

SECTION 1 – MAJOR APPLICATIONS

LIST NO: 1/01 **APPLICATION NO:** P/336/04/COU

LOCATION: Greek Orthodox Church, 660 Kenton Road, Kenton

APPLICANT: Koupparis Associates for St Panteleimon Greek Orthodox Comm

PROPOSAL: Outline: Replacement Church Building with Basement, Community Hall, Playgroup, Parking Access (Revised).

DECISION: GRANTED permission in accordance with the development described in the application and submitted plans, subject to the conditions and informatives reported and the following amended Condition 13 agreed by the Committee:

Condition 13: The use of the building hereby approved and the site shall only be operated in accordance with the covering letter and attached 'Schedule of Activities' dated 06-Dec-02. There shall be no change to these operating arrangements without the prior written agreement of the Local Planning Authority being obtained.

LIST NO: 1/02 **APPLICATION NO:** P/2716/03/CFU

LOCATION: Cloisters Wood Country Club, Wood Lane, Stanmore

APPLICANT: Kenneth W Reed & Associates for Sir Bernard Schreier

PROPOSAL: Refurbishment of Garden Cottage as Dwelling, Demolition of all other Buildings, 3 x 3 Storey Buildings to Provide 15 Flats, Basement Parking, Detached Dwelling, 2 Detached Garages, Alterations to Boundary Wall.

DECISION: WITHDRAWN by the applicant

LIST NO: 1/03 **APPLICATION NO:** P/2715/03/CLB

LOCATION: Cloisters Wood Country Club, Wood Lane, Stanmore

APPLICANT: Kenneth W Reed & Associates for Sir Bernard Schreier

PROPOSAL: Listed Building Consent: Internal & External Alterations to Garden Cottage and Demolition of Curtilage Listed Structures

DECISION: WITHDRAWN by the applicant.

LIST NO: 1/04 **APPLICATION NO:** P/2714/03/CCA

LOCATION: Cloisters Wood Country Club, Wood Lane, Stanmore

APPLICANT: Kenneth W Reed & Associates for Sir Bernard Schreier

PROPOSAL: Demolition of all Buildings Apart from Listed Buildings, Garden Cottage

DECISION: WITHDRAWN by the applicant.

LIST NO: 1/05 **APPLICATION NO:** P/624/04/COU

LOCATION: 45-51 Southfield Park, North Harrow

APPLICANT: Eric Atherton for Messrs McGregor/Dew/Marsden

PROPOSAL: Outline: Redevelopment, 3 Storey Block of 17 Flats, 2 Bungalows and Garages at Rear

DECISION: REFUSED permission for the development described in the application and submitted plans for the reasons reported and subject to the informatives reported.

[Notes: (1) The Committee were unanimous in their decision;

(2) The letters of objection from residents of Southfield Park, Station Road and Hooking Green in relation to the above planning application (Minute 603 refers) were considered alongside this planning application].

(See also Minute 595(i): Declarations of Interest).

LIST NO:	1/06	APPLICATION NO:	P/3020/03/CFU
LOCATION:	Youth Centre, Library, Car Parks, Grant Road/George Gange Way, Wealdstone		
APPLICANT:	The Halpern Partnership Ltd for Acton Housing Association		
PROPOSAL:	10 Houses and 87 Flats in 2 - 6 Storey Buildings, Access, Basement and Ground Level Parking, Landscaping (Resident Permit Restricted)		
DECISION:	<p>(1) That the applicant be informed that the proposal is acceptable subject to the completion of a legal agreement within one year (or such period as the Council may determine) of the date of the Committee decision on the application relating to:</p> <p>(i) submission to and approval by the Local Planning Authority of a scheme which:</p> <p style="margin-left: 40px;">(a) provides a minimum of 71 units of social rented accommodation to current housing corporation scheme design standards (for future management by an RSL)</p> <p style="margin-left: 40px;">(b) ensures that the affordable housing units are available for occupation in accordance with a building and occupation programme to be submitted to and approved by the Local Planning Authority prior to the commencement of work on the site.</p> <p style="margin-left: 40px;">All affordable housing units shall be provided in accordance with the definition of affordable housing set out in the deposit version of the replacement Harrow UDP.</p> <p>(ii) That the developer shall fund all costs of public consultation, analysis, reporting and implementation of an extension and changes to the adjacent Controlled Parking Zone, at any time within 3 years of occupation of the development, if in the Council's opinion, a monitoring period shows unacceptable on-street parking, up to a maximum amount of £10,000 index linked.</p> <p>(iii) That the development shall not commence until replacement community facilities are available for use to the satisfaction of the Local Planning Authority.</p> <p>(2) That a formal decision notice will be issued</p> <p style="margin-left: 40px;">(i) only upon completion of the aforementioned legal agreement;</p> <p style="margin-left: 40px;">(ii) subject to the conditions and informatives reported.</p>		

[Notes: (1) Prior to discussing the above application, the Committee received representations from an objector and a representative of the applicant. The objector, with the aid of a drawing which he provided to Members of the Committee, urged Members to refuse the planning application which he considered to differ substantially from the outline application.

He also cited the following grounds of objection:

- that the proposals were out of scale
- that the layout was completely different from the original scheme
- that the proposal departed from the UDP

- that the proposal provided little amenity space
- that key landmarks would be destroyed
- that the design was mediocre and the proposal unsightly and sterile
- that the proposal would overshadow other properties
- that there was inadequate parking provision
- that the proposal represented an over-development of the site
- that the decision to demolish the Youth and Community Centre and the library had been agreed with minimum consultation
- that the dependence on the provision of lifts was unsuitable for the elderly and families with children.

In response, the representative of the applicant stated that the scheme had evolved in consultation with the Council, that the proposal was compatible with the area, that the increase in the number of units provided has resulted from the introduction of a new street across the site, that the proposal would provide 74% affordable housing out of which 27 units were earmarked for key workers, that the homes for families were placed in the most appropriate locations, that there was adequate car parking provision on the site which was located near public transport facilities and that it was intended to provide cycle parking facilities;

(2) during discussion on this application, it was pointed out that there was an error in the report, which showed that the number of flats proposed was 88. The Chief Planning Officer, in acknowledging the error in the body of the report, assured Members that the proposal was for 87 flats and that the Committee was being asked to approve the description at the beginning of the report which was correct;

(3) during discussion on this application, it was moved and seconded that the application be refused on the following grounds:

- (i) the proposed development, by reason of excessive density, would result in an over-intensive use and amount to over-development of the site to the detriment of nearby residents and the character of the area;
- (ii) the proposed development, by reason of a shortage of parking and the increase in the traffic generated, would be detrimental to the amenities of the area and would be prejudicial to safety and the free flow of traffic in the surrounding road network.

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

(4) The vote on the substantive motion to grant the above application was carried;

(5) Councillors Marilyn Ashton, Mrs Bath, Janet Cowan, Kara and Mrs Joyce Nickolay wished to be recorded as having voted against the decision reached to grant the application for the reasons stated in (3) above].

LIST NO:	1/07	APPLICATION NO:	P/715/04/CFU
LOCATION:	Royal National Orthopaedic Hospital, Brockley Hill, Stanmore		
APPLICANT:	Atkins Consultants for OR International		
PROPOSAL:	Two Storey Detached Building to Provide Medical Facilities, Car Park and Hardsurfacing		
DECISION:	DEFERRED at officers' request to consider additional conditions and legal requirements following receipt of letter from the Greater London Authority (GLA) on 18 May 2004.		

LIST NOS:	1/08 1/09 1/10	APPLICATION NOS:	P/1137/04/CFU P/1139/04/CLB P/1138/04/CCA
LOCATION:	Harrow Hospital, Roxeth Hill, Harrow		
APPLICANT:	Scott Wilson for Barratt North London		

- PROPOSALS:** Conversion and Extension to Siddons House and Cottage Hospital for 20 Flats, 5 terraced Houses, 3 Blocks to Provide 71 Flats, Hostel and Parking.
- Listed Building Consent: Demolition, Internal and External Alterations Associated with Conversion to 15 No. Residential Units.
- Conservation Area consent: Demolition of Sydney Walton Nurses Home, Eric Short House, Mortuary, Extensions to Cottage Hospital and Outbuildings.
- DECISION:** (1) That the applicant be informed that the proposal is acceptable subject to the completion of a legal agreement within one year (or such period as the Council may determine) of the date of the Committee decision on this application relating to the following:
- (i) retention of the adjacent bus stop
 - (ii) financial contribution to HERS of £25,000
 - (iii) if required, a financial contribution to increased parking restrictions on neighbouring highway(s)
 - (iv) the applicant will provide affordable housing in the form of a 45 bedroom YMCA Home. The building shall be completed by no later than the 70th occupation of the private units
- (2) That a formal decision notice granting permission, listed building consent and conservation consent will be issued
- (i) only upon completion of the aforementioned legal agreement;
 - (ii) subject to no additional material objections being received as a result of the consultation period which had yet to expire;
 - (iii) subject to the fenestration on the east elevation of Block B match that on other elevations with the inclusion of a number of full height windows agreed by the Committee and that the Chief Planning Officer be requested to liaise with the applicant.
- [Note: Councillors Marilyn Ashton and Mrs Bath wished to be recorded as having abstained from voting on this application).
- (See also Minute 595(ii): Declarations of Interest).

SECTION 2 – OTHER APPLICATIONS RECOMMENDED FOR GRANT

- LIST NO:** 2/01 **APPLICATION NO:** P/284/04/CFU
- LOCATION:** 34/34a The Avenue, Hatch End
- APPLICANT:** Banner Homes Ltd
- PROPOSAL:** Demolition of Properties: Replacement Part 2/3 Storey Building to Provide 8 Flats, Access and Parking (Revised)
- DECISION:** GRANTED permission in accordance with the development described in the application and submitted plans, subject to the conditions and informatives reported and the information provided on the addendum.

-
- LIST NO:** 2/02 **APPLICATION NO:** P/622/04/CFU
- LOCATION:** Stanmore College, Elm Park, Stanmore
- APPLICANT:** Stanmore College
- PROPOSAL:** Removal of 3 Temporary Buildings and Replacement with Single Temporary Building to Provide 5 Teaching Rooms

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

[Note: Councillor Marilyn Ashton wished it recorded that whilst she accepted the need for the accommodation, the temporary buildings were unattractive and that she was pleased that the Committee was only granting permission to the above mentioned proposal for a short period of time].

LIST NO: 2/03 **APPLICATION NO:** P/792/04/CFU
LOCATION: North London Collegiate School, 90 Canons Drive, Edgware
APPLICANT: NVB Architects for the Governors
PROPOSAL: Two Storey Rear Extensions at either side of Bursary Office (as amended)
DECISION: GRANTED permission in accordance with the development described in the application and submitted plans, subject to the conditions and informatives reported and the amendment to the description reported on the Addendum:
Description: Amend to read 'Two Storey rear extension either side of Bursary Office'.
(See also Minute 595(iii): Declarations of Interest).

LIST NO: 2/04 **APPLICATION NO:** P/2104/04/CCO
LOCATION: 13 Whitchurch Parade, Whitchurch Lane, Edgware
APPLICANT: A Graham
PROPOSAL: Continued Use as: Offices (Class B1) and Retention of Storage Container at Rear
DECISION: GRANTED permission in accordance with the development described in the application and submitted plans, subject to the conditions and informative reported.

LIST NO: 2/05 **APPLICATION NO:** P/898/04/CFU
LOCATION: B.E.C. House, 167-173 Imperial Drive, North Harrow
APPLICANT: White Associates for Regent Tutorial College
PROPOSAL: Change of Use: Class B1 to D1 (Offices to Education) on Ground, First and Second Floors
DECISION: GRANTED permission in accordance with the development described in the application and submitted plans, subject to the conditions and informatives reported.

LIST NO: 2/06 **APPLICATION NO:** P/335/04/CFU
LOCATION: 287-289 Burnt Oak Broadway, Edgware
APPLICANT: Mr Rajesh Mandalia for Mandalia Cash & Carry
PROPOSAL: Change of Use: A1 (Retail) to Mixed Use A1/A3 (Retail and Hot Food & Drink) on Ground Floor with Parking at Rear
DECISION: GRANTED permission in accordance with the development described in the application and submitted plans, subject to the conditions and informatives reported, Conditions 5 and 6 being amended to read as reported on the Addendum and Condition 6 being amended to read as requested in the Addendum and agreed by the Committee, both of which are reproduced below:

Condition 5: The A3 use hereby permitted shall not be open to customers outside the following times – 08.00 hours to 23.00 hours, Mon-Sat inclusive and 10.30 hours to 22.30 hours on Sundays, without the prior written permission of the local Planning Authority.

Condition 6: The A3 use shall only operate as part of a mixed use, including a retail area of not less than 25% of the total ground floor floorspace being retained in retail use.

LIST NO:	2/07	APPLICATION NO:	P/945/04/CVA
LOCATION:	Texaco Service Station, 286-290 Harrow View, Harrow		
APPLICANT:	Chevrontexaco Ltd, KevinHapps for Chevrontexaco Ltd		
PROPOSAL:	Variation of Condition 7 of Planning Permission LBH/2977/3 to Permit 24 Hour Trading of Service Station		
DECISION:	<p>GRANTED variation in accordance with the development described in the application and submitted plans subject to the conditions and informative reported and Condition 1 being amended as reported on the addendum and reproduced below:</p> <p>Condition 1: The premises shall not be open to customers except between 7am Monday mornings to midnight the following Thursday and 7am to midnight on Fridays, Saturdays and Sundays, without the prior written permission of the local planning authority.</p> <p>[Notes: (1) The Committee noted that the reference to 'Add to Description' had been erroneously included in the Addendum and should therefore be deleted;</p> <p>(2) during the discussion on the above application, it was moved and seconded that the application be refused on the grounds that the removal of the hours of restrictions on trading would give rise to a loss of residential amenity by reason of noise and disturbance. Upon being put to a vote, this was not carried;</p> <p>(3) the vote on the substantive motion to grant the above application was carried;</p> <p>(4) Councillors Marilyn Ashton, Mrs Bath, Janet Cowan, Kara and Mrs Nickolay wished to be recorded as having voted against the decision reached to grant the application for the reason stated in (2) above].</p>		

LIST NO:	2/08	APPLICATION NO:	P/100/04/CFU
LOCATION:	49 High Street, Harrow on the Hill		
APPLICANT:	Mr J R Andrews for Mr T J Harriss		
PROPOSAL:	Change of Use: Mixed Use Residential/Office (C3/B1) to Residential (C3) to Provide Flat on First Floor		
DECISION:	<p>GRANTED permission in accordance with the development described in the application and submitted plans, subject to the condition and informatives reported.</p> <p>[Note: Members asked that they be advised of the letter of objection that had been received and seen by some Members and the Chief Planning Officer].</p> <p>(See also Minute 595(iv): Declarations of Interest).</p>		

LIST NO: 2/09 **APPLICATION NO:** P/281/04/CFU
LOCATION: Unit 2, 460 Alexandra Avenue, South Harrow
APPLICANT: Mr Thomas O Brien for Mr & Mrs A Mesgian
PROPOSAL: Change of Use: Retail (Class A1) to Hot Food Takeaway (Class A3) on Ground Floor
DECISION: GRANTED permission in accordance with the development described in the application and submitted plans subject to the conditions and informatives reported.

LIST NO: 2/10 **APPLICATION NO:** P/847/04/CFU
LOCATION: 388 Northolt Road, South Harrow
APPLICANT: The Drawing Room for St Gabriels Social Club
PROPOSAL: Change of Use: Retail (A1) to Social Club (A3) with Single Storey Rear Extension and Enclosure of Rear Yard Area and Shopfront
DECISION: GRANTED permission in accordance with the development described in the application and submitted plans, subject to the conditions and informatives reported.

LIST NO: 2/11 **APPLICATION NO:** P/683/04/CFU
LOCATION: 330-332 Station Road, Harrow
APPLICANT: GMA Planning (Louise Steele) for Power Leisure Bookmakers Ltd
PROPOSAL: Change of Use: Retail (Class A1) to Offices (Class B1) on First and Second Floors
DECISION: GRANTED permission in accordance with the development described in the application and submitted plans, subject to the conditions and informatives reported.

LIST NO: 2/12 **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) to Mixed Use A1 (Retail) & A3 (Restaurant) on Basement and Ground Floor
DECISION: GRANTED permission in accordance with the development described in the application and submitted plans subject to the conditions and informatives reported.

LIST NO: 2/13 **APPLICATION NO:** P/544/04/CFU
LOCATION: 106 Uxbridge Road, Hatch End
APPLICANT: Jose K Joseph
PROPOSAL: Change of Use: Residential (Class C3) to Health Clinic (Class D1) on Ground Floor
DECISION: REFUSED permission for the development described in the application and submitted plans for the following reason agreed by the Committee:

REASON: The proposed change of use would generate levels of activity which would be detrimental to the amenity of local residents and to the character of the area.

[Notes: (1) The Chief Planning Officer had recommended that this application be granted;

(2) During the discussion on the above application, it was moved and seconded that the application be refused for the reason reported above. Upon being put to a vote this was carried;

(3) Councillors Bluston, Choudhury, Idaikkadar, Miles and Anne Whitehead wished to be recorded as having voted against the decision reached on this application;

(4) Councillors Marilyn Ashton, Mrs Bath, Janet Cowan, Kara, Mrs Joyce Nickolay and Thornton wished to be recorded as having voted in favour of the decision reached on this application].

LIST NO:	2/14	APPLICATION NO:	P/848/04/CFU
LOCATION:	Madalane House, Hillside Road, Pinner		
APPLICANT:	Alan Cumber		
PROPOSAL:	Replacement Double Garage with New Driveway and Provision of Wall with Double Gates on Hillside Road Frontage.		
DECISION:	DEFERRED at officers' request to give consideration to issues relating to other developments within the site and allow the possibility of a Members' site visit. (See also Minute 624 – Members' Site Visits).		

LIST NO:	2/15	APPLICATION NO:	P/432/04/CFU
LOCATION:	35 Brookshill Avenue, Harrow		
APPLICANT:	David R Yeaman & Associates for Mr & Mrs Kopitco		
PROPOSAL:	Single Storey Side Extension, 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 conditions reported and the following informative agreed by the Committee: INFORMATIVE: The applicant is informed that any further applications for extension to this property are unlikely to be favourably received.		

LIST NO:	2/16	APPLICATION NO:	P/559/04/CFU
LOCATION:	25 Lake View, Edware		
APPLICANT:	M Stamenkovic for Mr & Mrs Shah		
PROPOSAL:	Rear Dormer		
DECISION:	GRANTED permission in accordance with the development described in the application and submitted plans subject to the conditions and informatives reported.		

LIST NO:	2/17	APPLICATION NO:	P/623/04/CFU
LOCATION:	Hillfield, 19 Mount Park Road, Harrow		
APPLICANT:	Kenneth W Reed & Associates for Mr & Mrs G Phillips		
PROPOSAL:	Provision of Swimming Pool with Paved Surround		
DECISION:	GRANTED permission in accordance with the development described in the application and submitted plans subject to the condition and informatives reported.		

LIST NO: 2/18 **APPLICATION NO:** P/2719/03/CFU
LOCATION: 43 Crown Street, Harrow
APPLICANT: Mr K Eshraghi for Mr R Sara
PROPOSAL: Increase Height of Wall Fronting Crown Street
DECISION: GRANTED permission in accordance with the development described in the application and submitted plans subject to the conditions and informatives reported.

LIST NO: 2/19 **APPLICATION NO:** P/505/04/CFU
LOCATION: Hunters Lodge, 13 Potters Street Hill, Pinner
APPLICANT: Mr M Malski
PROPOSAL: Provision of Two "Eyebrow" Dormer Windows on Side Elevation
DECISION: GRANTED permission in accordance with the development described in the application and submitted plans subject to the conditions and informatives reported.

LIST NO: 2/20 **APPLICATION NO:** P/951/03/CLB
LOCATION: 86 High Street, Harrow on the Hill
APPLICANT: Architectural Design Prac. for Guy Marx
PROPOSAL: Listed Building Consent: Conservatory and Stairs at Rear, Internal Alterations
DECISION: GRANTED listed building consent in accordance with the works described in the application and submitted plans subject to the conditions and informative reported.

LIST NO: 2/21 **APPLICATION NO:** P/864/04/DDT
LOCATION: O/S Sudbury Hill Station, Greenford Road, Harrow, Station Shop
APPLICANT: BT, Wendy Stubbs
PROPOSAL: Determination: Re-siting Telephone Kiosk
DECISION: GRANTED approval of details of siting/appearance subject to the condition and informative reported.

LIST NO: 2/22 **APPLICATION NO:** P/560/04/CFU
LOCATION: 48 Woodhall Gate, Pinner
APPLICANT: Roger Hammond for Mr & Mrs Haynes
PROPOSAL: Single Storey Rear Extension
DECISION: GRANTED permission in accordance with the development described in the application and submitted plans subject to the conditions and informatives reported and the information provided on the Addendum.

LIST NO: 2/23 **APPLICATION NO:** P/940/04/CLB
LOCATION: Harrow & Wealdstone Station, 100 Station Approach, Wealdstone
APPLICANT: Mr D Moss for Network Rail
PROPOSAL: Listed Building Consent: Extension to Platforms
DECISION: MINDED TO GRANT listed building consent in accordance with the works described in the application and submitted plans subject to the conditions and informatives reported and subject to no objections being received from English Heritage.

LIST NO: 2/24 **APPLICATION NO:** P/107/04/CFU
LOCATION: Land R/O Ballards Mews High Street, Edgware, Adj. Unit 5
APPLICANT: David Barnard for M King
PROPOSAL: Car Repair Workshop Building (Class B2)
DECISION: GRANTED permission in accordance with the development described in the application and submitted plans subject to the conditions and informatives reported and the information provided on the addendum.

[Note: During the consideration of this application it was agreed that a reference be sent to the Traffic and Road Safety Advisory Panel on the concerns expressed by Members about the proliferation of such businesses and the associated problems of parking].

SECTION 3 – OTHER APPLICATIONS RECOMMENDED FOR REFUSAL

LIST NO: 3/01 **APPLICATION NO:** P/461/04/CFU
LOCATION: 139 Burnt Oak Broadway, Edgware
APPLICANT: D Silverman for Derashahi Communications Ltd
PROPOSAL: Two Storey Rear Extension with Replacement External Stairs
DECISION: REFUSED permission for the development described in the application and submitted plans for the reason and informative reported.

LIST NO: 3/02 **APPLICATION NO:** P/626/04/CFU
LOCATION: 2 Whitefriars Avenue, Harrow
APPLICANT: Jasil Nizar
PROPOSAL: Continued Use of Garage for Repair of Vehicles
DECISION: DEFERRED at officers' request to give further consideration to enforcement issues.

(See also Minute 595(v): Declarations of Interest).

LIST NO: 3/03 **APPLICATION NO:** P/2955/03/DFU
LOCATION: 21 Angel Road, Harrow
APPLICANT: Henry Lewis
PROPOSAL: Single Storey Side/Rear Extension
DECISION: REFUSED permission for the development described in the application and submitted plans for the reason and informative reported.

LIST NO: 3/04 **APPLICATION NO:** P/849/04/CFU
LOCATION: Scanmoor House, 56-60 Northolt Road, South Harrow
APPLICANT: J P B Architects for Scanmoor Ltd
PROPOSAL: Two Additional Floors within Mansard Roof to Provide 3 Flats, with Residential Access on Ground Floor.
DECISION: WITHDRAWN by the applicant.
