

ENFORCEMENT GRID - 30/09/08
ENFORCEMENT NOTICES AWAITING COMPLIANCE

ADDRESS AND ALLEGED BREACH	ENF/LEGAL/PL. APP REF. NOS.	OFFICER	C'TTEE DATE	MEMO LEGAL	DATE SERVED	EFFECTIVE DATE	APEAL 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.
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)	08/12/2004	14/01/2005	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. Enf Officer has visited site with a view to preparing prosecution witness statement.

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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. Preparing prosecution witness statement.
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. Enf Officer has visited site with a view to preparing prosecution witness statement.
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 reassessing in the light of the new permitted development changes

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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. Enf Officer has visited site with a view to preparing prosecution witness statement.
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. Rear extension and front porch still existing. Awaiting drafting of prosecution report.
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)	14-May-07	13-Jun-07		3 Months	13-Sep-07	Site visit required by Enforcement Officer.

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76 FORMBY AVENUE, STANMORE (Ward = Queensbury) Use of outbuilding as two self-contained residential units	ENF/401/06/P	NR	28-Feb-07		23-Jul-07	23-Aug-07		3 Months		Enforcement Officer visited the site. Breach still existing. Prosecution witness statement required.
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-Jun-06 JM (Legal Case Officer)	13-Sep-07	27-Feb-08	Appeal lodged (Written Reps)	3 Months changed to 6 months on appeal.	26-Aug-08 (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. Compliance period has expired and awaiting preparation of prosecution report
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)	31-Aug-07	1-Oct-07 25-Feb-08	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-Nov-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.
37 NORWOOD DRIVE, HARROW (Ward = Headstone North) Conversion of dwellinghouse into 7 self-contained bedsits	ENF/0692/05/P	GW	28-Feb-07		16-Jul-07	16-Aug-07	Appeal lodged (Hearing)	3 Months	24-Jul-08	Appeal Hearing scheduled for 9-April-2008. Appeal dismissed 24/04/2008.

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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			06-Aug-07	05-Sep-07	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). Planning Inspectorate reissued the Appeal Decision on 24/04/2008.
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			06-Aug-07	05-Sep-07	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). Reissued on 24/04/2008. Compliance with the conditions is being monitored.
GROVE END, GROVE HILL ROAD, HARROW (Ward = Greenhill) Outbuilding larger than 10 cubic metres in conservation area.	ENF/633/06/P	LH (Case officer)	17-Oct-07	19-Oct-07	08-Jan-08	07-Feb-08		3 Months	07-May-08	Update site visit required by compliance check.
43 HIGH STREET, Harrow on the Hill (Ward = Harrow on the Hill) Unauthorised cash machine.	ENF/56/08/P	MRE		14-Feb-08	25-Jul-08	05-Sep-08		3 months		Planning permission refused for the development (application reference P/3593/07 on 20 December 2007). Draft report prepared for delegation and passed to Legal. Notice served 25/7/8.

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29 RAYNERS LANE, SOUTH HARROW (Ward = Roxbourne) Unauthorised single side & rear extension	ENF/0669/07/P	GW		21-May-08	25-Jul-08	05-Sep-08		3 months	04-Dec-08	Notice served 25/7/8.
85a WHITCHURCH LANE, EDGWARE (Ward = Canons) Single Storey rear extension	ENF/956/05/P	GW		27-May-08	31-Jul-08	12-Sep-08		3 months	11-Dec-08	Notice served 05/08/08.
18 BELMONT CIRCLE, BELMONT (Ward = Belmont) Change of use to estate agents	ENF/0711/07/P	GW		08-Jul-08	31-Jul-08	12-Sep-08		3 months	11-Dec-08	Notice served 05/08/08.
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	31-Aug-07	18-Aug-08	Appeal Lodged (Written Reps)	3 Months	17-Nov-08	Appeal dismissed 18 August 2008.
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			22-Aug-08	03-Oct-08				Planning permission refused for the development (application reference P/1756/07 on 12 November 2007). Draft report prepared for delegation and passed to Legal. Notice served - awaiting compliance

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Land at 3 Green Lane Cottages, Stanmore, (Ward = Stanmore Park) Replacement of two timber framed horn style sash windows with two uPVC casement windows	ENF0263/07/P	GW			22-Aug-08	03-Oct-08				Notice served - Awaiting compliance
Land at 34 Gordon Avenue, Stanmore (ward = Stanmore Park) Erection of single storey extension (approx 6m wide by 3m deep) on the forecourt of the dwelling	ENF/0594/07/P	GW			22-Aug-08	30-Sep-08				Notice served - Awaiting compliance

ENFORCEMENT NOTICES - 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. Notice withdrawn
23 Nolton Place, Edgware HA8 6DL (Ward = Edgware) Unauthorised Conversion of house into 4 flats and conversion of outbuilding into 2 flats.	ENF/366/06/P	GW			25th June 2008	31st July 2008		Six months	31st January 2009	Enforcement Notice served. Appeal submitted Awaiting appeal decision

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.

ENFORCEMENT NOTICES - REPORTS SENT TO LEGAL SERVICES

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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. Parapet and rear balcony removed Further monitoring to ensure roof light is removed
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.
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.
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.
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.