

Meeting:	Development Management Committee
Date:	15 th July 2008
Subject:	31 Bellfield Avenue, Harrow HA3 6ST
Responsible Officer:	Hugh Peart - Director of Legal and Governance Services
Portfolio Holder:	Councillor Marilyn Ashton, Portfolio Holder for Planning Development and Enterprise
Exempt:	No
Enclosures:	None

Section 1 – Summary and Recommendations

This report seeks an extension of time to complete a Section 106 Agreement (“the Agreement”) relating to 31 Bellfield Avenue, Harrow HA3 6ST (“the Site”). The Council’s Development Management Committee approved heads of terms for the Agreement on 17th October 2007.

Recommendations:

The Committee is requested to:

Extend the time for completion of the Agreement by two months from 15th July 2008.

Reason: (For recommendation)

To enable settlement and execution of the Agreement.

Section 2 – Report

On 17th October 2007, the Development Management Committee resolved to grant planning permission (ref no: P/2164/07/DFU/) for the development of a single storey and two-storey rear extension to 31 Bellfield Avenue, subject to completion of the Agreement within three months of the committee date.

The broad terms for the Agreement approved by the Committee require the applicants not to implement both the earlier planning permission granted by the planning committee on 17th July 2006 (P/1425/06/DFU) and the current planning permission (P/2164/06/DFU).

Negotiations of the Agreement between the applicants and the Council have progressed well albeit there were delays in executing the Agreement as the applicants' solicitors were not instructed early and there was also a delay in securing an undertaking as to costs. The Agreement has now been forwarded to the applicants' solicitors for execution.

However, the Committee deadline for completion of the Agreement has expired. Accordingly the Committee is requested to extend the period for completion of the Agreement by two months.

Financial Implications

The proposed recommendation raises no financial implications. The developer will bear the costs of completing the Agreement.

Performance Issues

None

Risk Management Implications

None.

Section 3 - Statutory Officer Clearance

Name: Sheela Thakrar	<input checked="" type="checkbox"/>	on behalf of the* Chief Financial Officer
Date: 30 th June 2008		
Name: Jessica Farmer	<input checked="" type="checkbox"/>	on behalf of the* Monitoring Officer
Date: 4 th July 2008		

Section 4 - Contact Details and Background Papers

Contact: Lucia Adeyemi–Assistant Solicitor (Environment and Corporate)
020 8424 1890

Background Papers:

Officer Report to Development Management Committee dated 17 October 2007

Minutes of Development Management Committee dated 17 October 2007

If appropriate, does the report include the following considerations?

1.	Consultation	NO
2.	Corporate Priorities	YES