
REPORT OF DEVELOPMENT CONTROL COMMITTEE

MEETING HELD ON 12 OCTOBER 2004

Chair:	* Councillor Anne Whitehead	
Councillors:	* Marilyn Ashton	* Idaikkadar
	* Mrs Bath	* Knowles
	* Bluston	* Miles
	* Choudhury	* Mrs Joyce Nickolay
	* Janet Cowan	* Thornton

* Denotes Member present

PART I - RECOMMENDATIONS - NIL
PART II - MINUTES

746. **Thanks to Members of Staff:**
 The Chair advised that Graham Jones, the Chief Planning Officer, had taken up another post within the Council and that Rebecca Arnold, the Committee Administrator to the Committee, was leaving the employ of the Council. The Committee joined the Chair in wishing them both well in their new roles and in expressing their thanks for their hard work and support.
- The Chief Planning Officer thanked the Committee for their best wishes and advised the Committee that he had very much enjoyed the previous six years.
747. **Attendance by Reserve Members:**
- RESOLVED:** To note that there were no Reserve Members in attendance at this meeting.
748. **Declarations of Interest:**
- RESOLVED:** To note the following declarations of Interest made by Members present relating to the business to be transacted at this meeting: -
- (i) **Planning Application 2/05 – Chameleon House, 104-106 High Street, Harrow on the Hill**
 A note on the 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 an agent acting on behalf of 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 Member of the Conservative Group had an interest in the application. Accordingly, they left the room and took no part in the discussion or decision-making on this item.
 - (ii) **Planning Application 2/08 – 118-122 College Road, Harrow**
 Councillor Anne Whitehead declared a prejudicial interest in the above application on the basis that the applicant was also her employer. Accordingly she left the room and took no part in the discussion or decision-making on this item.
 - (iii) **Planning Application 2/25 – Pinner Lawn Tennis Club, 22 Little Moss Lane, Pinner**
 Councillor Knowles declared a personal interest in the above application on the basis that some years previously he had been a member of the club. Accordingly he remained and took part in the discussion and decision-making on this item
 - (iv) **Planning Application 2/31–50, Marsworth Avenue, Pinner**
 A note on the agenda advised that Councillor Seymour, 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, arising from the fact that he owned the property and the applicant was an agent acting on his behalf.

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 Member of the Conservative Group had an interest in the application. Accordingly, they left the room and took no part in the discussion or decision-making on this item.

- (v) Planning Application 3/01 and Main Agenda Item 20 – East End Farm Barns
Councillor Bluston declared a prejudicial interest in the above items and accordingly left the room and took no part in the discussion or decision-making on these items
- (vi) Planning Application 4/01 – 38 Poles Establishing Eruv, Edgware
Councillors Marilyn Ashton, Bluston and Miles declared personal interests in the above application, on which the Council was being consulted as a neighbouring planning authority, but advised that they would be leaving the room and taking no part in the discussion or decision-making on this item.
- (vii) Main Agenda Item 13 – 50 Courtfield Avenue, Harrow
A note on the agenda advised that the above item related to an application for a certificate of proposed lawful development in respect of 50 Courtfield Avenue and that the applicant was a Member of Council, Councillor N Shah.

Councillors Bluston, Choudhury, Idaikkadar, Miles and Anne Whitehead declared a prejudicial interest in the above item and, accordingly, left the room and took no part in the discussion and decision-making on this item.

749. **Arrangement of Agenda:**

RESOLVED: That (1) in accordance with the provisions of the Local Government (Access to Information) Act 1985, the following items/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>
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.
Agenda Item 21: 190-194 Station Road - Proposed Change of Use	This item is admitted to the agenda as there is an urgent need to take formal receipt of the money offered to the Council and consequent need to issue a decision notice, given the time elapsed since the application was first considered by the Committee.

and;

(2) all items be considered with the press and public present, with the exception of the following item which be considered with the press and public excluded for the reasons indicated:

<u>Item</u>	<u>Reason</u>
Agenda Item 20 – East End Farm Barns	The report relating to this item contains exempt information under paragraph 12(a) of Part 1 of Schedule 12A to the Local Government Act 1972 (as amended) in that it refers to advice received in connection with the determination of a matter affecting the Authority.

750. **Minutes:**
The Chair advised the Panel of a request received from Councillor Mrs Kinnear that a note be added to the minutes of the meeting held on 7 September 2004, which minutes were before the Committee for approval, to clarify her intention in relation to her declaration of interest in respect of Main Agenda Item 14 – 102-106 High Street, Harrow on the Hill. Following discussion, it was agreed that minutes remain as they stood.
- An issue having been raised by Councillor Knowles, it was agreed that Minute 715(i) be amended to more accurately reflect the form of wording he had used when declaring an interest in relation to planning application 2/12 – Land at 11 Brickfields, Harrow.
- RESOLVED:** That it be agreed that, having been circulated, the Chair be given authority to sign the minutes of the meeting held on 7 September 2004 as a correct record once they have been printed in the Council Bound Minute Volume, subject to the following amendment:
- Amend the first paragraph of Minute 715(i) to read:
- “Councillor Knowles advised that some years previously he had put in an offer to buy Byron House, which was adjacent to the application site. He explained that he had neither a personal nor a prejudicial interest in the application but that for reasons of public perception he would be leaving the room and taking no part in the discussion or decision-making in this item”.
751. **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).
752. **Petitions:**
- RESOLVED:** To note the receipt of the following petition which was considered with the relevant planning applications on the agenda:
753. **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).
754. **References from Council and other Committees/Panels:**
- RESOLVED:** To note that there were no references from Council or other Committees or Panels to be received at this meeting.
755. **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 2/07 on the list of planning applications.
756. **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.
- [Note: The Chair having declared an interest and left the room, and in accordance with Committee Procedure Rule 7.4, the Vice-Chair assumed the Chair for the duration of the consideration of Item 2/08 on the list of planning applications].
757. **Whitchurch Institute, 1 Buckingham Road, Edgware (P/2277/03/CFU):**
The Committee gave consideration to an application seeking permission for the construction of a single storey side extension at the above address for use as a children’s area in conjunction with the current use as temple, and the provision of an additional floor and external stairs.
- It was
- RESOLVED:** That the applicant be informed that (1) 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:

- a) submission to and approval by the Local Planning Authority of a Travel Plan; and

(2) a formal decision notice, granting permission in accordance with the development described in the application and submitted plans subject to the conditions and infomatives reported and the additional condition set out on the addendum, agreed by the Committee and listed below, be issued only upon the completion by the developer of the aforementioned legal agreement:

- 5) The extensions hereby approved shall be used in conjunction with the main use of the premises as a temple and shall not be separately used or let.

REASON: To prevent an overintensive use of the site.

758. **Issue Placed on the Agenda Further to a Request from a Member of the Committee: Planning Application P/527/04/CAN re Stonegrove & Spur Road Estates, Edgware, Recently Determined by Barnet Council:**

It was noted that this item had been placed on the agenda further to a request from a Member of the Committee.

The Member in question referred to the above planning application, which had recently been determined by the London Borough of Barnet but on which Harrow had been consulted as a neighbouring authority. The Member explained that, despite the robust objections to the application put forward by this Committee and considerable public objections, Barnet had granted the application. She requested that a letter be sent to the Government Office for London (GOL) reiterating the Committee's objections to the scheme.

Several Members expressed their concern at the negative impact the scheme would have and indicated their support for the action proposed by the Member.

It was noted that there was a timeframe attached to submitting objections to GOL and officers explained that the deadline for submission might have already passed. A Member advised that she understood that the deadline was close but had not yet passed.

RESOLVED: That a letter be sent to the Government Office for London reiterating the Committee's objections to Planning Application P/527/04/CAN in respect of Stonegrove & Spur Road Estates, Edgware, recently determined by Barnet Council.

759. **Tree Preservation Orders (TPO):**

The Committee received a report of the Chief Planning Officer regarding new detailed Tree Preservation Orders (TPOs) proposed for a number of sites.

RESOLVED: That the Borough Solicitor be authorised to (1) make new Tree Protection orders, to be known as follows:

TPO 755 Fallowfield (No. 2) Stanmore Park
 TPO 756 Sudbury Hill (No. 6) Harrow on the Hill
 TPO 757 Woodhall Drive (No. 3) Hatch End
 TPO 758 Paines Lane (No. 17) Pinner
 TPO 759 High Road (No. 3) Harrow Weald
 TPO 760 Annette Close (No. 1) Wealdstone
 TPO 761 Paines Lane (No. 18) Pinner
 TPO 762 Reenglass Road (No. 3) Canons
 TPO 763 Brooke Avenue (No. 2) Harrow on the Hill
 TPO 765 Spring Lake (No. 1) Stanmore Park
 TPO 766 London Road (No. 6) Harrow on the Hill
 TPO 767 Ingleby Drive (No. 1) Harrow on the Hill
 TPO 768 Antoneys Close (No. 2) Pinner
 TPO 784 Towers Road (No. 1) Hatch End

to be made pursuant to sections 198 and 201 of the Town and Country Planning Act 1990 to protect those trees identified on the attached maps and schedules attached to the officer report; and

(2) revoke the following Tree Protection Orders, on confirmation on the above:

TPO 6 Fallowfield, Stanmore Hill, Harrow
 TPO 12 (Comprehensive), Harrow on the Hill
 TPO 44 Towers Road & Woodhall Drive, Hatch End
 TPO 635 Woodhall Drive (No. 2) Pinner
 TPO 181 Paines Lane (No. 6) Pinner
 TPO 128 High Road (No. 1) Harrow Weald
 TPO 147 Spencer Road (No. 1) Wealdstone
 TPO 189 Paines Lane (No. 5) Pinner
 TPO 162 Reenglass Road (No. 1) Stanmore
 TPO 36 51 Brooke Avenue, South Harrow
 TPO 2 Dower House, Stanmore Hill
 TPO 28 Ingleby Court, Mount Park Road, Roxeth
 TPO 538 Antoneys Close (No. 1) Pinner

[REASON: To accord with current policy].

760. **Appointment of a Chair for the Duration of Consideration of Main Agenda Item 13:**

Both the Chair and Vice-Chair having declared an interest and left the room, Councillor Marilyn Ashton was nominated and seconded to be Chair for the duration of the consideration of main agenda Item 13 – 50 Courtfield Avenue, Harrow. This was agreed by general consensus.

RESOLVED: That Councillor Marilyn Ashton be appointed as Chair for the duration of the consideration of main agenda item 13.

(Note: At the conclusion of the consideration of the above item, Councillor Anne Whitehead resumed the Chair).

761. **50 Courtfield Avenue, Harrow:**

The Committee received a report of the Head of Planning and Development regarding an application for a certificate of proposed lawful development for the erection of a conservatory at the rear of a dwelling house.

Officers explained that the development constituted development which was permitted by the Town and Country Planning (General Permitted Development) Order 1995 and would normally have been dealt with by officers under delegated authority, however as the applicant was a Member of Council the application fell outside of the scheme of delegation and required determination by the Committee.

Having sought clarification from officers on a number of issues, it was

RESOLVED: That the application for a Certificate of Lawful Development be granted, for the reasons set out in the officer report and subject to the informatives reported.

[REASON: The development constituted development which is permitted by the Town and Country Planning (General Permitted Development) Order 1995].

(See Minute 748: Declarations of Interest)

762. **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 meetings of the Committee held on 28 July 2004, and 7 September 2004 under the Urgent Non-Executive Action Procedure.

RESOLVED: To note the following actions, taken under the Urgent Non-Executive Action Procedure:

(i) **Subject:** Confirmation of Tree Preservation Order No. 666

Action Proposed: Confirm Tree Preservation Order No. 666 without amendment.

Reason for Urgency: The deadline for the confirmation of the provisional TPO was 3 September 2004. If it had not been confirmed prior to this date then all owners/occupiers of properties affected by the TPO would have needed to be re-served with another provisional TPO. The next Development Control Committee was scheduled to take place on 7 September 2004.

Decision: Officer Recommendation agreed.

[Note: The Nominated Members consulted were unanimous in their response].

- (ii) Subject: Harrow Hospital Section106 Agreement

Action Proposed: To authorise an amendment to the resolution of the Development Control Committee of 18th May 2004 so that Part (iv) of the resolution reads, "the Applicant will provide affordable housing in the form of 42 bedroom YMCA Home. The building shall be completed by no later than the 70th occupation of the private units."

Reason for Urgency: The applicant wished to commence development as soon as possible and could do so without the Planning Permission and a s106 agreement. The Council wished to complete the Agreement and issue the Planning Permission as soon as possible

The next Development Control Committee was scheduled to take place on 12 October 2004.

Decision: Officer Recommendation agreed.

[Note: As one of the Nominated Members consulted did not indicate their agreement or disagreement to the proposed action within the time limit, in accordance with the agreed procedure, they were deemed as having disagreed with the action.

As the three Nominated Members were not unanimous in their responses, the matter was then referred to the Chief Executive who took the decision outlined above following consultation with Leaders of all Political Groups].

- (iii) Subject: Telecommunications Development: Land Outside 127 Marsh Road, Pinner (P/2256/04/CDT)

Action Proposed: That (1) Approval of siting and appearance details be required; and

(2) siting and appearance be APPROVED, subject to the conditions reported.

Reason for Urgency: A determination was required by 11 October 2004 but the next meeting of the Development Control Committee was not scheduled to take place until 12 October 2004.

Decision: That (1) Approval of siting and appearance details be required; and

(2) details of siting and appearance be REFUSED for the following reason:

The proposed telecommunications mast and associated equipment, by reason of excessive size and unsatisfactory siting, would be unduly obtrusive and detrimental to the visual amenity of the locality and the residential amenities of neighbouring residents.

[Note: As all three Nominated Members consulted indicated that they did not support the proposed action, in accordance with the agreed procedure, the matter was referred to the Chief Executive who took the decision outlined above following consultation with Leaders of all Political Groups].

763. **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.

764. **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.

765. **Telecommunications Developments:**
The following telecommunications application was reported on the addendum:
- Location: 1 & 2 Station Parade, Kenton Lane
- Proposal: Installation of a 2.8m high replica flagpole to house antennae and equipment cabinets at street level (P/2365/04/CDT)
- RESOLVED:** That (1) Prior approval of siting and appearance BE REQUIRED; and
- (2) approval of details of siting and appearance be REFUSED for the following reason:
- The proposed development, by reason of its prominent siting and appearance, would be visually obtrusive in the streetscene and detrimental to the visual amenities of the locality.
- [Note: (1) The Committee were unanimous in reaching the above decision; and
- (2) the Chief Planning Officer had recommended that prior approval of siting and appearance not be required].
766. **Determination of Demolition Applications:**
- RESOLVED:** To note that there were no demolition applications which required consideration.
767. **East End Farm Barns:**
The Committee received a confidential report of the Chief Planning Officer under Part II of the agenda which explained that the condition of the above listed buildings was deteriorating and set out options aimed at securing the future of buildings.
- The Committee voiced concern at the poor state of repair of the buildings and expressed support for taking swift action to ensure the repair of the barns and prevent further deterioration.
- It was noted that if a Repairs Notice was served and no action was taken by the owners to execute the works, a further report would be submitted to the Committee and to Cabinet setting out the implications of proceeding to a Compulsory Purchase Order.
- RESOLVED:** That (1) the Council works towards the service of an Repairs Notice, taking on necessary professional advice, in order to safeguard the long term future of the listed barns; and
- (2) a report be submitted to the next meeting of the Committee on the implications of proceeding with an Urgent Works Notice.
- [Reason: To secure the future of the above listed buildings].
- (See also Minute 748: Declarations of Interest)
768. **190-194 Station Road - Proposed Change of Use:**
The Committee received a joint report of the Chief Planning Officer and of the Chief Executive relating to application EAST/1407/02/FUL for the change of use from Class A1 (retail) to Class A3 (food and drink) of number 190-194 Station Road, Harrow and a related requirement for a contribution towards Town Centre infrastructure costs.
- RESOLVED:** That the Committee grant planning permission for the development described in Appendix 1 to the officer report, subject to the conditions and informatives reported and subject to the receipt of a unilateral undertaking in the sum of £5000 offered in relation to environmental and infrastructure improvements in the Town Centre.
769. **Any Other Business:**
- (i) Cherry Tree Cottage, Yew Tree Cottage, The Beeches, Old Church Lane, Stanmore (P/579/04/CFU): Nomination of a Member to Assist Officers with an Appeal
The addendum advised that an appeal had been lodged against the refusal of the above planning application and a Nominated Member was required to assist officers with the appeal as the Recommendation of the Chief Planning

Officer had been that this application be granted. It was agreed that Councillor Marilyn Ashton be nominated.

RESOLVED: That Councillor Marilyn Ashton be nominated to assist officers with the above appeal.

(ii) Arrangements for Member Site Visits

Following discussion it was agreed that Member site visits to Sunningdale, 40 London Road, Harrow; Land R/O 75-79 College Road/123 College Hill Road, Harrow Weald; 15 Gordon Avenue, Stanmore; 4 Forward Drive, Harrow; and St. Dominics 6th Form College would be held on Saturday 30 October 2004. It was agreed that a mini-bus to convey Members to the sites would depart from the Civic Centre at 9.00 am.

RESOLVED: That the action outlined above be agreed.

770. **Extensions to 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 11.15 pm; and

(4) 11.15 pm to continue until 11.20 pm.

(Note: The meeting, having commenced at 7.30 pm, closed at 11.20 pm).

(Signed) COUNCILLOR ANNE WHITEHEAD
Chair

LIST NO: 1/03 **APPLICATION NO:** P/2077/04CFU
LOCATION: 168-172 Honeypot Lane, Stanmore
APPLICANT: Michael Sparks Associates for UK & European Investments Ltd
PROPOSAL: Provision of 3 Detached Blocks to Provide a Total of 10 Units for B1c, B2 & B8 Use (Light Industrial, General Industrial and Storage and Distribution) With Access and Parking
DECISION: REFUSED permission for the development described in the application and submitted plans for the reason(s) reported and subject to the informative(s) reported.

LIST NO: 1/04 **APPLICATION NO:** P/2140/04/CFU
LOCATION: 74 & 76 Station Road, Harrow
APPLICANT: BCA Architects Ltd for Try Homes Ltd
PROPOSAL: Redevelopment: 2/3 Storey Building With Tunnel to Rear Parking Area to Provide Retail Floorspace on Ground Floor and to Flats
DECISION: GRANTED permission for the development described in the application and submitted plans, subject to the conditions and informatives reported.

LIST NO: 1/05 **APPLICATION NO:** P/2142/04/CFU
LOCATION: 32-38 Greenford Road, Harrow
APPLICANT: Gillett Macleod Partnership for Birch (London) Ltd
PROPOSAL: Demolition of Nos 32 & 34, and Redevelopment to Provide 10 Flats in Detached 3 Storey Building with Access and Parking
DECISION: REFUSED permission for the development described in the application and submitted plans for the reason(s) reported and subject to the informative(s) reported.

SECTION 2 – OTHER APPLICATIONS RECOMMENDED FOR GRANT

LIST NO: 2/01 **APPLICATION NO:** P/851/04/CFU
LOCATION: Sunningdale, 40 London Road, Harrow
APPLICANT: Gillett Macleod Partnership for Matlock Homes Ltd
PROPOSAL: Demolition of Existing Building and Development of 2 x 3 Storey Detached Buildings to Provide 6 Town Houses with Access and Parking
DECISION: DEFERRED for Member Site Visit.
(See also Minute 769(ii): Any Other Business).

LIST NO: 2/02 **APPLICATION NO:** P/1873/04/CFU
LOCATION: Land R/O 75-79 College Road/123 College Hill Road, Harrow Weald
APPLICANT: Dennis Granston for J Gavacan
PROPOSAL: Two Pairs of Semi-Detached Houses with Parking
DECISION: DEFERRED for Members Site Visit.
(See also Minute 769(ii): Any Other Business)

LIST NO: 2/03 **APPLICATION NO:** P/1914/04/COU
LOCATION: 1 & 2 Pretoria Villas, Whitchurch Lane, Edgware
APPLICANT: Mahmut Hilmi for Mr D Bhandari & Mr H Eshghi
PROPOSAL: Outline: Redevelopment in Form of 3 Storey Building to Provide 6 Flats (Resident Permit Restricted)
DECISION: GRANTED permission for the development described in the application and submitted plans, subject to the conditions and informatives reported.

[Note: Members asked officers to ensure that the detailed application in respect of this site, when submitted, was referred to Committee for determination].

LIST NO: 2/04 **APPLICATION NO:** P/584/04/COU
LOCATION: 15 Gordon Avenue, Stanmore
APPLICANT: Robin Bretherick Associates for C. Collins
PROPOSAL: Outline: Redevelopment Detached 3 Storey Building to Provide 8 Flats With Parking
DECISION: DEFERRED for Members Site Visit.
(See also Minute 769(ii): Any Other Business)

LIST NO: 2/05 **APPLICATION NO:** P/1553/04/CFU
LOCATION: Chameleon House, 104-106 High St, Harrow on the Hill
APPLICANT: JRA Design Associates for Mr T J Harriss
PROPOSAL: Replacement 2 Storey Commercial Building and 2 Storey Detached Block to Provide 3 Flats, Access, Landscaping and Parking
DECISION: GRANTED permission for the development described in the application and submitted plans, subject to the conditions and informatives reported.

[Note: During the discussion on the above item, it was moved that the application be refused. However, the motion was subsequently withdrawn and not voted upon].

(See Minute 748: Declarations of Interest)

LIST NO: 2/06 **APPLICATION NO:** P/1577/04/CFU
LOCATION: Unit 1, Honeypot Business Centre, Parr Rd, Stanmore
APPLICANT: Design Corp Ltd for Euroken Investments Ltd
PROPOSAL: Demolition of Office Element and Provision of Extension to Warehouse With Alterations
DECISION: GRANTED permission for the development described in the application and submitted plans, subject to the conditions and informatives reported.

LIST NO: 2/07 **APPLICATION NO:** P/1336/04/CCO
LOCATION: 4 Forward Drive, Harrow
APPLICANT: Katies Kitchen
PROPOSAL: Retention of Waste Re-cycling Facilities
DECISION: DEFERRED for Member Site Visit.

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

The objector, who spoke on behalf of the Herga Road and Masons Avenue Community Association and whose rear garden also abutted the site, informed the Committee that the recycling facilities, which it was noted were already in place and in use, gave rise to increased noise and activity which had a negative impact on nearby residents and their quality of life. She argued that, in her view, this use created more disturbance than the existing permission for use as a car park, as workers at the site worked in shifts and activity at the car park had therefore been sporadic. This use, in contrast, the objector argued was ongoing. She requested that the hours of use be reconsidered.

The objector further reported that the food waste attracted vermin, created unpleasant smells, and the site was unsightly. She pointed out that requirements for acoustic fencing and mature planting had been attached to a previous application but had not been put in place.

She urged the Committee to either refuse the application or to visit her property to see the impact on residents for themselves.

Following the receipt of the above representation, the Committee asked a number of questions of the objector.

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

(See also Minute 769(ii): Any Other Business).

LIST NO: 2/08 **APPLICATION NO:** P/2212/04/CFU
LOCATION: 118-122 College Road, Harrow
APPLICANT: North West London Hospital for North West London Hospitals
PROPOSAL: Change of Use: Offices (Class B1) to Healthcare and Support Services (Class D1) on 1st/2nd & 3rd Floors for Maximum Period of 3 Years
DECISION: GRANTED permission for the development described in the application and submitted plans, subject to the conditions and informatives reported.

[Note: The Chair having declared an interest and left the room, and in accordance with Committee Procedure Rule 7.4, the Vice-Chair assumed the Chair for the duration of the consideration of the above Item.

At the conclusion of the consideration of the item, Councillor Anne Whitehead resumed the Chair].

(See Minute 748: Declarations of Interest)

LIST NO: 2/09 **APPLICATION NO:** P/2219/04/CCO
LOCATION: 312B Eastcote Lane, South Harrow
APPLICANT: Gillett Macleod Partnership for Mr S Hamid
PROPOSAL: Continued Use as Mini-Cab Office (Sui Generis) & Retention of Aerial on a Permanent Basis
DECISION: GRANTED permission for the development described in the application and submitted plans, subject to the conditions and informatives reported.

LIST NO: 2/10 **APPLICATION NO:** P/2126/04/CFU
LOCATION: 181 Marsh Road, Pinner
APPLICANT: Mr R E J De Sousa
PROPOSAL: Change of Use: Class A1 to A3 (Retail to Food and Drink)
DECISION: GRANTED permission for the development described in the application and submitted plans, subject to the conditions and informatives reported.

LIST NO: 2/11 **APPLICATION NO:** P/1864/04/CFU
LOCATION: 500 Northolt Road, South Harrow
APPLICANT: G M Simister for S Singh T/A Golden Sip
PROPOSAL: Change of Use: Class A1 to A3 (Retail to Food & Drink) for use as a Private Members Club on Ground Floor with Single Storey Rear Extension and New Shopfront
DECISION: GRANTED permission for the development described in the application and submitted plans, subject to the conditions and informatives reported.

LIST NO: 2/12 **APPLICATION NO:** P/1168/04/CFU
LOCATION: 58-62 High Street, Harrow on the Hill
APPLICANT: Heseltons Solicitors for David Heselton
PROPOSAL: Change of Use: Offices (B1) to Residential (C3) in Form of Conversion to Provide 2 Flats
DECISION: GRANTED permission for the development described in the application and submitted plans, subject to the conditions and informatives reported.

LIST NO: 2/13 **APPLICATION NO:** P/2048/04/CFU
LOCATION: Unit 1, 1 Chantry Place, Headstone Lane
APPLICANT: Matthew Arnold & Baldwin for Maukito Ltd
PROPOSAL: Change of Use: Class B1 (Office) to Class B8 (Warehouse)
DECISION: GRANTED permission for the development described in the application and submitted plans, subject to the conditions and informatives reported.

LIST NO: 2/14 **APPLICATION NO:** P/1812/04/CVA
LOCATION: Salvation Army Citadel & Hall, 15 Roxeth Hill, Harrow
APPLICANT: N P Taylor for Salvation Army Trustee Co Ltd
PROPOSAL: Variation of Conditions 6 & 16 of P/386/04/CFU to Allow i) Fully Opening Windows in Side Elevation ii) Hours of Use 9am – 10pm
DECISION: GRANTED variation in accordance with the development described in the application and submitted plans as reported and subject to the informative(s) reported.

[Note: During the debate on the above application it was formally moved and seconded that the variation be refused on the grounds that allowing fully opening windows would be detrimental to the residential amenities of neighbouring properties and could give rise to noise and disturbance. Upon being put to a vote this was not carried].

LIST NO: 2/15 **APPLICATION NO:** P/1992/04/CVA
LOCATION: Salvation Army Citadel & Hall, Roxeth Hall, 15 Roxeth Hill, Harrow
APPLICANT: N P Taylor for Salvation Army Trustee Co
PROPOSAL: Variation of Condition 12 of Planning Permission P/386/04/CFU Relating to Noise Control
DECISION: APPROVED variation(s) in accordance with the development described in the application and submitted plans as reported and subject to the informative(s) reported.

LIST NO: 2/16 **APPLICATION NO:** P/2049/04/CFU
LOCATION: 2 & 4 Bellfield Avenue, Harrow Weald
APPLICANT: URPS (Simon Murphy) for Mr James Dinsdale
PROPOSAL: Change of Use: Nursing Home to Two Residential Dwellings (Class C2 to C3)
DECISION: GRANTED permission for the development described in the application and submitted plans, subject to the conditions and informatives reported.

LIST NO: 2/17 **APPLICATION NO:** P/2467/03/CFU
LOCATION: 260 High Road, Harrow Weald
APPLICANT: Steene Associates for Ashmount Properties Ltd
PROPOSAL: Change of Use: Hairdressers (Class A1) to Estate Agents (Class A2) and Single Storey Rear Extension
DECISION: GRANTED permission for the development described in the application and submitted plans, subject to the conditions and informatives reported.

LIST NO: 2/18 **APPLICATION NO:** P/1915/04/CLB
LOCATION: 440 Alexandra Avenue, South Harrow, Zoroastrian Centre
APPLICANT: Mr Shahrokh Shahrokh for Zoroastrian Trust
PROPOSAL: Listed Building Consent: Installation of Lift, Internal Alterations
DECISION: GRANTED Listed Building Consent in accordance with the works described in the application and submitted plans and subject to the condition(s) and informative(s) reported.

LIST NO: 2/19 **APPLICATION NO:** P/2277/03/CFU
LOCATION: Whitchurch Institute, 12 Buckingham Road, Edgware
APPLICANT: Shree Swaminarayan Temple
PROPOSAL: Single Storey Side Extension for Use as Children's Area in Conjunction with Use as Temple. Provision of Additional Floor, External Stairs
DECISION: See Minute 757.

LIST NO: 2/20 **APPLICATION NO:** P/1366/04/CCO
LOCATION: St. Dominics 6th Form College, Mount Park Avenue, Harrow
APPLICANT: Kenneth W Reed & Associates for St. Dominics Sixth Form College
PROPOSAL: Retention of Area of Hardstanding and Brick Piers and Gates
DECISION: DEFERRED for Member Site Visit
(See Minute 769(ii): Any Other Business)

LIST NO: 2/21 **APPLICATION NO:** P/2868/03/CCO
LOCATION: St. Dominics 6th Form College, Mount Park Avenue, Harrow
APPLICANT: Rapleys Planning (M Walton) for St. Dominics 6th Form College
PROPOSAL: Retention of Temporary Classroom Building
DECISION: GRANTED permission for the development described in the application and submitted plans, subject to the conditions and informatives reported.

LIST NO: 2/22 **APPLICATION NO:** P/1688/04/CFU
LOCATION: 2 Lake View, Edgware
APPLICANT: Silverston Engineering Co. for Mr & Mrs D'Anzieri
PROPOSAL: Part Single, Part Two Storey Side and Rear Extensions and Front Porch
DECISION: GRANTED permission for the development described in the application and submitted plans, subject to the conditions and informatives reported.

LIST NO: 2/23 **APPLICATION NO:** P/1809/04/CFU
LOCATION: 193 Stanmore Hill, Stanmore
APPLICANT: G J P Architects Ltd for Mr John McAndrew
PROPOSAL: Demolition of Outbuilding and Two Storey Rear Extension and Alterations
DECISION: GRANTED permission for the development described in the application and submitted plans, subject to the conditions and informatives reported and the following amended condition set out on the addendum and agreed by the Committee:

Replace Condition 1 with Standard Condition – Time Limit – Listed Building and Conservation Area Consent

LIST NO: 2/24 **APPLICATION NO:** P/2072/04/CFU
LOCATION: 26 Marsworth Ave, Pinner
APPLICANT: P R Architecture for Mr K & Mrs J Birah
PROPOSAL: Single Storey Rear Extension (Revised)
DECISION: GRANTED permission for the development described in the application and submitted plans, subject to the conditions and informatives reported.

LIST NO: 2/25 **APPLICATION NO:** P/1634/04/CFU
LOCATION: Pinner Lawn Tennis Club, 22 Little Moss Lane, Pinner
APPLICANT: Mr Thomas O'Brien for Pinner Lawn Tennis Club
PROPOSAL: Raising in Height to 6.14M of Fencing Around Practice Area to South-West Corner of Site
DECISION: GRANTED permission for the development described in the application and submitted plans, subject to the conditions and informatives reported.
(See Minute 748: Declarations of Interest)

LIST NO: 2/26 **APPLICATION NO:** P/1862/04/CFU
LOCATION: Little Paddock, 18 South View Road, Pinner
APPLICANT: SGT Building Design for Mr & Mrs B Pike
PROPOSAL: Single Storey Rear Extension
DECISION: GRANTED permission for the development described in the application and submitted plans, subject to the conditions and informatives reported.

LIST NO: 2/27 **APPLICATION NO:** P/2604/03/CFU
LOCATION: Madalane House, (Formerly Eleven Trees) Hillside Road, Pinner
APPLICANT: Alan Cumber
PROPOSAL: Two Storey Side Extension, With Roof Dormers
DECISION: GRANTED permission for the development described in the application and submitted plans, subject to the conditions and informatives reported, and the following additional informative agreed by the Committee:
Standard Informative – No Future Extensions

LIST NO: 2/28 **APPLICATION NO:** P/2252/04/CFU
LOCATION: 130 Stanmore Hill, Stanmore
APPLICANT: Mr & Mrs Dubiner
PROPOSAL: Single Storey Rear Extension
DECISION: GRANTED permission for the development described in the application and submitted plans, subject to the conditions and informatives reported.

LIST NO: 2/29 **APPLICATION NO:** P/1560/04/CFU
LOCATION: 93 Stanmore Hill, Stanmore
APPLICANT: Randfield Associates for Hidden Hearing
PROPOSAL: New Shopfront
DECISION: GRANTED permission for the development described in the application and submitted plans, subject to the conditions and informatives reported.

LIST NO: 2/30 **APPLICATION NO:** P/1709/04/CAD
LOCATION: 93 Stanmore Hill, Stanmore
APPLICANT: Randfield Associates for Hidden Hearing
PROPOSAL: Non-Illuminated Fascia Sign
DECISION: GRANTED consent in accordance with the works described in the application and submitted plans, subject to the condition(s) and informative(s) reported.

LIST NO: 2/31 **APPLICATION NO:** P/1952/04/CFU
LOCATION: 50 Marsworth Avenue, Pinner
APPLICANT: Cotterell Thomas & Thomas for Mr A Seymour
PROPOSAL: Widening of Driveway
DECISION: GRANTED permission for the development described in the application and submitted plans, subject to the conditions and informatives reported.
(See Minute 748: Declarations of Interest)

LIST NO: 2/32 **APPLICATION NO:** P/2034/04/CCA
LOCATION: Dove Cottage, High Street, Harrow on the Hill
APPLICANT: Kenneth W Reed & Associates for Keepers/Governors, Harrow Sch
PROPOSAL: Conservation Area Consent: Demolition of Detached Two Storey Building and Re-instatement of Landscaping
DECISION: GRANTED Conservation Area Consent in accordance with the works described in the application and submitted plans and subject to the condition(s) and informative(s) reported and the following amended Condition reported verbally by officers and agreed by the Committee:

Replace Condition 1 with Standard Condition – Time Limit – Listed Building and Conservation Area Consent.

LIST NO: 2/33 **APPLICATION NO:** P/1836/04/CCO
LOCATION: Oakside, 51 Sudbury Hill, Harrow
APPLICANT: Atul Patel
PROPOSAL: Retention of Front Gate Post and Provision of Electrically Operated Metal Gates
DECISION: GRANTED permission for the development described in the application and submitted plans, subject to the conditions and informatives reported.

LIST NO: 2/34 **APPLICATION NO:** P/1799/04/CFU
LOCATION: Chalgrove, 30 Peterborough Road, Harrow
APPLICANT: Complete Planning for Mr J McGinley
PROPOSAL: Detached Double Garage
DECISION: DEFERRED at officers' request to await revised plans.

LIST NO: 2/35 **APPLICATION NO:** P/1706/04/CFU
LOCATION: St. Anselm's R C Primary School, 18 Roxborough Park, Harrow
APPLICANT: DHP for The School Governors
PROPOSAL: Construction of New Roof
DECISION: GRANTED permission for the development described in the application and submitted plans, subject to the conditions and informatives reported.

LIST NO: 2/36 **APPLICATION NO:** P/1266/04/CFU
LOCATION: Half Acre, 31 Dennis Lane, Stanmore
APPLICANT: Geoff Douglass for Mr & Mrs J Debson
PROPOSAL: Single Storey Side Extension
DECISION: GRANTED permission for the development described in the application and submitted plans, subject to the conditions and informatives reported.

SECTION 3 – OTHER APPLICATIONS RECOMMENDED FOR REFUSAL

LIST NO: 3/01 **APPLICATION NO:** P/1370/04/CLB
LOCATION: East End Farm, 98 Moss Lane, Pinner
APPLICANT: Foundation Architecture for Mr & Mrs B Leaver
PROPOSAL: Listed Building Consent: Repairs to Walls & Roofs and New Insulation
DECISION: REFUSED Listed Building Consent for the works described in the application and submitted plans for the reason(s) reported and subject to the informative(s) reported.

LIST NO: 3/02 **APPLICATION NO:** P/1918/04/CFU
LOCATION: Olde Cottage, 8 Green Lane, Stanmore
APPLICANT: NBF Partnership for Robert Bailey
PROPOSAL: Provision of Replacement Garage With Residential Accommodation Over
DECISION: WITHDRAWN by applicant.

LIST NO: 3/03 **APPLICATION NO:** P/1739/04/CFU
LOCATION: 427-429 Alexandra Avenue, South Harrow
APPLICANT: R P Architects for V Kataria
PROPOSAL: Change of Use: Retail to Restaurant (Class A1-A3) at Ground Floor and Basement
DECISION: REFUSED permission for the development described in the application and submitted plans for the reason(s) reported and subject to the informative(s) reported.

LIST NO: 3/04 **APPLICATION NO:** P/1675/04/CFU
LOCATION: 71 Gayton Road, Harrow
APPLICANT: Malcolm Kemp for Mr & Mrs Khagram
PROPOSAL: Change of Use: Residential to Nursery School With Flat on First Floor (Class C3 to Class D1/C3) With Single Storey Side Extension and External Stairs
DECISION: REFUSED permission for the development described in the application and submitted plans for the reason(s) reported and subject to the informative(s) reported.

LIST NO: 3/05 **APPLICATION NO:** P/1405/04/CFU
LOCATION: Greenways, 633 Uxbridge Road, Hatch End
APPLICANT: Banner Homes
PROPOSAL: Re-development: Detached 3 Storey Building to Provide 8 Flats With New Access
DECISION: WITHDRAWN by applicant.

LIST NO: 3/06 **APPLICATION NO:** P/1455/04/CFU
LOCATION: Land Adj. Government Offices, Brockley Hill, Stanmore
APPLICANT: CGMS Ltd for Laing Homes North Thames
PROPOSAL: Alterations to Provide Vehicular Access from Brockley Hill, including Widening of Cycle/Footpath
DECISION: DEFERRED at officers' request in order that further discussions can take place between applicants and the London Borough of Barnet regarding a revised form of access to Public Open Space.

LIST NO: 3/07 **APPLICATION NO:** P/1454/04/CFU
LOCATION: Land Adj. Government Offices, Brockley Hill, Stanmore
APPLICANT: CGMS Ltd for Laing Homes North Thames
PROPOSAL: Provision of Fences and Gates at Site Entrances: Separation of POS from Housing Development with New Turning Head
DECISION: DEFERRED at officers' request in order that further discussions can take place between applicants and the London Borough of Barnet regarding a revised form of access to Public Open Space.

SECTION 4 – CONSULTATIONS FROM NEIGHBOURING AUTHORITIES

LIST NO: 4/01 **APPLICATION NO:** P/2033/04/CNA
LOCATION: 38 Poles, Establishing Eruv – Edgware
APPLICANT: London Borough of Barnet
PROPOSAL: Proposed Erection of 38 Poles for the Purpose of Establishing an Eruv in the Edgware Area
DECISION: RAISED NO OBJECTIONS to the development set out in the application, subject to regard being had to the matter indicated.
(See Minute 748: Declarations of Interest)

LIST NO: 4/02 **APPLICATION NO:** P/2323/04/CNA
LOCATION: 168-172 Honeypot Lane, Stanmore
APPLICANT: Brent Council
PROPOSAL: Consultation: Provision of Units for B1(c), B2 and B8 Use (Light and General Industry and Storage Use) with Access, Parking and Loading Space
DECISION: OBJECTED to the development set aside in the application and submitted plans for the reason(s) reported and subject to the informative(s) reported.

LIST NO: 4/03 **APPLICATION NO:** P/2275/04/CNA
LOCATION: 106-110 Stonegrove, Edgware
APPLICANT: Barnet Borough Council
PROPOSAL: Consultation: Redevelopment to Provide Part 2, Part 3 Storey Detached Building of 10 Flats with Basement Parking
DECISION: RAISED NO OBJECTIONS to the development set out in the application, subject to regard being had to the matters indicated.
