

SECTION 1 – MAJOR APPLICATIONS

LIST NO: 1/01 **APPLICATION NO:** P/142/05/CFU
LOCATION: 5 Sudbury Hill, Harrow
APPLICANT: Litman & Robeson for Country and Metropolitan
PROPOSAL: Redevelopment: Three Storey Block to Provide 10 Flats with Parking at Rear
DECISION: REFUSED permission for the development described in the application and submitted plans, for the reasons and informative reported.
(See also Minute 856).

LIST NO: 1/02 **APPLICATION NO:** P/3347/04/COU
LOCATION: Land R/O 25-28 Belmont Circle and 13-25 Bellamy Drive
APPLICANT: Triad Planning and Design Ltd for Mr E Ryan
PROPOSAL: Outline: Redevelopment in Form of Detached Part 2/3 Storey Building for 2 Houses and 12 Flats with Car Parking
DECISION: REFUSED permission for the development described in the application and submitted plans, for the reason and informative reported and the following additional reason:
2. The proposal will give rise to additional vehicular generation onto Weston Drive to the detriment of the free flow and safety of traffic.
[Note: During the discussion on the above item, it was moved and seconded that the additional reason detailed above be added. Upon being put to a vote, this was carried unanimously].

LIST NO: 1/03 **APPLICATION NO:** P/2889/04/CFU
LOCATION: 13-17 Manor Road, Harrow
APPLICANT: Gillett Macleod Partnership for W E Black
PROPOSAL: Redevelopment: Part Two, Part Three Storey Detached Block to Provide 14 Flats with Access and Parking
DECISION: REFUSED permission for the development described in the application and submitted plans, for the reasons and informative reported.

LIST NO: 1/04 **APPLICATION NO:** P/2513/04/CFU
LOCATION: Community Centre, Scott Crescent, Rayners Lane Estate, Harrow
APPLICANT: Mepk Architects for Warden Housing Association Ltd
PROPOSAL: Detached 2 Storey Community Centre
DECISION: GRANTED permission in accordance with the development described in the application and submitted plans subject to the conditions and informative reported.

LIST NO: 1/05 **APPLICATION NO:** P/2769/04/CFU
LOCATION: Maurville House, 44-46 Radnor Road, Harrow
APPLICANT: Burton J Helling for Mr and Mrs S Watson

PROPOSAL: Conversion to Provide 10 Self Contained Flats, 3 Rear Dormer Windows and Rooflight at Front

DECISION: REFUSED permission for the development described in the application and submitted plans, for the reasons and informative reported.

SECTION 2 – OTHER APPLICATIONS RECOMMENDED FOR GRANT

LIST NO: 2/01 **APPLICATION NO:** P/2009/03/COU

LOCATION: 1 Marlborough Hill, Harrow

APPLICANT: David Higgins

PROPOSAL: Outline: Demolition of Existing Building and Redevelopment to Provide 4 Storey Detached Office Building with 2 Flats on 3rd Floor and Parking on Ground Floor

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

LIST NO: 2/02 **APPLICATION NO:** P/3012/04/CFU

LOCATION: 3 Anselm Road, Pinner

APPLICANT: Dennis Granston for P Tomlin

PROPOSAL: Redevelopment: Part 3, Part 2 Storey Detached Block to Provide 8 Flats with Access and Parking

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

- (i) The proposal will be incongruous in the street scene on Uxbridge Road and it is out of character in Anselm Road, which it fronts, and which is characterised by detached large single family houses.
- (ii) The rear garden area is taken up very largely with parking, which restricts the amount of amenity space available to the detriment of the amenities of the future occupiers of the property.
- (iii) There is an under-provision of parking to our UDP standard of three spaces, which will give rise to overspill parking in an area which is otherwise already suffering from parking problems.

[Notes: (1) Prior to discussing the above application, the Committee received a representation from an objector, which was noted. Following receipt of the representation, the Committee asked a number of questions of the objector.

There was no indication that the applicant was present and wished to respond;

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

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

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

(See also Minute 856).

LIST NO:	2/03	APPLICATION NO:	P/3300/04/CFU
LOCATION:	15 Gordon Avenue, Stanmore		
APPLICANT:	Robin Bretherick Associates for Colin 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: <ul style="list-style-type: none"> (i) The proposal represents an overdevelopment 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. <p>[Notes: (1) During discussion on the above item, it was moved and seconded that the application be refused. Upon being put to a vote, this was carried;</p> <p>(2) Councillors Marilyn Ashton, Mrs Bath, Janet Cowan, Kara and Mrs Joyce Nickolay wished to be recorded as having voted for the decision to refuse the application;</p> <p>(3) Councillors Bluston, Choudhury, Idaikkadar, Miles and Anne Whitehead wished to be recorded as having voted for the decision to grant the application;</p> <p>(4) the Chief Planning Officer had recommended that the above application be granted;</p> <p>(5) during discussion of the above item, a Member requested that officer reports always set out reasons for refusal in full].</p>		

LIST NO:	2/04	APPLICATION NO:	P/3067/04/CFU
LOCATION:	496-504 Northolt Road, South Harrow		
APPLICANT:	G M Simister for S Singh, H Patel, Sherwood SER		
PROPOSAL:	Construction of Second Floor to Provide Five Flats		
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/3221/04/CFU
LOCATION:	Micklefield, 1 Park View Road, Pinner		
APPLICANT:	J R Orchard for Mr and Mrs Govani		
PROPOSAL:	Resurfacing of Frontage, Provision of Gates, Rebuilding Wall, Replacement Wooden Fence		
DECISION:	GRANTED permission in accordance with the development described in the application and submitted plans, subject to the condition and informatives reported.		

LIST NO: 2/06 **APPLICATION NO:** P/3255/04/CLB
LOCATION: 38 Little Common, Stanmore
APPLICANT: Squared Ltd for Mr Scott Vincent
PROPOSAL: Listed Building Consent: Replace Window with Door at First Floor
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: 2/07 **APPLICATION NO:** P/191/05/CFU
LOCATION: Royal National Orthopaedic Hospital, Brockley Hill, Stanmore
APPLICANT: PKL Healthcare 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 the conditions and informatives reported.

[Note: During the discussion on the above item a Member requested that officers provide a list of the temporary buildings that are on the site].

LIST NO: 2/08 **APPLICATION NO:** P/3254/04/CFU
LOCATION: Woodside, 60 Common Road, Stanmore
APPLICANT: Jonathan Schuman
PROPOSAL: Entrance Gates and Metal Posts
DECISION: GRANTED permission in accordance with the development described in the application and submitted plans, subject to the condition and informatives reported.

LIST NO: 2/09 **APPLICATION NO:** P/2661/04/CFU
LOCATION: 219 Alexandra Avenue, South Harrow (Ex Tithe Farm P.H.)
APPLICANT: Artian Shehu
PROPOSAL: Use of Part of Car Park for the Hand Washing and Valeting of Cars
DECISION: GRANTED permission in accordance with the development described in the application and submitted plans, subject to the conditions and informatives reported.
(See also Minute 856).

LIST NO: 2/10 **APPLICATION NO:** P/3118/04/DFU
LOCATION: 256 Exeter Road, South Harrow
APPLICANT: Starr Killoch Adams Architects for Crossway Developments Ltd
PROPOSAL: Single and Two Storey Side to Rear Extension and Conversion to 3 Flats; Bin Store at Front; 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.

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

- (i) The proposal represents an overintensification of the property to the detriment of the residential amenities of the neighbouring occupiers.
- (ii) The use of the garden for three separate dwellings will give rise to increased activity due to the more intensive use of the given area, resulting in a loss of residential amenity of the neighbouring occupiers.
- (iii) The conversion of one single family dwelling to three flats would be out of character in an area which is predominantly characterised by inter-war semi-detached single dwellings.

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

(2) the substantive motion to grant the above application was carried upon the Chair exercising her second and casting vote].

LIST NO:	2/11	APPLICATION NO:	P/93/05/DFU
LOCATION:	81 Roxeth Hill, Harrow		
APPLICANT:	Jay Patankar and Associates for Mr Boris Baikov		
PROPOSAL:	Alterations to Roof; Reconstruction to Include Front Dormer		
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/3235/04/COU
LOCATION:	Viking House, 17/19 Peterborough Road, Harrow		
APPLICANT:	Mr H Patel for Haley Property Holdings Ltd		
PROPOSAL:	Outline: Rear Extension at Ground to 3 rd Floor Level and Additional Floor at Fourth Floor Level		
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/3103/04/CFU
LOCATION:	Red Roofs, 1 Priory Drive, Stanmore		
APPLICANT:	Lee Butler for Mr and Mrs S R Kaye		
PROPOSAL:	First Floor Side Extensions		
DECISION:	GRANTED permission in accordance with the development described in the application and submitted plans, subject to the conditions and informatives reported.		
LIST NO:	2/14	APPLICATION NO:	P/3250/04/DFU
LOCATION:	Land R/O 158 Camrose Avenue, Edgware, (Chandos Recreation Ground)		
APPLICANT:	Thames Water Property for Thames Water		
PROPOSAL:	Installation of Pumping Station Control Panel Cabinet		

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

[Note: During the discussion on the above item the Committee requested that officers provide the Applicant with details of the comments made by residents in response to the consultation].

LIST NO: 2/15 **APPLICATION NO:** P/167/05/CRE
LOCATION: Woolmer House, 3 Priory Close, Stanmore
APPLICANT: DLA Town and Planning Ltd
PROPOSAL: Renewal of Permission EAST/354/00/FUL: Detached Garage Block with Accommodation at First Floor Roof Level
DECISION: DEFERRED at officers' request to await amended plans.

LIST NO: 2/16 **APPLICATION NO:** P/3222/04/DFU
LOCATION: 16 Barrow Point Avenue, Pinner
APPLICANT: E Hannigan for Mr and Mrs McKenna
PROPOSAL: Single and First Floor Rear Extension/Rear Dormer
DECISION: DEFERRED at the request of the Committee to enable a site visit to take place before the application is considered.

[Notes: (1) Prior to discussing the above application, the Committee received a representation from an objector, which was noted. Following receipt of the representation, the Committee asked a number of questions of the objector.

There was no indication that the applicant was present and wished to respond;

(2) during discussion of the above application, the Committee indicated their desire to visit the site before making a decision on the application].

(See also Minute 871(ii)).

SECTION 3 – OTHER APPLICATIONS RECOMMENDED FOR REFUSAL

LIST NO: 3/01 **APPLICATION NO:** P/2632/04/CFU
LOCATION: The Gardens R/O Pinner Road, Harrow
APPLICANT: Barker Parry Town Planning for Country and Metropolitan plc.
PROPOSAL: Two Storey Building to Provide 8 Flats with Access and Parking
DECISION: REFUSED permission for the development described in the application and submitted plans, for the reasons and informative reported.

LIST NO: 3/02 **APPLICATION NO:** P/2680/04/CCA
LOCATION: East End Farm, Moss Lane, Pinner
APPLICANT: Trevor Clapp for Mr and Mrs B Leaver
PROPOSAL: Conservation Area Consent: Demolition of Storage Buildings Attached to and Within the Curtilage of a Listed Building

DECISION: REFUSED Conservation Area Consent for the works described in the application and submitted plans, for the reason and informative reported.
(See also Minute 856).

LIST NO: 3/03 **APPLICATION NO:** P/2683/04/CCA
LOCATION: East End Farm, Moss Lane, Pinner
APPLICANT: Trevor Clapp for Mr and Mrs B Leaver
PROPOSAL: Conservation Area Consent: Demolition of Storage Buildings Attached to and Within the Curtilage of a Listed Building (Duplicate)
DECISION: DEFERRED duplicate application at officers' request to enable consideration of revised proposals.
(See also Minute 856).

LIST NO: 3/04 **APPLICATION NO:** P/2679/04/CLB
LOCATION: East End Farm, Moss Lane, Pinner
APPLICANT: Trevor Clapp for Mr and Mrs B Leaver
PROPOSAL: Listed Building Consent: Demolition, Internal and External Alterations in Association with Conversion to 2 No. Residential Units
DECISION: REFUSED Listed Building Consent for the works described in the application and submitted plans, for the reason and informative reported.
(See also Minute 856).

LIST NO: 3/05 **APPLICATION NO:** P/2682/04/CLB
LOCATION: East End Farm, Moss Lane, Pinner
APPLICANT: Trevor Clapp for Mr and Mrs B Leaver
PROPOSAL: Listed Building Consent: Demolition, Internal and External Alterations in Association with Conversion to 2 No. Residential Units (Duplicate)
DECISION: DEFERRED duplicate application at officers' request to enable consideration of revised proposals.
(See also Minute 856).

LIST NO: 3/06 **APPLICATION NO:** P/2678/04/CFU
LOCATION: East End Farm, Moss Lane, Pinner
APPLICANT: Trevor Clapp for Mr and Mrs B Leaver
PROPOSAL: Conversion of Storage Buildings to Dwelling House and Garage: Erection of 2 New Dwelling Houses, One with New Gatehouse, One Using Storage Building as Garage: External Alterations
DECISION: REFUSED permission for the development described in the application and submitted plans, for the reasons and informative reported.
(See also Minute 856).

LIST NO: 3/07 **APPLICATION NO:** P/2681/04/CFU

LOCATION: East End Farm, Moss Lane, Pinner

APPLICANT: Trevor Clapp for Mr and Mrs B Leaver

PROPOSAL: Conversion of Storage Buildings to Dwelling House and Garage: Erection of 2 New Dwelling Houses, One with New Gatehouse, One using Storage Building as Garage: External Alterations (Duplicate)

DECISION: DEFERRED duplicate application at officers' request to enable consideration of revised proposals.

(See also Minute 856).

SECTION 4 – CONSULTATIONS FROM NEIGHBOURING AUTHORITIES

LIST NO: 4/01 **APPLICATION NO:** P/168/05/CNA

LOCATION: 68-70 High Street, Edgware

APPLICANT: London Borough of Barnet

PROPOSAL: Consultation: Conversion of 1st and Part 2nd Floors and Roofspace to 7 lats, 3 Rear Dormers and Rooflights at Front, 4 Parking Spaces

DECISION: RAISED NO OBJECTIONS to the development set out in the application and submitted plans, subject to regard being had to the informatives reported.

LIST NO: 4/02 **APPLICATION NO:** P/207/05/CAN

LOCATION: Lytham Avenue, South Oxhey, Herts

APPLICANT: Three Rivers District Council

PROPOSAL: Consultation: Block of 10 Flats and 28 Semi-Detached and Terraced Houses, Access Road and Play Area

DECISION: RAISED OBJECTIONS to the development set out in the application and submitted plans, for the reasons and informative reported.

SECTION 5 – PRIOR APPROVAL APPLICATIONS

LIST NO: 5/01 **APPLICATION NO:** P/274/05/CDT

LOCATION: Premier House, Canning Road, Wealdstone

APPLICANT: Mason D Telecom

PROPOSAL: Determination: 2 Replacement and 6 New Equipment Cabins at Roof Level

DECISION: (1) That prior approval of siting/appearance BE REQUIRED;

(2) GRANTED prior approval of details of siting/appearance subject to the conditions and informatives reported.

[Notes: (1) During discussion on the above item, it was moved and seconded that the application be refused. Upon being put to a vote, this was not carried, upon the Chair having exercised her second and casting vote;

(2) Councillors Marilyn Ashton, Mrs Bath, Janet Cowan, Kara and Thornton wished to be recorded as having voted for the decision to refuse the application;

(3) Councillors Bluston, Choudhury, Idaikkadar, Miles and Anne Whitehead wished to be recorded as having voted for the decision to grant the application].

LIST NO: 5/02 **APPLICATION NO:** P/284/05/CDT
LOCATION: Land Outside 72 Uxbridge Road, Harrow Weald
APPLICANT: Waldon Telecom
PROPOSAL: Determination: 12.5M High Telecommunications Mast and 2 Equipment Cabins
DECISION: REFUSED approval of details of siting/appearance for the reasons and informative reported.

LIST NO: 5/03 **APPLICATION NO:** P/447/05/CDT
LOCATION: Land Adjacent to Elmcote, Uxbridge Road, Pinner, Middx
APPLICANT: Stappard Howes
PROPOSAL: Determination: 13M High Monopole Mast and Antenna and Equipment Cabin
DECISION: (1) That prior approval of siting/appearance BE REQUIRED;
(2) REFUSED approval of details of siting/appearance, subject to the conditions and informative reported.
