

SECTION 1 – MAJOR APPLICATIONS

LIST NO: 1/01 **APPLICATION NO:** P/2190/03/CFU
LOCATION: 10-12 Ford Close, South Harrow
APPLICANT: Eley & Associates for S Solanski
PROPOSAL: Redevelopment: Detached Three Storey Building with Rooms in Roof to Provide 12 Flats with Access and Parking.
DECISION: REFUSED permission for the development described in the application and submitted plans for the reasons reported and subject to the informative(s) reported.

LIST NO: 1/02 **APPLICATION NO:** P/2410/03/COU
LOCATION: Site R/O 168-178 Kenton Road, Harrow
APPLICANT: Randhawa for Paragon Homes
PROPOSAL: Outline: Demolition of Garages and Construction of 3 Storey Block of 18 Key Worker Units.
DECISION: REFUSED permission for the development described in the application and submitted plans for the reasons reported and subject to the informative(s) reported.

LIST NO: 1/03 **APPLICATION NO:** P/2219/03/CFU
LOCATION: The Green Man Public House, 730 Honeyput Lane, Stanmore
APPLICANT: Robin Bretherick Associates for Linden Homes Chiltern Ltd
PROPOSAL: Redevelopment: Detached 2 Storey Building with Rooms in Roofspace to Provide 14 Flats with Accesses and Parking.
DECISION: GRANTED permission in accordance with the development described in the application and submitted plans, subject to the condition(s) and informative(s) reported.

LIST NO: 1/04 **APPLICATION NO:** P/2319/03/CFU
LOCATION: Safeway Superstore, 299 Uxbridge Road, Hatch End
APPLICANT: Rapleys for Safeway Stores PLC
PROPOSAL: Extension to Store to Provide Additional 1,382 Sq.m of Retail Floorspace with Changes to Layout of Car Park.
DECISION: DEFERRED at officers' request for consideration of issues of planning gain in relation to this out-of-centre retail expansion.

LIST NO: 1/05 **APPLICATION NO:** P/2116/03/COU
LOCATION: The Grail & 1 Willow Dene, Uxbridge Road, Pinner
APPLICANT: Richard Clarke Architects for Banner Homes Ltd
PROPOSAL: Outline: Demolition of 1 Willow Dene, Development of 9 detached and 2 semi-detached houses, Access, Parking

DECISION: REFUSED permission for the development described in the application and submitted plans for the following reason and subject to standard informative 41 – UDP and Deposit Draft UDP Policies and Proposals (E6, E25, E45, H1) (SD1, D4, EP28):

The proposed development would result in the loss of open land which provides significant visual relief within the built up area and contributes to the character of the locality and would have a potential negative impact on the nature conservation value of the site.

[Notes: (1) Prior to considering the above application, the Committee received a representation from an objector and the applicant.

The objector explained that he lived in a neighbouring property and was speaking on behalf of a number of other neighbouring residents also. He advised that they objected to the development on the basis that it would give rise to the loss of a 'wild', green space, would exacerbate existing traffic flow problems, and would have an adverse impact on 'The Grail', which was a listed building. He further referred to concerns that the development would give rise to overlooking and over-shadowing of his property and therefore a loss of his privacy and enjoyment of his garden.

In response, the representative of the applicant advised that the application had been amended to address a number of the objectors' concerns. He pointed out that distance between the proposed development and the neighbouring dwellings was well in excess of that required by the relevant guidance, that any noise would be mitigated by the wall between nos. 1 and 2 Willow Dene, which was to be retained, and some additional fencing which was proposed, and emphasised that loss of outlook was not a material planning consideration. He considered that the screening proposed would ensure that there was no adverse effect on the setting of the listed building and that there were no significant ecological issues which would arise from the proposed development, other than the possible impact on roosting bats which would be addressed appropriately.

(2) During the debate on the above application it was moved and seconded that the application be refused on the following grounds:

That

1. the proposed development would result in the loss of open land which provides significant visual relief within the built up area and contributes to the character of the locality and would have a potential negative impact on the nature conservation value of the site;
2. the proposal would give rise to a loss of residential amenity to the neighbouring properties on either side of 1 Willow Dene; and
3. the egress on to the Uxbridge Road, although not directly connected to the access road, would give rise to more vehicular activity since all traffic generated by the proposal would ultimately feed into the Uxbridge Road and would be detrimental to the free flow and safety of traffic.

Upon being put to a vote, this was not carried.

(3) Councillors Marilyn Ashton, Mrs Bath, Kara, Knowles and Mrs Joyce Nickolay wished to be recorded as having voted in favour of the proposal to refuse the application on the grounds indicated at (2) above.

(4) The above motion having not been carried, it was further moved that the application be refused for reason 1. set out at (2) above. Upon being out to a vote, this was carried.

(5) The Committee wished it to be minuted that they were unanimous in reaching the above decision.

(6) The above application had been recommended for grant by the Chief Planning Officer].

(See also Minute 443: Right of Members to Speak)

LIST NO: 1/06 **APPLICATION NO:** P/2564/03/CFU
LOCATION: Westfield House & Hillsdale, Pinner
APPLICANT: Robin Bretherick Associates for Cosway Land & New Homes Ltd
PROPOSAL: Redevelopment: Detached Two/Three Storey Block of Ten Flats with Basement Parking and Bin Store at Front.
DECISION: GRANTED permission in accordance with the development described in the application and submitted plans, subject to the expiry of advertisement and receipt of no material objections and subject to the condition(s) and informative(s) reported, including the following amended condition reported on the addendum:
 Amend Condition 6: Add 'and flank dormer' after 'first floor flank walls' and replace '1.8m' with 1.7m'.

LIST NO: 1/07 **APPLICATION NO:** P/1915/03/CFU
LOCATION: Assembly Rooms and 2 Byron Hill Road, Harrow
APPLICANT: Archer Architects for Fairbriar Macleod
PROPOSAL: Redevelopment to Provide 10 Dwellings in a 3 Storey Building with Rooms in Roofspace as Extension to Development Allowed on Appeal Ref. W/143/02/FUL, with Access and Parking.
DECISION: REFUSED permission for the development described in the application and submitted plans for the reasons reported and subject to the informative(s) reported.

LIST NO: 1/08 **APPLICATION NO:** P/2265/03/CCA
LOCATION: Assembly Rooms and 2 Byron Hill Road, Harrow
APPLICANT: Archer Architects for Fairbriar Macleod
PROPOSAL: Conservation Area Consent: Demolition of Detached Single Storey Workshop Building.
DECISION: REFUSED Conservation Area Consent in accordance with the works described in the application and submitted plans for the reason reported and subject to the informative reported.

SECTION 2 – OTHER APPLICATIONS RECOMMENDED FOR GRANT

LIST NO: 2/01 **APPLICATION NO:** P/1196/03/CFU
LOCATION: 291 Burnt Oak Broadway, Edgware
APPLICANT: CES Associates/W Saunders for M U Ahamed
PROPOSAL: Change of Use: Retail to Hot Food Takeaway (Class A1 to A3) on Ground Floor with Parking at Rear, Replacement Single Storey Rear Extension.
DECISION: GRANTED permission in accordance with the development described in the application and submitted plans, subject to the condition(s) and informative(s) reported.
 [Notes: (1) Prior to considering the above application, the Committee received a representation from an objector.
 The objector explained that she lived in a neighbouring property and was speaking on behalf of a number of a number of neighbouring residents.

She referred to her concerns that the proposed change of use would give rise to smells and fumes from cooking and would also exacerbate existing parking problems, therefore having a negative impact on the amenity of neighbouring residents. She also expressed concern re accessibility issues and complained that the site had not been adequately marketed for A1 use. She urged the Committee to refuse the application.

There was no indication that a representative of the applicant was present and wished to respond.

(2) Officers advised that the officer report on this application had omitted to set out the full previous planning history of the site. It was reported that an application for a single storey rear extension and part change of use had previously been refused by the Committee and had subsequently been the subject of an appeal which had been dismissed. The Committee noted this information and, following discussion, agreed that they had all the information relevant to the application and there was no need to defer its consideration.

(3) Councillor Mrs Bath wished to be recorded as having voted against the decision to grant the above application on the basis that she felt that all the Committee was not in possession of all the information relevant to the application].

(See also Minute 443: Right of Members to Speak)

LIST NO:	2/02	APPLICATION NO:	P/1449/03/CFU
LOCATION:	49 High Street, Harrow on the Hill		
APPLICANT:	J R Andrews for T J Harriss Esq		
PROPOSAL:	Change of Use: Retail to A3 (Food and Drink) on Ground Floor and Basement, with Parking at Rear		
DECISION:	GRANTED permission in accordance with the development described in the application and submitted plans, subject to the condition(s) and informative(s) reported, including the following amended condition which was reported on the addendum: Amend Condition 5 to read: ‘...shown on the approved plan number(s) 49/01A’. [Note: Councillor Thornton wished to be recorded as having voted against the decision to grant this application]. (See also Minute 444: Declarations of Interest).		

LIST NO:	2/03	APPLICATION NO:	P1573/03/CFU
LOCATION:	Ground Floor, Sherwood House, 176 Northolt Road, South Harrow		
APPLICANT:	KDB Building Designs for Mrs S Sanghvi		
PROPOSAL:	Change of Use: Offices (B1) to Physiotherapists Clinic (D1) with 2 Consulting Rooms and Ancillary Accommodation with Parking.		
DECISION:	GRANTED permission in accordance with the development described in the application and submitted plans, subject to the condition(s) and informative(s) reported, and the following additional condition reported on the addendum: 2. Standard Condition – Restrict Use Class (D1)		

LIST NO: 2/04 **APPLICATION NO:** P/1939/03/CFU
LOCATION: Land R/O 132 Butler Road, Harrow
APPLICANT: White Associates for R & J Landscapes Ltd
PROPOSAL: Pair of Semi-Detached Houses with Detached Bungalow with Access and Parking.
DECISION: GRANTED permission in accordance with the development described in the application and submitted plans, subject to the condition(s) and informative(s) reported.

LIST NO: 2/05 **APPLICATION NO:** P/1869/03/CFU
LOCATION: Doctors' Surgery, William Drive, Stanmore
APPLICANT: Laing Homes Ltd
PROPOSAL: Detached Two Storey Building with rooms in Roofspace to Provide Doctors Surgery with Detached Bin Store, Access and Parking.
DECISION: GRANTED permission in accordance with the development described in the application and submitted plans, subject to the condition(s) and informative(s) reported and the following additional condition reported on the addendum:
7. The surgery hereby permitted shall not open to patients outside the following times:
a) 08.00 hours to 20.00 hours, Monday to Friday inclusive
b) 08.00 hours to 13.00 hours on Saturdays, except in the case of emergencies
REASON: To safeguard the amenity of neighbouring residents.

LIST NO: 2/06 **APPLICATION NO:** P/2409/03/CFU
LOCATION: Land R/O Alexandra School, 273 Alexandra Avenue, South Harrow
APPLICANT: Norman & Danbarn Ltd for Harrow Primary Care Trust
PROPOSAL: Provision of Temporary Building to Accommodate Dental Practice During Construction of Permanent Accommodation.
DECISION: GRANTED permission in accordance with the development described in the application and submitted plans, subject to the condition(s) and informative(s) reported.

LIST NO: 2/07 **APPLICATION NO:** P/1843/03/CFU
LOCATION: 105 Whitchurch Lane, Edgware
APPLICANT: David Barnard for City & County Ltd
PROPOSAL: Single Storey Side to Rear Extension and Conversion of Dwelling House to Three Self-Contained Flats (Revised).
DECISION: GRANTED permission in accordance with the development described in the application and submitted plans, subject to the condition(s) and informative(s) reported.

[Notes: (1) During the debate on the above application it was moved and seconded that the application be refused on the grounds that the number of converted properties in this road was already in excess of that considered appropriate and additional conversions would result in further loss of character and an imbalance in the mix and type of dwellings in the road,

and the conversion of one dwelling house to three units would be detrimental to the residential amenity of neighbouring properties. Upon being put to the vote this was not carried.

(2) Councillors Marilyn Ashton, Mrs Bath, Kara, Knowles and Mrs Joyce Nickolay wished to be recorded as having voted in favour of the amendment to refuse the application outlined at (1) above and against the decision to grant the application on the grounds that they disagreed with the change to the policy regarding the conversion of such properties].

LIST NO: 2/08 **APPLICATION NO:** P/2182/03/COU
LOCATION: 7 Charlton Road, Harrow
APPLICANT: Geoffrey T Dunnell for Messrs JD & PJ Flannery
PROPOSAL: Outline: Redevelopment to Provide Four Two Storey Terraced Houses with Parking at Front.
DECISION: DEFERRED at officers' request for further notification and also at Members' request for a Member Site Visit.
(See also Minute 466(ii): Site Visits).

LIST NO: 2/09 **APPLICATION NO:** P/2010/03/CRE
LOCATION: The Vaughan Centre, 20Z Wilson Gardens, Harrow
APPLICANT: Design & Buildings Services for Social Services Dept
PROPOSAL: Renewal of Planning Permission W/780/00/LA3 for Detached 2 Storey Block to Provide Two 6 Place Residential Units on Vaughan Road Frontage with Access and Parking.
DECISION: GRANTED permission in accordance with the development described in the application and submitted plans, subject to the condition(s) and informative(s) reported.

LIST NO: 2/10 **APPLICATION NO:** P/2550/03/CFU
LOCATION: 34 & 36 Shooters Avenue, Harrow
APPLICANT: Mr J Benaim for QFCC
PROPOSAL: Change of Use: Class C3-C2 (Residential to Care Home) with Single Storey Rear Extension to No.36.
DECISION: DEFERRED following revised consultation (consultation period does not expire until 25 December 2003) and for a Member Site Visit.
(See also Minutes 443 and 466(ii) re Right of Members to Speak and Site Visits).

LIST NO: 2/11 **APPLICATION NO:** P/894/03/CFU
LOCATION: Hillmorton, 11 Orley Farm Road, Harrow
APPLICANT: Sureplan (South Bucks) Ltd for Mr & Mrs Soni
PROPOSAL: Single Storey Side Extension Conversion of Outbuilding to Provide Granny Annexe, 2 Rear Dormers.
DECISION: DEFERRED for a Member Site Visit

[Note: Officers explained that the addendum should have stated that this application had originally been deferred to allow officers to conduct discussions with the applicant regarding design issues. This was duly noted].

(See also Minute 466(ii): Site Visits).

LIST NO: 2/12 **APPLICATION NO:** P/2358/03/CFU
LOCATION: 78 Canons Drive, Edgware
APPLICANT: MSK Design Associates for Mr R Mortali
PROPOSAL: Provision of New Roof
DECISION: GRANTED permission in accordance with the development described in the application and submitted plans, subject to the condition(s) and informative(s) reported.

LIST NO: 2/13 **APPLICATION NO:** P/2385/03/CFU
LOCATION: 74 Vernon Drive, Stanmore
APPLICANT: E Hanningan for Mr & Mrs Whittington
PROPOSAL: Alterations to Roof to Form End Gable and Rear Dormer
DECISION: GRANTED permission in accordance with the development described in the application and submitted plans, subject to the condition(s) and informative(s) reported.

LIST NO: 2/14 **APPLICATION NO:** P/2296/03/CFU
LOCATION: 4 Lake View, Edgware
APPLICANT: J Hoban for K Chauhan
PROPOSAL: First Floor Rear Extension
DECISION: GRANTED permission in accordance with the development described in the application and submitted plans, subject to the condition(s) and informative(s) reported.

LIST NO: 2/15 **APPLICATION NO:** P/2040/03/CFU
LOCATION: The Squirrels, 90 South Hill Avenue, Harrow
APPLICANT: Kenneth W Reed & Associates for Ms K Burley
PROPOSAL: Single Storey Rear Extension with Accommodation in Roofspace
DECISION: GRANTED permission in accordance with the development described in the application and submitted plans, subject to the condition(s) and informative(s) reported.

LIST NO: 2/16 **APPLICATION NO:** P/1708/03/CFU
LOCATION: 74 Elm Park, Stanmore
APPLICANT: A D A Architecture for Mrs Ada Lui
PROPOSAL: Single and Two Storey Rear Extension and Rear Dormer
DECISION: GRANTED permission in accordance with the development described in the application and submitted plans, subject to the condition(s) and informative(s) reported.

[Note: Prior to considering the above application, the Committee received a representation from an objector.

The objector advised that she lived in a neighbouring property. She emphasised that she had a good relationship with her neighbours but objected to this proposed development on the grounds of its scale and bulk. She expressed concern that it would constitute overdevelopment of the site and would give rise to a loss of light to her property, in particular to the kitchen, and a loss of outlook, thereby having a negative impact on her residential amenity. She stated that the proposal did not comply with BRE Guidance regarding sunlight. She further stated that the plans were incomplete as they did not show her kitchen windows or door. She urged the Committee to agree to a site visit to view the impact on her property for themselves.

No indication was given that a representative of the applicant was present and wished to respond].

LIST NO: 2/17 **APPLICATION NO:** P/2117/03/CFU
LOCATION: 24 & 26 Headstone Drive, Harrow
APPLICANT: Threshold Land & Estates Ltd
PROPOSAL: Change of Use: Shop (Class A1) to A3 (Food & Drink)
DECISION: GRANTED permission in accordance with the development described in the application and submitted plans, subject to the condition(s) and informative(s) reported.

SECTION 3 – OTHER APPLICATIONS RECOMMENDED FOR REFUSAL

LIST NO: 3/01 **APPLICATION NO:** P/2279/03/CFU
LOCATION: 9 Buckingham Parade, The Broadway, Stanmore
APPLICANT: Stanwood Professional Services for Buckingham Boulangerie
PROPOSAL: Change of Use: Retail to Food and Drink (Class A1 to A3)
DECISION: WITHDRAWN by the applicant.

[Note: Officers advised verbally that this application had been withdrawn by the applicant].

(See also Minute 444: Declarations of Interest).

LIST NO: 3/02 **APPLICATION NO:** P/2123/03/CFU
LOCATION: 427-429 Alexandra Avenue, South Harrow
APPLICANT: K Handa for Mr V Kataria
PROPOSAL: Change of Use: Shop to Restaurant (Class A1-A3) on Ground Floor and Basement with Parking at Rear.
DECISION: REFUSED permission for the development described in the application and submitted plans for the reason(s) reported and subject to the informative(s) reported.

LIST NO: 3/03 **APPLICATION NO:** P/1833/03/CFU
LOCATION: o/s Monks Rest, Hillside Road, Pinner
APPLICANT: A D Harkett for Pinner Hill Estate Ltd
PROPOSAL: Provision of Closed Circuit TV Camera on 4m High Pole
DECISION: REFUSED permission for the development described in the application and submitted plans for the reason(s) reported and subject to the informative(s) reported.

[Note: Councillors Marilyn Ashton, Mrs Bath, Kara, Knowles and Mrs Joyce Nickolay wished to be recorded as having voted against the decision to refuse the above application].

(See also Minute 443: Right of Members to Speak)

SECTION 4 – CONSULTATIONS FROM NEIGHBOURING AUTHORITIES

LIST NO: 4/01 **APPLICATION NO:** P/1727/03/CNA
LOCATION: 664 Victoria Road, Ruislip, Uxbridge
APPLICANT: London Borough of Hillingdon
PROPOSAL: Consultation: Provision of Car Showroom (2985M Sq) and 2 Retail Units (1796M Sq) with Parking and Access.
DECISION: RAISED NO OBJECTION to the development set out in the application, subject to regard being had to the informative indicated.