enforcement Notices issued. Appeal Submitted, awaiting outcome. Appeal withdrawn. Appellant intends to comply with The Town and Country Planning (General Permitted Development) Order 1995. Enforcement Officer to monitor and ensure compliance. Needs prosecution report by Enforcement Officer.
61 OXLEAY ROAD, HARROW (Ward = Rayners Lane) Erection of rear extension and wall	ENF/425/04/P	RJP (Report) DMc (Case Officer)	17-May-05	7-October-05 (Legal Contact Officer - SY)	20-Jun-05	14-Nov-05		6 months	15-May-06	Section 330 notice served on 20- June-05. Enf notice issued. Case Officer visited on 7th September 2006, notice not complied with, letter sent advising owner of intention to commence prosecution proceedings. 12/02/2008 visit by case officer. Single storey rear extension and wall at rear observed to be still in existence. The case is being assessed for prosecution.
22 WALTON ROAD, HARROW (Ward = Marlborough) Unauthorised construction of a single storey rear extension and front porch.	ENF/573/03/P	RJP (report)	27-Jul-05	10-Aug-05 (Legal Contact Officer- SY)	17-Oct-05	28-Nov-05	Appeal Dismissed (P/70/06/DCP).	3 months	01-Mar-06 28-Jun-06	Appeal fee not paid to the Planning Inspectorate, thus appeal not validated. Planning Inspectorate confirmed in letter dated 27 March 2006. Case re-allocated to new Officer to carry out site visit. Site visited on 6 February 2008. Awaiting drafting of prosecution report.

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1 WILDCROFT GARDENS, EDGWARE (Ward = Canons) Unauthorised construction of gates, walls, railings and pillars	ENF/700/04/P	AB5	11-Jan-06	23-January-06 (Case Officer-SC)	07-Jun-06	19-Jul-06	Appeal Dismissed	1 Month	25-February-2007 (following appeal decision)	S330 Notice served on 17 February 2006. Appeal lodged on ground (a), Appeal dismissed on 25th January 2007, compliance due by 25th February 2007. Full compliance not secured - Case Officer assessing if in public interest to instigate prosecution proceedings. 12/02/2008 visit by case officer. Wall and gates fronting highway reduced to 1 metre; piers remain. Partly complied; revisit in 3 months.
108 WAXWELL LANE, PINNER (Ward = Pinner) Unauthorised construction of a raised rear deck and trellis	ENF/647/04/P	RJP (Report)	07-Dec-05	9-December-05 CML (Legal Contact Officer)	20-Apr-06	24-May-06		2 Months	24-Jul-06	S330 Notice served 10-January-2006. Needs to be allocated to new Case Officer to establish if compliance secured. 12/02/2008 visit by case officer unable to gain access. Site visit required by Enforcement Officer.
462 HONEYPOT LANE, STANMORE (Ward = Queensbury) Unauthorised construction of a single storey rear extension	ENF/619/04/P	RJP (Report) DMC (Case Officer)	15-Mar-06	17-Mar-06 SY (Legal Case Officer)	14th May 2007	13th June 2007		3 Months	13-Sep-07	Site visit required by Enforcement Officer.
76 FORMBY AVENUE, STANMORE (Ward = Queensbury) Use of outbuilding as two self-contained residential units	ENF/401/06/P	NR	28th February 2007		23rd July 2007	23rd August 2007		3 Months		Site visit required by Enforcement Officer.
Raw Lasan, 154 Stanmore Hill, Stanmore (Ward = Stanmore Park) Unauthorised timber decking in the garden.	ENF/495/06/P	GW	Approved by committee on 18 December 2007.		26/02/08	31/03/2008		2 months	30/05/08	Memo to be sent to Legal to initiate enforcement. Draft report prepared for delegation and passed to Legal. Notice served on 26 February 2008.

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32 RUSLAND PARK ROAD, HARROW (Ward = Marlborough) Unauthorised construction of a two/three storey side to rear, single storey front to side extension and rear dormer	ENF519/05/P	RJP (Report)	07-Jun-06	19-June-2006 JM (Legal Case Officer)	13th Sept 2007	27-Feb-08	Appeal lodged (Written Reps)	3 Months changed to 6 months on appeal.	26/07/2008 (from appeal decision)	Notice was withdrawn on 13 September 2007 and reissued on 13 September 2007. Awaiting appeal decision. The appeal succeeds in part and the notice is upheld with variations (27/02/2008). Compliance period changed to 6 months. The site is being monitored.
RAVENSHOLT, 12 MOUNT PARK ROAD, HARROW ON THE HILL (Ward = Harrow on the Hill) Unauthorised erection of a wire fence with concrete posts and reed panelling	ENF/353/03/P	RJP (Report) RJP (Case Officer)	28-Jun-06	4-July-2006 (Legal Case Officer - SY)	31st August 2007	1st October 2007 25 February 2008	Appeal Lodged (Written Reps)	1 Month. Details of landscaping to be submitted within 3 months and to be implemented within 6 months from the date of the LPS's approval.	25/11/2008 (maximum; from the appeal decision)	Awaiting appeal decision. The appeal succeeds in part and permission granted for the metal fence and concrete posts subject to the condition requiring submission and implementation of landscaping details. The appeal fails with regard to the reed panelling. The notice, as corrected, is upheld. (25/02/2008). The site is being monitored.

ENFORCEMENT NOTICES - AWAITING APPEAL DECISION

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37 NORWOOD DRIVE, HARROW (Ward = Headstone North) Conversion of dwellinghouse into 7 self-contained bedsits	ENF/0152/06/P	GW	28th February 2007		16th July 2007	16th August 2007	Appeal lodged (Hearing)	3 Months		Appeal Hearing scheduled for 9-April-2008.
4 AYLWARDS RISE, STANMORE (Ward = Stanmore Park) Development without planning permission: Erection of replacement detached two-storey house and detached garage, without compliance with pre-commencement conditions.	ENF/0353/07/P	AB5			6th August 2007	5th September 2007	Appeal Lodged (Public Inquiry)	6 Months		Public Inquiry 08-Jan-2008 - await outcome. The appeal is allowed and the enforcement notice is quashed (21/02/2008).
4 AYLWARDS RISE, STANMORE (Ward = Stanmore Park) Development without planning permission: Erection of replacement detached two-storey house and detached garage, outside the scope of planning permission.	ENF/0282/07/P	AB5			6th August 2007	5th September 2007	Appeal Lodged (Public Inquiry)	6 Months		Public Inquiry 08-Jan-2008 - await outcome. The appeal is allowed, the enforcement notice with corrections is quashed and planning permission granted in the terms set out in the Formal Decision (21/02/2008). Compliance with the conditions is being monitored.
14 ROXETH GREEN AVENUE, HARROW (Ward = Roxbourne) Unauthorised construction of a rear extension	ENF/744/05/P	RJP (Report) MHX (Case Officer)	28-Jun-06	04-Jul-06	31st August 2007	1st October 2007	Appeal Lodged (Written Reps)	3 Months		Awaiting appeal decision

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THE BOTHY, 65 OLD REDDING, HARROW WEALD (Ward = Harrow Weald) Rear Decking (rear extension should be PD)	ENF/519/06/P	LH (Case officer)	17th July 2007	31st July 2007	6th November 2007	10th December 2007		3 Months	9th March 2008	Appeal lodged; public inquiry to be held 9 September 2008. Awaiting appeal decision.
GROVE END, GROVE HILL ROAD, HARROW (Ward = Greenhill) Outbuilding larger than 10 cubic metres in conservation area.	ENF/633/06/P	LH (Case officer)	17th October 2007	19th October 2007	8th January 2008	7th February 2008		3 Months	7th April 2008	

SITES BEING MONITORED/INVESTIGATED FOR ENFORCEMENT

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Land to the rear of 48 The Avenue, Harrow Weald. (Ward = Harrow Weald) S215 Notice		AB5	08-Feb-06	23-Feb-06 06-Mar-06 (Legal Case Officer - SY)						Land Registry Search carried out; owner not contactable. Site visited by officer and under review.
Rear of 62-72 Orchard Grove, Harrow (Ward = Kenton East) Unauthorised change of use from a service road to a builders yard and the erection of a pole with a CCTV camera	ENF/117/04/P	DMC (Case Officer) RJP (Report)	15-Mar-06	17-Mar-06 (Legal Case Officer - SY)						S330 Notice served 22-June-2006. Site visit required by Enforcement Officer.
46 REPTON ROAD, KENTON (Ward = Kenton East) Unauthorised change of use to a builders yard.	ENF/565/04/P	AB5	27-Jul-05	10-Aug-05 (Legal Contact Officer- SY)	27-Oct-05	02-Dec-05	Appeal dismissed	3 months	18th January 2007 (following appeal decision)	S330 notice served on 25-August-05. Appeal lodged, but appeal dismissed on 18th October 2006. Case Officer monitoring to ensure compliance. Site visited on 8/11/07. and again on 15/11/07. Most of the materials have been removed. Continually monitored.
67 ARGYLE ROAD, HARROW (Ward = West Harrow) Unauthorised construction of a raised rear deck and railings	ENF/78/04/P	GW	07-Dec-05	9-December-2005 Legal Case Officer - AK)	06-Apr-06	10-May-06	Appeal dismissed	1 Month	8th December 2006 (following appeal decision)	S330 notice served 10-January-2006 Enforcement notice served. Appeal dismissed on 8th November 2006. 12/02/2008 visit by case officer. Raised decking has not been completely demolished - work seems to be ongoing.

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2 West Drive, Harrow Weald, HA3 6TS (Ward = Harrow Weald) Unauthorised parapet wall over the side extension; air conditioning units over the roof. Roof light and rear balcony.	ENF/335/06/P	GW								Planning permission refused for the works (application reference P/2563/07 on 18 October 2007). Draft report prepared for delegation and passed to Legal.
69 Winchester Road, Harrow (Ward = Kenton East) Unauthorised front porch and single storey rear extension and conservatory.	ENF/502/06/P	GW								Planning permission refused for the development (application reference P/3001/06 on 15 January 2007). Draft report prepared for delegation and passed to Legal.
23 Nolton Place, Edgware HA8 6DL (Ward = Edgware) Unauthorised onversion of house into 4 flats and conversion of outbuilding into 2 flats.	ENF/366/06/P	GW								Draft report prepared for delegation and passed to Legal.
66 Woodhall Gate, Pinner (Ward = Hatch End) Unauthorised roof lights and turrets.	ENF/167/07/P	LH								Draft report prepared for delegation and passed to Legal.

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17 Radley Gardens, Harrow (Ward = Kenton East) Unauthorised conversion of ground floor of property into 2 flats and installation of additional entrance door.	ENF/55/08/P	ML1								Planning permission refused for the development (application reference P/1756/07 on 12 November 2007). Draft report prepared for delegation and passed to Legal.
43 High Street, Harrow on the Hill (Ward = Harrow on the Hill) Unauthorised cash machine.	ENF/56/08/P	MRE								Planning permission refused for the development (application reference P/3593/07 on 20 December 2007). Draft report prepared for delegation and passed to Legal.
Blackgate, Church Lane, Pinner (Ward = Pinner) Unauthorised Tree House.	ENF/54/08/P	SB5								Planning permission refused for the development (application reference P/1328/07 on 20 December 2007). Draft report prepared for delegation and passed to Legal.
120 Weald Lane, Harrow Weald (Ward = Wealdstone) Unauthorised front extension (porch).	ENF/53/08/P	JK								Planning permission refused for the development (application reference P/3355/07 on 11 December 2007). Draft report prepared for delegation and passed to Legal.
132 Turner Road, Edgware (Ward = Queensbury) Unauthorised conversion and use of dwelling house as 2 self-contained flats.	ENF/52/08/P	NR								Planning permission refused for the development (application reference P/2416/07 on 28 November 2007). Draft report prepared for delegation and passed to Legal.