

SECTION 1 – MAJOR APPLICATIONS

LIST NO:	1/01	APPLICATION NO:	P/0708/08/COU/DT2
LOCATION:	Harrow College Lowlands Road Harrow, HA1 3AQ		
APPLICANT:	Harrow College		
PROPOSAL:	Outline: Redevelopment Of Part Of Harrow College Site To Provide Flats In A Range Of 404 To 420 In Five Blocks Rising To Twelve Storeys And Basement, New Access, Basement Car Parking In A Range Of 202 To 210 Spaces, Cycle Parking In A Range Of 404 To 420 Spaces, Associated Open Space And Landscaping Involving The Retention Of 'The White House', Creation Of New Pedestrian Streets And Routes Linked To A Public Square And Reconfigured Metropolitan Open Land & Resident Permit Restricted		
DECISION:	REFUSED permission for the development described in the application and submitted plans, as amended on the Addendum, for the following reasons: <ol style="list-style-type: none"> 1. The proposal represents an overdevelopment by reason of excessive mass and bulk to the detriment of the character of the area, contrary to policies PPS 1 and 3 and S1 and D4 of the Harrow Unitary Development Plan. 2. The proposal would have an adverse effect on the setting of the listed building and would not preserve or enhance the character and appearance of the adjoining Conservation Area and Area of Special Character, contrary to HUDP policies D11 and D14. <p>[Note: The Committee wished for it to be recorded that the voting was as follows:</p> <p>Councillors Mrinal Choudhury, Keith Ferry and Thaya Idaikkadar as having abstained from voting;</p> <p>Councillors Husain Akhtar, Marilyn Ashton, Don Billson, Julia Merison and Joyce Nickolay as having voted against the decision]</p>		

LIST NO:	1/02	APPLICATION NO:	P/0709/08/DLB/DT2
LOCATION:	Harrow College Lowlands Road Harrow, HA1 3AQ		
APPLICANT:	Harrow College		
PROPOSAL:	Listed Building Consent: Demolition Of Buildings Within The Curtilage Of, And Linked To, The Listed Building - The White House		
DECISION:	REFUSED permission for the development described in the application and submitted plans for the following reasons: <p>In the absence of an approved permitted development for the site, the application is premature and its grant would have an adverse effect on the Listed Building, contrary to HUDP policy D11.</p> <p>[Note: The Committee wished for it to be recorded that the voting was as follows: Councillors Mrinal Choudhury, Keith Ferry and Thaya Idaikkadar as having abstained from voting;</p> <p>Councillors Husain Akhtar, Marilyn Ashton, Don Billson, Julia Merison and Joyce Nickolay as having voted against the decision].</p>		

LIST NO:	1/03	APPLICATION NO:	P/0596/08/CFU/DC3
LOCATION:	Former Travis Perkins, 19 Pinner Road, Harrow, HA1 4ES		
APPLICANT:	London Underground and Parkridge Developments		

PROPOSAL: Redevelopment Of Builders Yard: Nine Storey Building With Basement Comprising A Ground Floor Café/Restaurant (Class A3 Use), 3485 Sqm Second Floor Sainbury's Food Store (Class A1 Use) With 220 Retail Parking Spaces, 146 Flats In Four To Six Storeys Above The Retail Use, 75 Residential Parking Spaces, Secure Cycle Parking (1 Per Dwelling & 51 For The Retail Use) Landscaped Roof Gardens Above The Retail Use, Retail Parking Access Off Pinner Road, Residential Parking And Service Access Off Neptune Road, Improvements To Pinner Road/Neptune Road Junction And Public Realm Enhancement Of Pedestrian Underpass (Resident Permit Restricted)

DECISION: DEFERRED to gather further information regarding material considerations and in particular for officers to:

1. Contact CABE and discuss their objections to the proposal;
2. contact the GLA to ensure that there are no outstanding matters; and
3. further explore the traffic and highways impact

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

LIST NO: 1/04 **APPLICATION NO:** P/0716/08/CFU/AF

LOCATION: Canons High School, Shaldon Road, Edgware, HA8 6AL

APPLICANT: Harrow Council

PROPOSAL: Redevelopment To Provide New Three-Storey Post-16 Centre Including Classrooms, Science Facilities And Study Areas

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

[Note: (1) Councillor Thaya Idaikkadar was not present for the whole of the item so was unable to take part in the discussion;

(2) the Committee wished it to be recorded that the decision to grant the application was unanimous by those able to vote].

LIST NO: 1/05 **APPLICATION NO:** P/1305/08/CFU/AF

LOCATION: Hatch End High School, Headstone Lane, Harrow, HA3 6NR

APPLICANT: Harrow Council

PROPOSAL: Construction Of A Two-Storey Sixth Form Centre To Provide Classrooms, I.T. Units, And A Dining/Social Area, And An Extension To The Great Hall To Provide Additional Dance/Drama Facilities

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

[Notes: (1) The Committee wished it to be recorded that the decision to grant the application was unanimous;

(2) the officers undertook to contact the school with regard to provision of lockers].

SECTION 2 – OTHER APPLICATIONS RECOMMENDED FOR GRANT

LIST NO: 2/01 **APPLICATION NO:** P/0191/08/DDP/DC3

LOCATION: Former Government Offices Site, Honeypot Lane, Stanmore HA7 1BB

APPLICANT: Berkeley Urban Renaissance Ltd

PROPOSAL: Details Of Refuse Arrangements Required By Condition 20 Of Planning Permission Reference: P/2317/06/CFU Allowed On Appeal 12 November 2007

DECISION: APPROVED the details of refuse arrangements required by condition 20 of the planning permission.

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

LIST NO: 2/02 **APPLICATION NO:** P/0279/08/CVA/MRE

LOCATION: Parkville House, Red Lion Parade, Bridge Street, Pinner

APPLICANT: Auger Investments

PROPOSAL: Variation Of Conditions 2, 3, 5 And 6 Of Permission P/993/04/Cfu To Allow Submission Of Details Before The Development Is Occupied

DECISION: GRANT variation of conditions 2, 3, 5 and 6 described in the application subject to the conditions outlined in the report.

SECTION 3 – OTHER APPLICATIONS RECOMMENDED FOR REFUSAL

LIST NO: 3/01 **APPLICATION NO:** P/1389/08/DFU/MRE

LOCATION: 19-23 High Street, Pinner

APPLICANT: Starbucks Coffee Co (UK) Ltd.

PROPOSAL: Continued Use As Coffee Shop

DECISION: REFUSED permission for the development described in the application and submitted plans, as amended on the Addendum, for the following reason:

The proposal results in an unacceptable loss of retail frontage, leading to loss of vitality of the shopping parade and Pinner District Centre as a whole, contrary to policy EM16 of the Harrow Unitary Development Plan (2004)

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