

**SECTION 1 – MAJOR APPLICATIONS**

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| <b>LIST NO:</b>   | 1/01   | <b>APPLICATION NO:</b> | P/1673/08/DC3 |
| <b>LOCATION:</b>  | Former Case is Altered Public House, 74 High Street, Wealdstone  |                        |               |
| <b>APPLICANT:</b> | Fruition Properties  |                        |               |
| <b>PROPOSAL:</b>  | Redevelopment to Provide 24 Flats in 3 Separate Blocks Ranging Between 4 and 6 Storeys in Height; 352 square metres of Retail Floor Space (Use Class A1) at Ground Floor Level (Resident Permit Restricted)  |                        |               |
| <b>DECISION:</b>  | <p>REFUSED permission for the development described in the application and submitted plans and amended on the addendum for the following reasons:</p> <ol style="list-style-type: none"> <li>1. The proposal represents an over intensive use of the site by reason of poor design, excessive mass and bulk and would appear to be visually obtrusive in the street scene, thereby not making a positive contribution to the overall built environment, contrary to HUDP policy D4 and PPS 3.</li> <li>2. The block fronting on to the High Street would adversely affect the character of the Grade II Listed Building next door by reason of poor design and scale, contrary to HUDP policy D4 and D11.</li> <li>3. The proposed development fails to fully comply with lifetime homes and wheelchair access because there is no provision for disabled parking to the detriment of the residential amenity of the future occupiers, contrary to the Accessible Homes SPD, HUDP Policy D4 and 3A.5 of the London Plan.</li> </ol> <p>[Notes: (1) Councillors Keith Ferry and Thaya Idaikkadar were not present for the whole of the item so were unable to take part in the discussion;</p> <p>(2) The Committee wished it to be recorded that the voting was as follows: Councillors Husain Akhtar, Marilyn Ashton, Don Billson, Julia Merison and Joyce Nickolay as having supported refusal,</p> <p>Councillor Jerry Miles abstained from voting;</p> <p>(3) The Head of Planning had recommended that the above application be granted].</p> |                        |               |

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| <b>LIST NO:</b>   | 1/02  | <b>APPLICATION NO:</b> | P/1321/08/RP1 |
| <b>LOCATION:</b>  | Prince Edward Playing Fields, St. Davids Drive, Edgware   |                        |               |
| <b>APPLICANT:</b> | Barnet Football Club Holdings   |                        |               |
| <b>PROPOSAL:</b>  | Alterations And Internal Changes To East Stand And Change Of Use Of Part Of First Floor Of East Stand From D2 (Assembly And Leisure) To Primary Care Trust Premises   |                        |               |
| <b>DECISION:</b>  | <p>GRANTED permission for the development described in the application and submitted plans, as amended on the Addendum, subject to the conditions and informatives reported and the following:</p> <p>Insertion of condition 7 to read 'The use hereby permitted shall not be open to the public or patients outside of the following times:- 0800 to 2000 Monday to Saturday inclusive and at no other time except with the written permission of the local planning authority.</p> <p>Reason: To safeguard the amenities of the locality.</p> |                        |               |

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| <b>LIST NO:</b>   | 1/03   | <b>APPLICATION NO:</b> | P/2203/06/DT2 |
| <b>LOCATION:</b>  | Wood Farm, Wood Lane, Stanmore   |                        |               |
| <b>APPLICANT:</b> | C P Holdings Limited   |                        |               |
| <b>PROPOSAL:</b>  | Demolition Of Buildings, Construction Of 10 Dwellings, Refurbishment Of House And Dairy And Associated Entrances, Roadways And Landscape Works And Change Of Use Of Farm To Country Park/Open Space.   |                        |               |
| <b>DECISION:</b>  | <p>GRANTED permission for the development described in the application and submitted plans, subject to a legal agreement, referral to the Government Office For London and the conditions and informatives reported.</p> <p>[Notes: (1) Prior to discussing the above application, the Committee received representations from two objectors which were noted.</p> <p>(2) During discussion on the above, it was moved and seconded that the permission be refused. Upon being put to the vote this was lost.</p> <p>(3) In granting permission the Committee had weighed up the development policies etc on the basis of the balance required by PPG2 paragraph 3.2 and dealt with the key issues arising under each of the sections of the report and had concluded that, whilst housing development was inappropriate in the Green Belt in accordance with PPG2, the merits of the proposal (including the country park and the associated benefits) clearly outweighed those elements of harm resulting from it. It was granted on the basis of the professional judgement that very special circumstances had been justified.</p> <p>(4) The Committee wished it to be recorded that the voting was as follows: Councillors Husain Akhtar, Marilyn Ashton, Don Billson, Julia Merison and Joyce Nickolay in support.</p> <p>Councillors Keith Ferry, Thaya Idaikkadar and Jerry Miles against.]</p> |                        |               |

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| <b>LIST NO:</b>   | 1/04  | <b>APPLICATION NO:</b> | P/2030/08/DC3 |
| <b>LOCATION:</b>  | Comfort Inn Harrow, 2-12 Northwick Park Road, Harrow  |                        |               |
| <b>APPLICANT:</b> | Grangebrook Ltd   |                        |               |
| <b>PROPOSAL:</b>  | Extensions & Alterations To Hotel To Provide Additional Bedrooms And Re-Locate Conference Centre (No Additional Floorspace)   |                        |               |
| <b>DECISION:</b>  | <p>GRANTED permission for the development described in the application and submitted plans, as amended on the Addendum, subject to the conditions and informatives reported and the following:</p> <p>Deletion of Condition 20 and the insertion of a new Condition 20 to read:</p> <p>“The hotel bedrooms and common areas shall be used for no other purpose nor shall the conference facility internal floor area be increased without the prior written consent of the local planning authority.”</p> <p>REASON: In the interest of neighbouring amenity.</p> <p>[Note: The Committee wished for it to be recorded that the decision to grant the application was unanimous].</p> |                        |               |

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**SECTION 2-OTHER APPLICATIONS RECOMMENDED FOR GRANT**

**LIST NO:** 2/01                      **APPLICATION NO:** P/2782/08/GL

**LOCATION:** 17-19 Peterborough Road, Harrow

**APPLICANT:** Mr Shany Gupta

**PROPOSAL:** Rear Extension At Ground To Third Floor Level And Additional Floor At Fourth Floor Level To Provide Additional Office (Class B1) Floorspace

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

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

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**LIST NO:** 2/02                      **APPLICATION NO:** P/2765/08/RH

**LOCATION:** 'Highlands', 9 Park View Road, Pinner

**APPLICANT:** Mr and Mrs Das

**PROPOSAL:** Demolition Of House & Construction Of New 2 Storey House; Provision Of Gated Entrance, Widening Of Driveway And Hardsurfacing To Forecourt

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

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

**SECTION 3 – OTHER APPLICATIONS RECOMMENDED FOR REFUSAL**

**LIST NO:** 3/01                      **APPLICATION NO:** P/2376/08/DC3

**LOCATION:** North Harrow Assembly Hall, Station Road; including 34 & 36 Canterbury Road and 37 & 39 Gloucester Road, North Harrow

**APPLICANT:** B W Foundation

**PROPOSAL:** Demolition Of Buildings, Construction Of Community Centre Including Sports Hall, Gym, Prayer Hall For Up To 200 People, Library, Children's Play Centre, Cafe/Restaurant, 24 Bed Nursing Home And 8 Flats.

**DECISION:** DEFERRED to enable the applicant and officers to meet to address the 7 reasons for refusal which were all planning based.

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