

SECTION 1 – MAJOR APPLICATIONS

LIST NO:	1/01	APPLICATION NO:	P/2393/04/CFU
LOCATION:	Drinkwater Road, Coles Crescent, Rayners Lane Estate		
APPLICANT:	MEPK Architects for Warden Housing Association Ltd		
PROPOSAL:	Two x 4 Storey Detached Blocks to Provide 36 Flats and 3 x Two Storey Terraced Dwellings With Parking		
DECISION:	APPROVED details of siting, access, design and external appearance, subject to the informatives reported.		
	[Notes: (1) Prior to discussing the above application, the Committee received representations from an objector and the applicant which were noted. Following the receipt of the representations, the Committee asked a number of questions of the objector;		
	(2) the Committee wished to be recorded as having been unanimous in their decision to grant permission].		
	(See also Minute 781).		

SECTION 2 – OTHER APPLICATIONS RECOMMENDED FOR GRANT

LIST NO:	2/01	APPLICATION NO:	P/2144/04/CRE
LOCATION:	White Lodge, 6 Nugents Park, Pinner		
APPLICANT:	Jeffrey M Carr for Mr & Mrs M O Maiwand		
PROPOSAL:	Renewal of Planning Permission WEST/749/01/REN dated 6 th Nov 2001 for Two Detached Dwellinghouses with Garages and Access		
DECISION:	GRANTED permission for the development described in the application and submitted plans, subject to the conditions and informatives reported.		

LIST NO:	2/02	APPLICATION NO:	P/1319/04/CFU
LOCATION:	The Power House, 87 West Street		
APPLICANT:	Orchard Associates for Sidney Newton plc		
PROPOSAL:	Single Storey Extension and Alterations to Storage Building to Provide Gatehouse/Reception Building		
DECISION:	GRANTED permission for the development described in the application and submitted plans, subject to the conditions and informatives reported.		

LIST NO:	2/03	APPLICATION NO:	P/2182/04/CFU
LOCATION:	High Beech, 75 Dennis Lane, Stanmore		
APPLICANT:	Malcolm Kent for Mr L Grant		
PROPOSAL:	Replacement Conservatory at Rear		
DECISION:	GRANTED permission for the development described in the application and submitted plans, subject to the condition and informative reported.		

LIST NO: 2/04 **APPLICATION NO:** P/1478/04/CFU
LOCATION: Highlands, 9 Park View Road, Pinner
APPLICANT: Simpson McHugh for Mr & Mrs Das
PROPOSAL: Replacement Two Storey House
DECISION: GRANTED permission in accordance with the development described in the application and submitted plans, subject to the conditions and informatives reported.

LIST NO: 2/05 **APPLICATION NO:** P/1366/04/CCO
LOCATION: St Dominics 6th Form College, Mount Park Ave, Harrow
APPLICANT: Kenneth W Reed & Associates for St Dominics Sixth Form College
PROPOSAL: Retention of Area of Hardstanding and Brick Piers and Gates
DECISION: REFUSED permission for the development described in the application and submitted plans for the following reasons:

- (i) The wooden covering over the gates in front of the hardstanding area is visually obtrusive and does not preserve or enhance the Character of the Conservation Area and Area of Special Character. The opaque nature of the wooden covering destroys the appearance of openness and the views through from the entrance to the garden beyond.
- (ii) The hardstanding itself damages the visual amenity and character of the garden area to the detriment of the character and appearance of the Conservation Area and Area of Special Character.

[Notes: (1) During the discussion on the above item, it was moved and seconded that the application be refused. Upon being put to a vote, this was carried;

(2) during consideration of the above application, it was agreed that the report ought to have included the following additional informative:

UDP Policies and Proposals – Refusal;

(3) the Committee agreed that a report relating to enforcement action be submitted to the December 2004 meeting of the Committee;

(4) Councillors Marilyn Ashton, Mrs Bath, Billson, Janet Cowan and Mrs Joyce Nickolay wished to be recorded as having voted for the decision reached to refuse the application for the reasons stated above;

(5) the Interim Chief Planning Officer had recommended that the above application be granted].

LIST NO: 2/06 **APPLICATION NO:** P/2189/04/CFU
LOCATION: B.T. Radio Station, 101 Old Redding, Harrow Weald
APPLICANT: Transcomm UK Ltd – Tanya Harris for Transcomm UK Ltd
PROPOSAL: Provision of Additional Stick Antenna on Existing Mast
DECISION: GRANTED permission in accordance with the development described in the application and submitted plans, subject to the condition and informatives reported.

LIST NO: 2/07 **APPLICATION NO:** P/2557/04/CFU
LOCATION: Welldon Centre, Welldon Crescent, Harrow
APPLICANT: West London YMCA
PROPOSAL: Temporary Use as an 8 Bed Winter Night Shelter (20:00 – 08:00 Hrs) for 3 Month Period Commencing 1st December 2004
DECISION: GRANTED permission in accordance with the development described in the application and submitted plans, subject to the condition and informatives reported.

(See also Minute 774(i)).

LIST NO: 2/08 **APPLICATION NO:** P/2172/04/CFU
LOCATION: 75 Athelstone Road, Harrow
APPLICANT: Mr Bhavin Patel for Mr E F Noronha
PROPOSAL: Conversion of House into Two Self-Contained Flats and Parking at Front
DECISION: GRANTED permission in accordance with the development described in the application and submitted plans, subject to:

- (i) the conditions and informatives reported; and
- (ii) the following additional conditions:

Condition 5: The development hereby permitted shall not commence until there has been submitted to, and approved by, the local planning authority, a scheme of hard and soft landscape works for the frontage of the site which shall include a survey of all existing trees and hedgerows on the land, indicating those to be retained and those to be lost. Details of those to be retained, together with measures for their protection in the course of the development, shall also be submitted and approved, and carried out in accordance with such approval, prior to any demolition or any other site works, and retained until the development is completed. Soft landscape works shall include: planting, plans, and schedules of plants, noting species, plant sizes and proposed numbers/densities.

REASON: To safeguard the appearance and character of the area, and to enhance the appearance of the development.

Condition 6: All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building(s), or the completion of the development, whichever is the sooner. Any existing or new trees or shrubs which, within a period of 2 years from the completion of the development, die, are removed, or become seriously damaged or diseased, shall be replaced in the next planting season with others of a similar size and species, unless the local authority agrees any variation in writing.

REASON: To safeguard the appearance and character of the area, and to enhance the appearance of the development.

[Notes: (1) During discussion on the application, it was moved and seconded that the application be refused on the following grounds:

- (i) The proposal would be out of place in an area which is characterised by family homes to the detriment of the character of the surrounding area.
- (ii) The shortfall of one parking space will give rise to overspill parking to the detriment of the residential amenities of the neighbouring properties.
- (iii) The lack of scope for any landscaping caused by the use of the front garden for parking is visually unattractive to the detriment of the character and appearance in the street scene.

- (iv) The provision of amenity space is inadequate and would be out of character in a road where single dwelling family homes have the use of an entire garden area.

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

(2) the vote on the substantive motion to grant the above application was carried].

LIST NO:	2/09	APPLICATION NO:	P/2526/04/CFU
LOCATION:	Hatch End High School, Harrow Weald		
APPLICANT:	Tony Welch Associates for London Borough of Harrow		
PROPOSAL:	Detached Building to Provide Day Nursery for Children from 3 Months to 5 Years Old (Revised)		
DECISION:	<p>GRANTED permission in accordance with the development described in the application and submitted plans, subject to (i) the conditions and informatives reported; (ii) condition 3 being amended to read as follows:</p> <p>Condition 3: No development shall take place until a plan indicating the positions, design, materials and type of visually appropriate boundary treatment (in particularly along the street elevation) including gates to be erected has been submitted to, and approved in writing by, the local Planning Authority, etc.</p> <p>[Notes: (1) Prior to discussing the above application, the Committee received representations from an objector which were noted. There was no indication that a representative of the applicant was present and wished to respond;</p> <p>(2) during the discussion on the above application, the Committee acknowledged that the premises was situated in a narrow street and that the nursery would generate traffic. The Committee agreed that the Portfolio Holder for Environment and Transport be asked to investigate the issue of traffic congestion and flow along Tillotson Road and the possibility of introducing a one-way system to alleviate the problem of rat running and/or other traffic measures to ensure the safety of both pedestrians and car users].</p> <p>(See also Minutes 775 and 781).</p>		

LIST NO:	2/10	APPLICATION NO:	P/851/04/CFU
LOCATION:	Sunningdale, 40 London Rd, 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:	<p>REFUSED permission for the development described in the application and submitted plans for the following reasons:</p> <p>(i) The proposal represents an overdevelopment of the site with the houses to the back forming a backland development which will be detrimental to the character of the Conservation Area and Area of Special Character.</p> <p>(ii) The close proximity of the dwellings at the back to Block C of the Harrow Hospital site will give rise to the over-intensification of the area which will not preserve or enhance the Conservation Area, which is characterised by the trees and the openness of the garden area.</p>		

and the following informatives:

Informatives:

- UDP Policies and Proposals – Refusals;
- The applicant is advised that the garage at the side of Sheridens is not considered to be an acceptable access to this application site.

[Notes: (1) During discussion on this application, it was moved and seconded that the application be refused.

Upon being put to a vote, this was carried;

(2) the Chair wished to be recorded as having voted against the decision reached to refuse the application for the reasons stated above;

(3) Councillors Marilyn Ashton, Mrs Bath, Billson, Janet Cowan and Mrs Joyce Nickolay wished to be recorded as having voted for the decision reached to refuse the application for the reasons stated above;

(4) the Interim Chief Planning Officer had recommended that the above planning application be granted].

LIST NO:	2/11	APPLICATION NO:	P/1649/04/CFU
LOCATION:	166 Stanmore Hill, Stanmore		
APPLICANT:	Wyndham & Clarke for Mr Hoddy		
PROPOSAL:	Single Storey Side Extension		
DECISION:	GRANTED permission in accordance with the development described in the application and submitted plans, subject to the conditions and informative reported.		

LIST NO:	2/12	APPLICATION NO:	P/2013/04/CFU
LOCATION:	Hillcote House, Pinner Hill, Pinner		
APPLICANT:	Amdega for Mr & Mrs Gregory		
PROPOSAL:	Rear Conservatory		
DECISION:	GRANTED permission in accordance with the development described in the application and submitted plans, subject to (i) the conditions and informative reported and (ii) the following additional informative:		
	Informative: The applicant is advised that any further extensions to this property are unlikely to be favourably considered.		

LIST NO:	2/13	APPLICATION NO:	P/2406/04/CFU
LOCATION:	6 Broadmead Close, Pinner		
APPLICANT:	K Handa for Mr S Anwar		
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 informative reported.		

LIST NO:	2/14	APPLICATION NO:	P/2058/04/DFU
LOCATION:	44 Dennis Lane, Stanmore		
APPLICANT:	Robin Bretherick Associates for J Hirani		
PROPOSAL:	Demolition of Bungalow, Erection of Detached House (Revised)		
DECISION:	GRANTED permission in accordance with the development described in the application and submitted plans, subject to: <ul style="list-style-type: none"> (i) the conditions and informatives reported (ii) Condition 4 being amended to read: "The screens adjacent to the proposed second-floor rear balcony shall be installed prior to the....." <p>[Note: During discussion on this application, it was moved and seconded that the application be refused on the following grounds:</p> <ul style="list-style-type: none"> (i) The proposal represents an over-development of the site by reason of the bulk, scale, mass and design to the detriment of the character of the area and amenities of the local residents. (ii) The height of the three storey element to the back of the house would be visually obtrusive and will dominate the views from the Green Belt and Area of Special Character. (iii) The two balconies on the second floor at the sides of the back of the property, although there are landscaping suggestions in the committee report, will have the potential to give rise to overlooking to the detriment of the residential amenity of the neighbouring properties. (iv) The ultra modern design of the house will be visually incongruous in the street scene to the detriment of the character of the road and visual amenity of the local residents. <p>Upon being put to a vote, this was not carried].</p>		

LIST NO:	2/15	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:	GRANTED permission in accordance with the development described in the application and submitted plans, subject to the conditions and informatives reported.		

LIST NO:	2/16	APPLICATION NO:	P/2369/04/CFU
LOCATION:	44A West Drive, Harrow		
APPLICANT:	Anthony J Blyth and Co for Mr & Mrs C Gold		
PROPOSAL:	Front Porch		
DECISION:	GRANTED permission in accordance with the development described in the application and submitted plans, subject to the conditions and informative reported.		

LIST NO: 2/17 **APPLICATION NO:** P/1336/04/CCO

LOCATION: 4 Forward Drive, Harrow

APPLICANT: Katies Kitchen

PROPOSAL: Retention of Waste Re-cycling Facilities

DECISION: DEFERRED for discussions with the applicant and in consultation with the residents about acoustic fencing, planting, arrangement of uses, hours of use, screening of floodlighting, etc.

[Note: (1) Prior to discussing the above application, the Committee received representations from a representative of the objector and the applicant, which were noted. The representative of the objectors also tabled details of their objections. Following the receipt of the above representations, the Committee asked a number of questions of the objector and the applicant;

(2) during discussion on this application, and on the recommendation of the Interim Chief Planning Officer's representative, the Committee agreed to defer the application to allow for discussions between all parties concerned on the issues raised by the objector, the applicant and Members].

(See also Minute 781).

LIST NO: 2/18 **APPLICATION NO:** P/1730/04/CFU

LOCATION: RNOH Hospital, Brockley Hill, Stanmore

APPLICANT: Devereux Architects for Royal National Orthopaedic Hospital

PROPOSAL: Temporary Single Storey Office Building

DECISION: GRANTED permission in accordance with the development described in the application and submitted plans, subject to (i) the conditions and informative reported; (ii) the inclusion of informative 5 as set out in the addendum; (iii) Condition 3 being amended to read 3 years rather than 5 years.

LIST NO: 2/19 **APPLICATION NO:** P/1890/04/CFU

LOCATION: 1 and 2 Grove Cottages, Warren Lane, Stanmore

APPLICANT: Mr & Mrs P Mann

PROPOSAL: Redevelopment to Provide Replacement Detached 2 Storey Dwelling with Detached Garage

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/584/04/CFU

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: REFUSED permission for the development described in the application and submitted plans for the following reasons:

(i) The proposal represents an over-development of the site to the detriment of the character of the area which is characterised by single family dwellings both opposite, to the back and to the east.

- (ii) The number of flats proposed will generate more traffic which will be detrimental to the free flow of traffic on the bend of this busy road. Vehicular access onto Gordon Avenue will be detrimental to traffic safety during peak periods.

[Notes: (1) During discussion on this application, it was moved and seconded that the application be refused. Upon being put to a vote, this was carried;

(2) the Interim Chief Planning Officer had recommended that the above application be granted].

LIST NO: 2/21 **APPLICATION NO:** P/683/04/DFU
LOCATION: 31 Borrowdale Avenue, Harrow
APPLICANT: M Halai for M L Vishram
PROPOSAL: Single Storey Side to Front and Rear Extension and Two Rear Dormers; Garage and Store in Rear Garden and Construction of Vehicle Crossover
DECISION: DEFERRED for Members' site visit.
(See also Minutes 774(ii) and 792).

LIST NO: 2/22 **APPLICATION NO:** P/2621/04/CLA
LOCATION: Multi-Storey/Surface Level Car Parks, R/O 18-50 The Broadway, Stanmore
APPLICANT: Harrow Engineering Services
PROPOSAL: Demolition of Multi-Storey Car Park and Replacement with Combined Surface Level Car Park with Fencing and Access
DECISION: DEFERRED to await decision of Cabinet.
(See also Minute 775).

LIST NO: 2/23 **APPLICATION NO:** P/2659/04/CFU
LOCATION: 137 Harrow Weald Transmission Station, Harrow Weald Common
APPLICANT: NTL
PROPOSAL: Provision of DAB Antenna and Additional 0.9M Dish Antenna Mast With Equipment Cabin
DECISION: GRANTED permission in accordance with the development described in the application and submitted plans, subject to the condition and informatives reported.

LIST NO: 2/24 **APPLICATION NO:** P/2339/04/CDU
LOCATION: 180-188 Northolt Road, South Harrow
APPLICANT: Mr R Sood for Durbin plc
PROPOSAL: Provision of Additional Floor of Office Accommodation
DECISION: GRANTED permission in accordance with the development described in the application and submitted plans, subject to the conditions and informatives reported.

LIST NO:	2/25	APPLICATION NO:	P/1422/04/CFU
LOCATION:	Land R/O Rising Sun P.H. 138 Greenford Road, Harrow		
APPLICANT:	John Taylor Architects for Regional Pub Company		
PROPOSAL:	Redevelopment to Provide 3 x Two Storey Terraced Properties		
DECISION:	REFUSED permission for the development described in the application and submitted plans for the following reasons:		
	(i) The proposal represents an overdevelopment of the site to the detriment of the amenities of the area.		
	(ii) Redevelopment to provide three houses represents an over-intensification of the site to the detriment of the amenities of the area.		
	[Notes: (1) During discussion on this application, it was moved and seconded that the application be refused. Upon being put to a vote, this was carried;		
	(2) Councillors Marilyn Ashton, Mrs Bath, Billson, Janet Cowan and Mrs Joyce Nickolay wished to be recorded as having voted for the decision reached to refuse the application for the reasons above;		
	(3) Councillors Bluston, Choudhuy, Idaikkadar, Miles and Anne Whitehead wished to be recorded as having voted against the decision reached to refuse the application for the reasons above;		
	(4) it was noted that the description on the index should be amended to read: Redevelopment to Provide 3 x Two Storey Terraced Properties].		

LIST NO:	2/26	APPLICATION NO:	P/2143/04/CRE
LOCATION:	Clementine Churchill Hospital, 9 Sudbury Hill, Harrow		
APPLICANT:	Fuller Peiser for BMI Healthcare		
PROPOSAL:	Renewal of Planning Permission WEST/124/01/FUL to Permit Retention of Temporary Endoscopy Building		
DECISION:	To inform the applicant that:		
	(i) the proposal is acceptable subject to the variation of the legal agreement within one year (or such period as the Council may determine) of the date of the Committee decision on the application;		
	(ii) a formal decision notice granting permission in accordance with the development described in the application and submitted plans, subject to the planning conditions noted below and the informative reported, will be issued only upon completion of the variation of the legal agreement:		
	1. The building hereby permitted shall be removed from the site and the site reinstated to its former appearance within 2 years of the date of this permission.		
	REASON: To protect the character of the Metropolitan Open Lane.		
	2. Time Limit – Full Permission.		

SECTION 3 – OTHER APPLICATIONS RECOMMENDED FOR REFUSAL

LIST NO:	3/01	APPLICATION NO:	P/2221/04/CFU
LOCATION:	524 Kenton Lane, Harrow, Dental Surgery		
APPLICANT:	Dr P S Joshi		
PROPOSAL:	Change of Use of First Floor from Residential (Class C3) to Dental Surgery (Class D1) in Association with Existing Ground Floor Surgery		
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/961/04/CFU
LOCATION: 38 Eastcote Lane, South Harrow
APPLICANT: J N Chudasama
PROPOSAL: Change of Use from A1 – A3 to be Used as Private Members Club
DECISION: REFUSED permission for variation described in the application and submitted plans for the reasons and informative reported.

LIST NO: 3/03 **APPLICATION NO:** P/2392/04/CFU
LOCATION: Site R/O 168-178 Kenton Road
APPLICANT: Randhawa for Paragon Homes
PROPOSAL: Detached 2 Storey Building to Provide 6 Office Units (Class B1) and 6 Studio Flats
DECISION: REFUSED permission for the development described in the application and submitted plans for the reasons and informative reported.

[Note: All Members present wished to be recorded as having been unanimous in their decision to refuse permission].

LIST NO: 3/04 **APPLICATION NO:** P/1846/04/CFU
LOCATION: Harrow Hospital, Roxeth Hill
APPLICANT: Gery Lytle Associates for Barratt North London
PROPOSAL: Part 2/Part 3 Storey Temporary Sales Building
DECISION: REFUSED permission for the development described in the application and submitted plans for the reason and informative reported.

That officers be authorised to take appropriate enforcement action to secure demolition and removal of the building and that a compliance period of one month be agreed.

[Notes: (1) The Director of Legal Services' representative advised the Committee that in the absence of a recommendation for enforcement action, the Committee could only authorise such action provided Members were satisfied that they had sufficient information available to take this decision. Members were satisfied that they had sufficient information before them that evening to authorise enforcement action;

(2) Members were unanimous in their decision to refuse the application and to authorise enforcement action].

LIST NO: 3/05 **APPLICATION NO:** P/2167/04/CFU
LOCATION: 387 Torbay Rd, Harrow
APPLICANT: Harrow Churches Housing Assoc.
PROPOSAL: Use as Care Home for up to 6 People with Social Support and Single Storey Rear Extension
DECISION: WITHDRAWN by the applicant.

(See also Minutes 774(iii) and 775).

SECTION 4 – CONSULTATIONS FROM NEIGHBOURING AUTHORITIES

LIST NO: 4/01 **APPLICATION NO:** P/2257/04/CAN
LOCATION: 201 Kenton Road, Harrow
APPLICANT: Brent Council
PROPOSAL: Consultation: Change of Use/Class A1 to A3 (Dry Cleaners to Restaurant)
with New Shop Front
DECISION: The London Borough of Harrow RAISES NO OBJECTIONS to the
development set out in the application.
