

Meeting:	Development Control Committee
Date:	9 th November 2004
Subject:	275 /275A Kings Road, South Harrow
Responsible Officer:	Acting Head of Law and Administration
Contact Officer:	Abiodun Kolawole
Portfolio Holder:	Planning, Development and Housing
Key Decision:	No
Status:	Part 1

Section 1: Summary

The purpose of this report is to seek an extension of time to complete the S106 agreement relating to the above property.

Decision Required

Extend the time for completion of the s. 106 Agreement by 1 (one) month.

Reason for report

To enable the 106 agreement to be sealed and completed.

Benefits

Planning control over the use of doctors surgery

Cost of Proposals

None

Risks

None

Implications if recommendations rejected

The 106 agreement will not be completed and planning control will not be enforceable.

Section 2: Report

2.1 Brief History

On 3rd June 2003 the Development Control Committee granted planning permission for a change of use from residential premises to a doctors' surgery (Class C3 to D1) of no. 275 as an extension of the existing practice at no. 275a subject to a legal agreement to be completed within one year.

The heads of terms for the legal agreement relating to the surgery hours were modified by the Development Control Committee at its meeting of 30th July 2003.

The one year period for completion of the 106 agreement expired on 2nd June 2004.

The negotiations for the 106 agreement have been concluded. The engrossments have been executed by the applicants and are now awaiting sealing by the Council. An extension of 1 (one) month is needed to complete the final stages of the agreement.

No material changes in planning considerations which will lead to a recommendation to refuse have occurred since June 2003.

2.2 Options considered

None.

2.3 Consultation

Not applicable.

2.4 Financial Implications

None

2.5 Legal Implications

See Section 1 on implications

2.6 Equalities Impact

None

Section 3: Supporting Information/Background Documents

3.1. Original DCC reports of 3rd June 2003 and 30th July 2003