
REPORT OF DEVELOPMENT CONTROL COMMITTEE

MEETING HELD ON 21 APRIL 2004

Chair: * Councillor Anne Whitehead

Councillors: * Marilyn Ashton * Idaikkadar
 * Mrs Bath * Knowles
 * Bluston * Miles
 * Choudhury * Mrs Joyce Nickolay
 * Janet Cowan (2) * Thornton

* Denotes Member present
 (2) Denote category of Reserve Member

[Note: Councillor Vina Mithani also attended this meeting to speak on the item indicated at Minute 556 below].

PART I - RECOMMENDATIONS - NIL
PART II - MINUTES
555. Attendance by Reserve Members:

RESOLVED: To note the attendance at this meeting of the following duly appointed Reserve Member:-

Ordinary Member

Reserve Member

Councillor Kara

Councillor Janet Cowan

556. Right of Members to Speak:

RESOLVED: That, in accordance with Committee Procedure Rule 4.1, Councillor Mithani, who was not a Member of the Committee, be allowed to speak on Item 2/05 on the list of Planning Applications Received.

[Note: At the point of the meeting at which application 2/05 was discussed, Councillor Mithani was not present and therefore did not speak on this matter].

557. Declarations of Interest:

RESOLVED: To note the following declarations of interests arising from the business to be transacted at this meeting:

- (i) Planning Applications 1/06 – 1/ 11 – Harrow Hospital, Roxeth Hill, Harrow
 Councillor Bluston declared a personal interest in the above applications arising from his appointment, by the Authority, as a Trustee of Victoria Hall, which was run by the YMCA, which organisation had an interest in the above. Accordingly, he remained in the room and took part in the discussion and voting on this item.
- (ii) Planning Application 2/05 – Brent House, 214 Kenton Road, Kenton
 Councillor Janet Cowan declared a prejudicial interest in the above application arising from the fact that she knew the owner of the property. Accordingly, she left the room and took no part in the discussion or decision-making on this item.
- (iii) Planning Application 2/11 – 49 High Street, Harrow on the Hill
 A note on the main agenda advised that Councillor Harriss, who was not present at the meeting, had, in accordance with Paragraph 2.5 of the Protocol for Members and Reserve Members when Dealing with Planning Applications and Lobbying, given notice of an interest in the above application, on the basis that the applicant was his father.

Councillors Marilyn Ashton, Mrs Bath, Janet Cowan, Knowles and Mrs Joyce Nickolay declared a prejudicial interest in the above application arising from the fact that a relation of the Conservative Group owned the property. Accordingly, they left the room and took no part in the discussion or decision-making on this item.

- (iv) Planning Application 2/14 – Stanmore Golf Club House, 29 Gordon Avenue, Stanmore
Councillor Bluston declared a personal interest in the above application arising from the fact that he had played at the golf club many times and knew a number of members of the club. Accordingly, he remained and took part in the discussion and decision-making on this item.
- (v) Planning Application 2/15 – Tanglewood Cottage, 12 Tanglewood Close, Stanmore
Councillor Mrs Ashton declared a prejudicial interest in the above application arising from the fact that the applicants were her neighbours. She accordingly left the room and took no part in the discussion or decision-making on this item
- (vi) Planning Application 2/18 – 7 Village Way East, Harrow
A note on the main agenda advised that Councillor Harriss, who was not present at the meeting, had, in accordance with Paragraph 2.5 of the Protocol for Members and Reserve Members when Dealing with Planning Applications and Lobbying, given notice of an interest in the above application, on the basis that the applicant was his father.

Councillors Marilyn Ashton, Mrs Bath, Janet Cowan, Knowles and Mrs Joyce Nickolay declared a prejudicial interest in the above application arising from the fact that a relation of the Conservative Group owned the property. Accordingly, they left the room and took no part in the discussion or decision-making on this item.
- (vii) Planning Application 2/21 – 3 Canons Drive, Edgware
Councillor Janet Cowan declared a prejudicial interest in the above application arising from the fact that the applicants were her neighbours. Accordingly, she left the room and took no part in the discussion or decision-making on this item.
- (viii) Planning Application 3/01 – Pinner Park Farm, 1 Pinner Park Farm, Pinner
Councillor Knowles declared a prejudicial interest in the above application and accordingly left the room and took no part in the discussion or decision-making on this item.

558. **Arrangement of Agenda:**

RESOLVED: That (1) in accordance with the provisions of the Local Government (Access to Information) Act 1985, the following item/information be admitted to the agenda by reason of the special circumstances and grounds for urgency stated:

<u>Agenda Item</u>	<u>Special Circumstances / Reasons for Urgency</u>
Agenda Item 8a – Planning and Development Improvement Plan 2004/05 - 2006/07 – Reference from the Cabinet Meeting of 20 April 2004.	Cabinet received the report of the Chief Planning Officer regarding the Planning and Development Improvement Plan 2004/05 - 2006/07 at their meeting on 20 April. The reference setting out Cabinet's response to that report is now admitted to the agenda in order to ensure that the Development Control Committee has all the information relevant to its consideration of the Planning and Development Improvement Plan (set out at Agenda Item 11).
Agenda Item 15 – Confirmation of a Tree Preservation Order (TPO) - 663 Uxbridge Road (No 38) Harrow Weald - Subject to an Objection	This report is admitted to the agenda in order to ensure that the matter be progressed as soon as possible.
Addendum	This contains information relating to various items on the agenda and is based on information received after the agenda's dispatch. It is admitted to the agenda in order to enable Members to consider all information relevant to the items before them for decision.

and;

(2) all items be considered with the press and public present.

559. **Minutes:**

RESOLVED: That it be agreed that, having been circulated, the minutes of the meeting held on 17 March 2004 be signed as a correct record of that meeting, subject to the following amendment:

Amend 523(ii) to read:

“Planning Applications 2/05 and 2/06 – Arnold House Playing Fields, 44 Donnefield Avenue, Edgware – P/66/04/CFU & P/67/04/CCA

Councillor Bluston declared a personal interest in the above item arising from the fact that he had played at the tennis club a number of times and he knew a number of members of the club. Accordingly, he remained and took part in the decision-making and discussion on this item”.

560. **Matters Arising from the Minutes:**

A Member reminded the Committee that, at the previous meeting they had deferred approval of the minutes of the meeting held on 11 February 2004 insofar as they related to planning application 2/01 to allow queries regarding the minuting of comments made by Members of the Committee at that meeting in relation to that application to be resolved. She queried whether the matter had now been resolved. In response, it was advised that the Borough Solicitor was still giving the matter consideration.

561. **Public Questions:**

RESOLVED: To note that there were no public questions to be received at this meeting under the provisions of Committee Procedure Rule 18 (Part 4B of the Constitution).

562. **Petitions:**

RESOLVED: To note that there were no petitions to be received by the meeting.

563. **Deputations:**

RESOLVED: To note that there were no deputations to be received at this meeting under the provisions of Committee Procedure Rule 16 (Part 4B of the Constitution).

564. **Planning and Development Improvement Plan 2004/05 - 2006/07 - Reference from the Cabinet Meeting of 20 April 2004:**

This reference was discussed as part of the debate on Agenda Item 11 – Planning and Development Improvement Plan 2004/05 - 2006/07 (See Minute 567).

565. **Representations on Planning Applications:**

RESOLVED: That, in accordance with the provisions of Committee Procedure Rule 17 (Part 4B of the Constitution), representations be received in respect of item 2/05 on the list of planning applications.

566. **Planning Applications Received:**

RESOLVED: That authority be given to the Chief Planning Officer to issue the decision notices in respect of the applications considered, as set out in the schedule attached to these minutes.

567. **Planning & Development Improvement Plan 2004/05 - 2006/07:**

The Committee received a report of the Chief Planning Officer regarding the Planning and Development Improvement Plan 2004/05 - 2006/07. It was explained that the plan addressed the need to improve performance of the Planning and Development function to meet Government and local targets, addressed the Office of the Deputy Prime Minister's concerns regarding the current levels of performance, and sought to maximise the 2005/07 Planning Delivery Grant allocation and influence the Comprehensive Performance Assessment process.

It was noted that Cabinet had discussed this matter at their meeting held the previous evening, and that their response was outlined in a reference to this Committee, circulated under cover of the Second Supplemental Agenda.

During the discussion which followed, the Committee agreed that, due to the lateness of the hour, consideration of this item would be deferred and a Special Meeting would be

convened to allow the Committee to give proper consideration to the report. It was noted however that those matters which had been approved by Cabinet would, not withstanding the Committee's deferral of the item, be implemented shortly.

RESOLVED: To defer consideration of this item to a Special Meeting of the Committee which it be agreed be held at 6.30 pm on 18 May 2004, prior to the ordinary meeting of the Committee scheduled to be held that evening.

568. **201-203 Headstone Lane, Harrow - Report of Petition:**

The Committee received a joint report of the Borough Solicitor and of the Chief Planning Officer which set out a response to a petition which had been presented to the Committee at its last meeting regarding the construction of a vehicular crossing in the footway in front of the above property.

It was explained that, on this occasion, the provision of a vehicular crossing did not require planning consent but Condition 17 of planning consent WEST/138/97/CON did preclude vehicular access to the front of the premises. However, it was further advised that, as at this time no evidence had been presented to or obtained by the Council to show that the vehicular crossing was being used to gain vehicular access to the front of the premises and there was therefore no evidence that a breach of planning condition existed, there were currently no grounds for the instigation of planning enforcement action.

RESOLVED: That, (1) subject to his being satisfied as to the evidence, the Borough Solicitor be authorised to:

- (a) Issue a Breach of Condition Notice pursuant to Section 187A of the Town and Country Planning Act 1990 requiring:
 - (i) The permanent cessation of taking vehicular access to the front of the premises;
 - (ii) Within one month beginning with the day on which the notice takes effect.
- (b) Institute legal proceedings in the event of failure to:
 - (i) supply the information required by the Borough Solicitor to the Council through the issue of Notice(s) under Section 330 of the Town and Country Planning Act 1990

and/or

 - (ii) comply with the Breach of Condition Notice; and
- (c) should the Borough Solicitor not be satisfied to the evidence no further action be taken regarding this matter.

[REASON: As outlined at paragraph 8 of the officer report].

(Note: It was pointed out that the above property fell within Headstone North Ward and not Wealdstone Ward).

569. **171 Welbeck Road, Harrow:**

The Committee received a joint report of the Borough Solicitor and the Chief Planning Officer regarding a breach of planning control at the above address.

The report outlined the nature of the breach, which was the material change in use of the property from a single family dwelling house (Class C3) to office (Class B1) without the benefit of planning permission. The report advised that it was now considered expedient to issue an enforcement notice to rectify the breach for the reasons stated in the officer report.

RESOLVED: That, subject to his being satisfied as to the evidence, the Borough Solicitor be authorised to:

- (1) Issue an Enforcement Notice pursuant to Section 172 of the Town and Country Planning Act 1990 requiring:
 - (i) The cessation of use of the property as an office, the permanent removal of all desks but one, of all telephone lines but two and of all computers/terminals but

one;

- (ii) The notice to take effect on a date to be specified therein, not being less than 42 days from the date of issue.

(i) and (ii) to be complied with within a period of 2 months from the date on which the Notice takes effect;

(2) Issue Notices under section 330 of the Town and Country Planning Act 1990 (as amended) as necessary in relation to the above alleged breach of planning control; and

(3) Institute legal proceedings in the event of failure to;

- (i) supply the information required by the Borough Solicitor to the Council through the issue of Notice(s) under Section 330 of the Town and Country Planning Act 1990

and/or

- (ii) comply with the Enforcement Notice

[REASON: As outlined at paragraph 8 of the officer report].

570. **Portman Hall, Old Redding, Harrow:**

The Committee received a joint report of the Borough Solicitor and the Chief Planning Officer which advised of a breach of planning control at the above address.

The report outlined the nature of the breach, which was the erection, without planning permission, of timber and wire fences on the roof of the above property. The report advised that it was now considered expedient to issue an enforcement notice to rectify the breach for the reasons stated in the officer report.

RESOLVED: That, subject to his being satisfied as to the evidence, the Borough Solicitor be authorised to:

(1) Issue an Enforcement Notice pursuant to Section 172 of the Town and Country Planning Act 1990 requiring:

- (i) the demolition of the fencing;
- (ii) the permanent removal of its constituent elements from the land.

(i) and (ii) to be complied with within a period of 3 months from the date on which the Notice takes effect;

(2) Issue Notices under section 330 of the Town and Country Planning Act 1990 (as amended) as necessary in relation to the above alleged breach of planning control; and

(3) Institute legal proceedings in the event of failure to;

- (i) supply the information required by the Borough Solicitor to the Council through the issue of Notice(s) under Section 330 of the Town and Country Planning Act 1990

and/or

- (ii) comply with the Enforcement Notice

[REASON: As outlined at paragraph 8 of the officer report].

571. **Confirmation of a Tree Preservation Order (TPO) - 663 Uxbridge Road (No 38) Harrow Weald - Subject to an Objection:**

The Committee considered a report of the Chief Planning Officer regarding the confirmation of a Tree Preservation Order (TPO) which had been the subject of an objection. The report considered the objection received and made recommendations accordingly.

During the discussion on this item, a number of Members affirmed their support for the protection afforded by Tree Preservation Orders and noted that the objector would retain the right to apply for works to the trees following confirmation of the order.

RESOLVED: That (1) the Tree Preservation Order be confirmed, subject to the amendments set out in the officer report and shown on the First Schedule and Ordnance Survey Plan (dated 15/04/2004); and

(2) the Borough Solicitor be requested to advise the objector accordingly.

572. **Tree Preservation Order (TPO) - Gillian House, Elms Road, Harrow Weald:**

The Committee received a report of the Chief Planning Officer regarding a new, detailed Tree Preservation Order proposed for the above site.

RESOLVED: That the Borough Solicitor be authorised to

(1) make a new Tree Preservation Order (TPO) to be known as TPO 703 Elms Road (No. 13), Harrow Weald, pursuant to Sections 198 and 201 of the Town and Country Planning Act 1990, to protect those trees identified on the map and schedule attached to the officer report; and

(2) revoke TPO 56 Elms Road (No. 1), Harrow Weald on confirmation of the above.

[REASON: To accord with current policy (see paragraph 6.2 of the officer report)].

573. **Tree Preservation Order (TPO) - 100, 100a, 102 Uxbridge Road, Harrow Weald:**

The Committee received a report of the Chief Planning Officer regarding a new, detailed Tree Preservation Order proposed for the above site.

RESOLVED: That the Borough Solicitor be authorised to

(1) make a new Tree Preservation Order (TPO) to be known as TPO 704 Uxbridge Road (No. 40), Harrow Weald pursuant to Sections 198 and 201 of the Town and Country Planning Act 1990, to protect those trees identified on the map and schedule attached to the officer report; and

(2) revoke TPO 10, Area 31 on confirmation of the above.

[REASON: To accord with current policy (see paragraph 6.2 of the officer report)].

574. **Tree Preservation Order (TPO) - 1-12 Merrion Avenue and Belmont Lodge, Copley Road, Canons:**

The Committee received a report of the Chief Planning Officer regarding a new, detailed Tree Preservation Order proposed for the above site.

RESOLVED: That the Borough Solicitor be authorised to

(1) make a new Tree Preservation Order (TPO) to be known as TPO 705 Merrion Avenue (No.1), Canons pursuant to Sections 198 and 201 of the Town and Country Planning Act 1990, to protect those trees identified on the map and schedule attached to the officer report; and

(2) revoke TPO 10, Area 40 on confirmation of the above.

[REASON: To accord with current policy (see paragraph 6.2 of the officer report)].

575. **Tree Preservation Order (TPO) - Chenduit Way, Waleran Close and Hanselin Close, Stanmore Park:**

The Committee received a report of the Chief Planning Officer regarding a new, detailed Tree Preservation Order proposed for the above site.

RESOLVED: That the Borough Solicitor be authorised to

(1) make a new Tree Preservation Order (TPO) to be known as TPO 706 Uxbridge Road (No. 41), Stanmore Park pursuant to Sections 198 and 201 of the Town and Country Planning Act 1990, to protect those trees identified on the map and schedule attached to the officer report; and

(2) revoke TPO 10, Area 35 on confirmation of the above.

[REASON: To accord with current policy (see paragraph 6.2 of the officer report)].

576. **Tree Preservation Order (TPO) - Land between the Lodge and Silverwood, South View Road, Pinner:**

The Committee received a report of the Chief Planning Officer regarding a new, detailed

Tree Preservation Order proposed for the above site.

RESOLVED: That the Borough Solicitor be authorised to

(1) make a new Tree Preservation Order (TPO) to be known as TPO 707 South View Road (No. 6), Pinner, pursuant to Sections 198 and 201 of the Town and Country Planning Act 1990, to protect those trees identified on the map and schedule attached to the officer report; and

(2) revoke TPO 10, Area 1 on confirmation of the above.

[REASON: To accord with current policy (see paragraph 6.2 of the officer report)].

577. **Tree Preservation Order (TPO) - Oak House and Cambrae, Park View Road, Pinner & Ravelston, South View Road, Pinner:**

The Committee received a report of the Chief Planning Officer regarding a new, detailed Tree Preservation Order proposed for the above site.

RESOLVED: That the Borough Solicitor be authorised to

(1) make a new Tree Preservation Order (TPO) to be known as TPO 708 Park View Road (No. 3), Pinner, pursuant to Sections 198 and 201 of the Town and Country Planning Act 1990, to protect those trees identified on the map and schedule attached to the officer report; and

(2) revoke TPO 10, Area 2 on confirmation of the above.

[REASON: To accord with current policy (see paragraph 6.2 of the officer report)].

578. **Tree Preservation Order (TPO) - Oakwood and Gunfleet, South View Road, Pinner:**

The Committee received a report of the Chief Planning Officer regarding a new, detailed Tree Preservation Order proposed for the above site.

RESOLVED: That the Borough Solicitor be authorised to

(1) make a new Tree Preservation Order (TPO) to be known as TPO 709 South View Road (No. 7), Pinner, pursuant to Sections 198 and 201 of the Town and Country Planning Act 1990, to protect those trees identified on the map and schedule attached to the officer report; and

(2) revoke TPO 10, Area 3 on confirmation of the above.

[REASON: To accord with current policy (see paragraph 6.2 of the officer report)].

579. **Tree Preservation Order (TPO) - Hillcote House and Link House, Pinner Hill, Pinner:**

The Committee received a report of the Chief Planning Officer regarding a new, detailed Tree Preservation Order proposed for the above site.

RESOLVED: That the Borough Solicitor be authorised to

(1) make a new Tree Preservation Order (TPO) to be known as TPO 710 Pinner Hill (No. 6), Pinner pursuant to Sections 198 and 201 of the Town and Country Planning Act 1990, to protect those trees identified on the map and schedule attached to the officer report; and

(2) revoke TPO 10, Area 4 on confirmation of the above.

[REASON: To accord with current policy (see paragraph 6.2 of the officer report)].

580. **Planning Appeals Update:**

The Committee received a report of the Chief Planning Officer which listed those appeals being dealt with and those awaiting decision.

RESOLVED: That the report be noted.

581. **Enforcement Notices Awaiting Compliance:**
The Committee received a report of the Chief Planning Officer which listed those enforcement notices awaiting compliance.
RESOLVED: That the report be noted.
582. **Action Taken Under the Urgent Non-Executive Decision Procedure:**
The Committee received a report of the Borough Solicitor outlining action taken by the Chief Planning Officer following consultation with the Chair and Nominated Members of the Development Control Committee, since the meeting of the Committee held on 11 February 2004, under the Urgent Non-Executive Action Procedure.
RESOLVED: To note the following action, taken under the Urgent Non-Executive Action Procedure:
Subject: Confirmation of Tree Preservation Order No. 701 Canons Drive.
Action Proposed: Confirmation of Tree Preservation Order No. 701 Canons Drive (No. 4), which was the subject of an objection from the owner, without amendments. Advise the Borough Solicitor accordingly.
Reason for Urgency: The Order would have lapsed if it had not been confirmed before 10 March 2004 and the next possible meeting of the Development Control to which the item could have been submitted was not until 17 March 2004.
Decision: Officer Recommendation agreed.
583. **Determination of Demolition Applications:**
RESOLVED: To note that there were no demolition applications which required consideration.
584. **Telecommunications Developments:**
RESOLVED: To note that there were no telecommunications applications which required consideration.
585. **Any Other Business:**
Temporary fencing erected at Suzanne's Riding Stables, Brookshill
A Member explained to the Committee that an application for hoarding at the above site was currently awaiting determination and advised that it had come to her attention that, in the meantime, a mesh fencing had been erected without the benefit of planning permission. She expressed concern at the appearance of the meshing and the detrimental impact on the appearance of the Conservation Area and the amenities of neighbouring residents.
In response the Chief Planning Officer confirmed that an application for a more substantial form of fencing was awaiting determination and advised that officers were investigating whether the current fencing required permission and were in discussions with the applicants to resolve concerns regarding its visual impact.
586. **Extension and Termination of the Meeting:**
In accordance with the provisions of Committee Procedure Rule 14 (Part 4B of the Constitution) it was
RESOLVED: At (1) 10.00 pm to continue until 10.30 pm;
(2) 10.30 pm to continue until 11.00 pm;
(3) 11.00 pm to continue until 11.30 pm;
(4) 11.30 pm to continue until 11.45 pm;
(5) 11.45 pm to continue until 12.00 am;
(6) 12.00 am to continue until 12.15 am; and
(7) 12.15 am continue until 12.20 am.
(Note: The meeting, having commenced at 7.30 pm, closed at 12.23 pm).

(Signed) COUNCILLOR ANNE WHITEHEAD
Chair

LIST NO: 1/05 **APPLICATION NO:** P/562/04/CFU

LOCATION: 143 Imperial Drive, North Harrow

APPLICANT: Gillett Macleod Partnership for W E Black Ltd

PROPOSAL: Redevelopment to Provide 16 Flats in Part 3, Part 4 Storey Building with Parking (Resident Permit Restricted)

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: Councillors Marilyn Ashton and Mrs Joyce Nickolay wished to be recorded as having abstained from voting on the officer recommendation to grant this application].

LIST NO: 1/06 **APPLICATION NO:** P/246/04/CFU

LOCATION: Harrow Hospital, Roxeth Hill, Harrow

APPLICANT: Scott Wilson (Rebekah Jubb) for Barratt North London

PROPOSAL: Conversion and Extension to Siddons House and Cottage Hospital for 20 Flats, 5 Terraced Houses, 3 Blocks to Provide 71 Flats, Hostel and Parking

DECISION: REFUSED permission for the development described in the application and submitted plans for the following reasons and subject to Standard Informative 41 – UDP and Deposit Draft UDP Policies and Proposals (E4, E6, E8, E35, E36, E37, E38, E39, E45, H8, H9, T13) (SEP5, SD1, SD2, SD3, D4, D5, D12, D16, D18, T13, H5, H6):

1. The additional height of Block D will be detrimental to the visual and residential amenities of the properties in Georgian Way by reason of mass, bulk and scale of the roof line. This would be detrimental to the character of the Conservation Area and the Area of Special Character.
2. The height and location of the windows facing the back in Block D will cause perceived overlooking to the properties in Georgian Way to the detriment of residential amenity.
3. The mass, bulk and scale of the roof line of Block B will be detrimental to the character of the Roxeth Hill Conservation Area and damaging to the character of the listed building behind which it will sit, to the detriment of the views from Roxeth Hill, the Churchyard, and the surrounding Area of Special Character.

[Notes: (1) The Chief Planning Officer had recommended that applications 1/06, 1/07, 1/08, 1/09, 1/10 and 1/11 be granted;

(2) Councillors Bluston, Choudhury, Idaikkadar, Miles and Anne Whitehead wished to be recorded as having voted against the decision reached on applications 1/06, 1/07, 1/08, 1/09, 1/10 and 1/11;

(3) Councillors Marilyn Ashton, Mrs Bath, Janet Cowan, Knowles and Mrs Joyce Nickolay wished to be recorded as having voted in favour of the decision reached in respect of applications 1/06, 1/07, 1/08, 1/09, 1/10 and 1/11].

(See also Minute 557: Declarations of Interest).

LIST NO: 1/07 **APPLICATION NO:** P/329/04/CFU

LOCATION: Harrow Hospital, Roxeth Hill, Harrow, Harrow Hospital

APPLICANT: Scott Wilson (Rebekah Jubb) for Barratt North London

PROPOSAL: Conversion and Extension to Siddons House and Cottage Hospital for 20 Flats, 5 Terraced Houses, 3 Blocks to Provide 71 Flats, Hostel and Parking (Duplicate)

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 E4, E6, E8, E35, E36, E37, E38, E39, E45, H8, H9, T13) (SEP5, SD1, SD2, SD3, D4, D5, D12, D16, D18, T13, H5, H6):

1. The additional height of Block D will be detrimental to the visual and residential amenities of the properties in Georgian Way by reason of mass, bulk and scale of the roof line. This would be detrimental to the character of the Conservation Area and the Area of Special Character.
2. The height and location of the windows facing the back in Block D will cause perceived overlooking to the properties in Georgian Way to the detriment of residential amenity.
3. The mass, bulk and scale of the roof line of Block B will be detrimental to the character of the Roxeth Hill Conservation Area and damaging to the character of the listed building behind which it will sit, to the detriment of the views from Roxeth Hill, the Churchyard, and the surrounding Area of Special Character.

(See notes under application 1/06 above)

LIST NO: 1/08 **APPLICATION NO:** P/248/04/CLB

LOCATION: Harrow Hospital, Roxeth Hill, Harrow

APPLICANT: Scott Wilson (Rebekah Jubb) for Barratt North London

PROPOSAL: Listed Building Consent: Demolition, Internal and External Alterations Associated with Conversion to 15 No. Residential Units

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 (E34, E37, E38, E39) (SD2, D12, D16, D18):

The Proposed demolition and alterations, in the absence of an acceptable proposal for the replacement of the buildings, would be inappropriate and detrimental to the appearance and character of this part of the Roxeth Hill Conservation Area and the special architectural or historic interest of the Listed Building.

(See notes under application 1/06 above)

LIST NO: 1/09 **APPLICATION NO:** P/331/04/CLB

LOCATION: Harrow Hospital, Roxeth Hill, Harrow

APPLICANT: Scott Wilson (Rebekah Jubb) for Barratt North London

PROPOSAL: Listed Building Consent: Demolition, Internal and External Alterations Associated with Conversion to 15 No. Residential Units (Duplicate)

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 (E34, E37, E38, E39) (SD2, D12, D16, D18):

The Proposed demolition and alterations, in the absence of an acceptable proposal for the replacement of the buildings, would be inappropriate and detrimental to the appearance and character of this part of the Roxeth Hill Conservation Area and the special architectural or historic interest of the Listed Building.

(See notes under application 1/06 above)

LIST NO: 1/10 **APPLICATION NO:** P/247/04/CCA

LOCATION: Harrow Hospital, Roxeth Hill, Harrow

APPLICANT: Scott Wilson (Rebekah Jubb) for Barratt North London

PROPOSAL: Conservation Area Consent: Demolition of Sydney Walton Nurses Home, Eric Short House, Mortuary, Extensions to Cottage Hospital and Outbuildings.

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 (E34, E37) (D12, D15):

The proposed demolition, in the absence of an acceptable proposal for the replacement of the buildings, would be inappropriate and detrimental to the appearance and character of this part of the Roxeth Hill Conservation Area and the special architectural or historic interest of the listed building.

(See notes under application 1/06 above)

LIST NO: 1/11 **APPLICATION NO:** P/330/04/CCA

LOCATION: Harrow Hospital, Roxeth Hill, Harrow

APPLICANT: Scott Wilson (Rebekah Jubb) for Barratt North London

PROPOSAL: Conservation Area Consent: Demolition, of Sydney Walton Nurses Home, Eric Short House, Mortuary, Extensions to Cottage Hospital and Outbuildings.

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 (E34, E37) (D12, D15):

The proposed demolition, in the absence of an acceptable proposal for the replacement of the buildings, would be inappropriate and detrimental to the appearance and character of this part of the Roxeth Hill Conservation Area and the special architectural or historic interest of the listed building

(See notes under application 1/06 above)

LIST NO: 1/12 **APPLICATION NO:** P/196/04/CDP

LOCATION: The Orange Tree Public House, 1 Pinner Green, Pinner

APPLICANT: Gillett Macleod Partnership for Howarth Homes PLC

PROPOSAL: Approval of Details Pursuant to Planning Permission WEST/902/02/OUT for 3 Storey Building to Provide 22 Flats.

DECISION: APPROVED details of design, external appearance and landscaping pursuant to conditions 1, 5 and 7 of outline planning permission WEST/902/02/OUT (allowed on appeal under reference APP/M5450/A/02/1116411).

SECTION 2 – APPLICATIONS RECOMMENDED FOR GRANT

LIST NO:	2/01	APPLICATION NO:	P/179/04/CFU
LOCATION:	2 Byron Hill Road, Harrow		
APPLICANT:	R Farr-Archer Architects for Macleod & Fairbriar		
PROPOSAL:	Redevelopment: 3 Storey Block to Provide 9 Dwellings as an Extension to Kings Head, Access and Parking.		
DECISION:	<p>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 and a second additional condition agreed by the Committee:</p> <p>9. The development hereby permitted shall not commence until a plan indicating the position, height and materials of the boundary treatment of that part of the site adjacent to No2A Byron Hill Road has been submitted to and approved in writing by the local planning authority. The details should match the wall constructed adjacent to the rear part of the garden of No2A Byron Hill Road.</p> <p>The boundary treatment shall be completed before the buildings are occupied.</p> <p>The development shall be carried out in accordance with the approved details and shall thereafter be retained.</p> <p>REASON: To safeguard the amenity of neighbouring residents.</p> <p>10. Standard Condition – Restrict Use of Roof as a Balcony Amend to read "...similar amenity area, nor shall any balcony rails, walls, fencing or other means of enclosure be erected without the grant of further ..."</p>		

LIST NO:	2/02	APPLICATION NO:	P/181/04/CCA
LOCATION:	2 Byron Hill Road, Harrow		
APPLICANT:	R Farr, Archer Architects for Macleod & Fairbriar		
PROPOSAL:	Conservation Area Consent: Demolition of Assembly Rooms and Detached Workshop Building.		
DECISION:	GRANTED Conservation Area Consent in accordance with the works described in the application and submitted plans, subject to the condition(s) and informative(s) reported.		

LIST NO:	2/03	APPLICATION NO:	P/180/04/CLB
LOCATION:	2 Byron Hill Road, Harrow		
APPLICANT:	R Farr, Archer Architects for Macleod & Fairbriar		
PROPOSAL:	Listed Building Consent: 3 Storey Block to Provide 9 Dwellings as an Extension to the Kings Head		
DECISION:	<p>GRANTED Listed Building Consent 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 agreed by the Committee, and subject to no material objections being received within the notification period:</p> <p>3. Standard Condition – Restrict Use of Roof as a Balcony Amend to read "...similar amenity area, nor shall any balcony rails, walls, fencing or other means of enclosure be erected without the grant of further ..."</p>		

LIST NO: 2/06 **APPLICATION NO:** P/178/04/CFU

LOCATION: Cherry Tree Way, Stanmore, Middx

APPLICANT: Mark Jackson for Laing Homes Ltd

PROPOSAL: Detached 2 Storey Block with Accommodation in Roofspace to Provide 7 Flats with Parking (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 discussion on the above application, it was moved and seconded that the application be refused on the grounds that the re-siting of the building closer to old Church Lane and increase in height would be visually obtrusive and detrimental to the character of the Conservation Area, dominating the long views from Old Church Lane to the detriment of the Area of Special Character. Upon being put to the vote this was not carried;

(2) The vote on the above motion was not carried upon the Chair exercising her extra, casting vote;

(3) Councillors Marilyn Ashton, Mrs Bath, Janet Cowan, Knowles and Mrs Joyce Nickolay wished to be recorded as having voted in favour of the motion to refuse the application outlined above;

(4) The vote on the substantive motion to grant the above application was carried upon the Chair exercising her extra, casting vote;

(5) Councillors Marilyn Ashton, Mrs Bath, Janet Cowan, Knowles and Mrs Joyce Nickolay wished to be recorded as having voted against the decision reached to grant the application].

LIST NO: 2/07 **APPLICATION NO:** P/326/04/CFU

LOCATION: Brakelond, 65 South Hill Avenue, Harrow

APPLICANT: David R Yeaman & Associates for Mr & Mrs M Dunlop

PROPOSAL: Two Storey Rear Extension with Basement and Light Well, Side and Rear Dormers and Alterations to Front Elevation

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: 2/08 **APPLICATION NO:** P/334/04/CFU

LOCATION: 7 Canons Close, Edgware

APPLICANT: B Tailor (ZNX) for Dr & Mrs Izon

PROPOSAL: Works to Facilitate Use of Integral Garage as Habitable Floorspace

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: 2/09 **APPLICATION NO:** P/174/04/CRE
LOCATION: 2A The Woodlands, London Road, Harrow
APPLICANT: Louise Worswick
PROPOSAL: Renewal of Planning Permission WEST/4/99/FUL for Conversion of Out-Buildings to Provide Extension to Flat
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/561/04/CFU
LOCATION: 41 High Street, Harrow on the Hill
APPLICANT: Kenneth W Reed & Associates for Mr Robert Fulker
PROPOSAL: Change of Use: Class B1 (Office) Mixed Use A1 (Retail) & A3 (Restaurant) on Basement and Ground Floor
DECISION: DEFERRED at officers' request for re-notification as some residents have advised that they did not receive their formal letter.

LIST NO: 2/11 **APPLICATION NO:** P/138/04/CLB
LOCATION: 49 High Street, Harrow on the Hill
APPLICANT: Mr J R Andrews for Mr T J Harris
PROPOSAL: Listed Building Consent: Internal Alterations
DECISION: GRANTED Listed Building Consent in accordance with the works described in the application and submitted plans, subject to the condition(s) and informative(s) reported.

(See also Minute 557: Declarations of Interest).

LIST NO: 2/12 **APPLICATION NO:** P/233/04/CFU
LOCATION: Valleyfield, Mount Park Road, Harrow
APPLICANT: John Browning Associates for John Browning
PROPOSAL: Alterations to Garage and Single Storey Side Extension to Provide Additional House with Accommodation in Roof with Forecourt Parking, Carriageway Drive, External Alterations to Existing House
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/324/04/CFU
LOCATION: Dairy Cottage & Farm Cottage, 13 & 15 Brookshill Drive, Harrow
APPLICANT: Kenneth W Reed & Associates for Copse Farm Ltd
PROPOSAL: New Door, Steps and Timber Deck on West Elevation, Alterations to Windows and 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: 2/18 **APPLICATION NO:** P/510/04/DFU
LOCATION: 7 Village Way East, Harrow
APPLICANT: JRA Design Associates for T J Harriss
PROPOSAL: 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.

(See also Minute 557: Declarations of Interest).

LIST NO: 2/19 **APPLICATION NO:** P/591/04/CFU
LOCATION: 8 Chartwell Place, Harrow on the Hill
APPLICANT: De Stoc Associates for Mr & Mrs Acikalin
PROPOSAL: Single and Two Storey Side 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: 2/20 **APPLICATION NO:** P/2713/03/CFU
LOCATION: 3 Hilltop Way, Stanmore
APPLICANT: Stormseal 2000 Ltd for Mr & Mrs Leer
PROPOSAL: Conservatory 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.

LIST NO: 2/21 **APPLICATION NO:** P/2676/03/CFU
LOCATION: 3 Canons Drive, Edgware
APPLICANT: D R Joyner for Mr & Mrs Lawrence
PROPOSAL: 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, and the following additional informative agreed by the Committee:

2. Standard Informative 31 - - No Future Extensions

(See also Minute 557: Declarations of Interest).

LIST NO: 2/22 **APPLICATION NO:** P/3017/03/CFU
LOCATION: Tremar, 10 Green Lane, Stanmore
APPLICANT: G E Pottle for Mr & Mrs Chowdhary
PROPOSAL: Detached Garage (Amended Siting) and Paving of Forecourt at Front and Conservatory 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 and the following amended condition reported on the addendum:

Condition 7: Insert in line 4 after “..carried out..”
 “within the curtilage of the existing dwelling and/or the dwelling hereby approved”
 REASON: Delete (b)

LIST NO: 2/28 **APPLICATION NO:** P/445/04/CFU
LOCATION: 70 Marlborough Hill, Harrow
APPLICANT: James Rush Associates for Mr & Mrs Panesar
PROPOSAL: Conversion of Dwellinghouse to Five Self Contained Flats (Resident Permit Restricted)
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 debate on the above application, it was moved and seconded that the application be refused on the grounds that it would be an over intensive use of the site and would detract from the amenities of neighbouring residents. Upon being put to a vote, this was not carried;
 (2) Councillors Marilyn Ashton, Mrs Bath, Janet Cowan, Knowles and Mrs Joyce Nickolay wished to be recorded as having voted against the decision reached].

LIST NO: 2/29 **APPLICATION NO:** P/140/04/CFU
LOCATION: 78 & 80 Marlborough Hill, Harrow
APPLICANT: Eley & Associates for Lusterplace Ltd
PROPOSAL: Conversion of Hotel and House in 2 Flats to Provide 7 Flats with Single Storey Rear Extension, 2 Rear Dormers, Parking (Resident Permit Restricted)
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: 2/30 **APPLICATION NO:** P/18/04/CFU
LOCATION: 517 Pinner Road, Harrow
APPLICANT: Mr R Raichura
PROPOSAL: Change of Use: Retail to Fast-Food Takeaway (Class A1-A3) on Ground Floor with Extractor Duct 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 and the following additional informative agreed by the Committee:
 5. Standard Informative 37 –Litter Bins Outside A3 Premises

LIST NO: 2/31 **APPLICATION NO:** P/386/04/CFU
LOCATION: The Salvation Army, Salvation Army Citadel & Hall, 15 Roxeth Hill, Harrow
APPLICANT: ATP Group Partnership for the Salvation Army Trustee Co
PROPOSAL: Provision of Replacement Hall Building
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: 2/32 **APPLICATION NO:** P/387/04/CCA
LOCATION: The Salvation Army, Salvation Army Citadel & Hall, 15 Roxeth Hill, Harrow
APPLICANT: ATP Group Partnership for the Salvation Army Trustee Co
PROPOSAL: Conservation Area Consent: Demolition of Salvation Army Hall Premises
DECISION: GRANTED Conservation Area Consent in accordance with the works 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/2478/03/CFU
LOCATION: Pinner Park Farm, 1 Pinner Park Farm, Pinner Park, Pinner
APPLICANT: Cotterell Thomas & Thomas for Hall & Sons Dairy Farmers Ltd
PROPOSAL: Demolition of Dairy Building and Provision of Replacement Two Storey Storage Building and Ancillary Offices
DECISION: REFUSED permission for the development described in the application and submitted plans for the reason(s) reported and subject to the informative reported.

(See also Minute 557: Declarations of Interest).

LIST NO: 3/02 **APPLICATION NO:** P/558/04/CFU
LOCATION: 21 Woodhall Drive, Pinner
APPLICANT: Mr & Mrs M Frohlich for A Davies
PROPOSAL: Alterations to Roof and Rear Dormer
DECISION: REFUSED permission for the development described in the application and submitted plans for the reason(s) reported and subject to the informative reported.

LIST NO: 3/03 **APPLICATION NO:** P/156/04/CFU
LOCATION: 87 Station Road, North Harrow
APPLICANT: MBS Project Management for Perfect Pizza
PROPOSAL: Change of Use: Retail (Class A1) to Pizza Takeaway (Class A3) with New Shopfront at Front and Side and Extract Duct 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 reported.

LIST NO: 3/04 **APPLICATION NO:** P/506/04/CFU
LOCATION: 162 Pinner Road, Harrow
APPLICANT: Christian Buxton for Mr Rao
PROPOSAL: Change of Use: Class A1 to A3 (Retail to Food and Drink) on Ground Floor, with Extractor 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 reported.

LIST NO: 3/05 **APPLICATION NO:** P/357/04/CFU
LOCATION: The Barn, 27 Warren Lane, Stanmore
APPLICANT: Mr Ashok Channa
PROPOSAL: Single Storey Front and Side Extensions with Roof Extension and Side Dormer
DECISION: REFUSED permission for the development described in the application and submitted plans for the reason(s) reported and subject to the informative reported.

[Note: (1) During the discussion on the above item it was moved and seconded that consideration of the above application be deferred to allow a Member site visit. Upon being put to a vote this was not carried;

(2) Councillors Marilyn Ashton, Janet Cowan, Knowles and Mrs Joyce Nickolay wished to be recorded as having abstained on voting on the substantive motion to refuse this application on the grounds that they had supported the above motion to defer consideration for a site visit].

LIST NO: 3/06 **APPLICATION NO:** P/2883/03/CFU
LOCATION: 249C Station Road, Harrow
APPLICANT: ARP Associates for Mr Choudhry
PROPOSAL: 3 Storey Building to Provide 6 Flats (Revised)
DECISION: REFUSED permission for the development described in the application and submitted plans for the reason(s) reported and subject to the informative reported.

LIST NO: 3/07 **APPLICATION NO:** P/424/04/DFU
LOCATION: 9 West Drive Gardens, Harrow
APPLICANT: JPB Architects for Mr & Mrs M Masterson
PROPOSAL: Retention of, and Modifications to, Roof Extension at Side, Rear & Front and Front and Rear Dormers
DECISION: REFUSED permission for the development described in the application and submitted plans for the reason(s) reported and subject to the informative reported.

[Note: It was noted that Members were in favour of enforcement action in respect of this property being pursued as soon as possible].

LIST NO: 4/04 **APPLICATION NO:** P/2204/04/CNA
LOCATION: BACS, 3 De Havilland Road, Edgware
APPLICANT: Brent Council
PROPOSAL: Consultation: Redevelopment to Provide 125 x 2 Bed and 14 1 Bed Flats,
and 44 Town Houses in Part 3, Part 4 Storey Block with 172 Parking Spaces
DECISION: RAISED NO OBJECTIONS subject to regard being had to the matter
indicated.
