



DEVELOPMENT CONTROL COMMITTEE

TUESDAY 17 MAY 2005

SUPPLEMENTAL COMMITTEE AGENDA

AGENDA - PART I

1. **Appointment of Chair:**

To note the appointment at the Annual Meeting of Council on 12 May 2005 of Councillor Anne Whitehead as Chair of this Committee for the Municipal Year 2005/06.

(Note: The membership of the Committee is as set out in the original agenda with the exception that Councillor Versallion replaced Councillor Mrs Kinnear as the 5th Reserve Member on the Committee for the Municipal Year 2005/06.)

Enc. 7. **Minutes:** (Pages 1 - 14)

That it be agreed that, having been circulated, the Chair be given authority to sign the minutes of the meeting held on 20 April 2005 as a correct record once they have been printed in the Council Bound Minute Volume.

AGENDA - PART II

Enc. 21. **Bradstowe House:** (Pages 15 - 32)
Report of the Director of Strategic Planning

Note: In accordance with the Local Government (Access to Information) Act 1985, the following agenda items have been admitted late to the agenda by virtue of the special circumstances and urgency detailed below:-

Agenda item

Special Circumstances/Grounds for Urgency

7- Minutes

The minutes were inadvertently omitted from circulation with the main agenda.

21 - Bradstowe House,
Headstone Road, Harrow
East/106/01/FUL

This report was not available at the time the agenda was printed and circulated. Members are requested to consider this item, as a matter of urgency as delay in taking a decision would prolong the current social and environmental difficulties encountered with this site.

REPORT OF DEVELOPMENT CONTROL COMMITTEE

MEETING HELD ON 20 APRIL 2005

Chair: * Councillor Anne Whitehead

Councillors: * Marilyn Ashton * Ismail (1)
* Mrs Bath * Kara (1)
* Choudhury * Miles
* Janet Cowan * Mrs Joyce Nickolay
* Idaikkadar Thornton

* Denotes Member present
(1) Denotes category of Reserve Members

[Note: Councillor Stephenson also attended this meeting to speak on the item indicated at Minute 878 below].

PART I - RECOMMENDATIONS - NIL

PART II - MINUTES

877. **Attendance by Reserve Members:**

RESOLVED: To note the attendance at this meeting of the following duly appointed Reserve Member:-

<u>Ordinary Member</u>	<u>Reserve Member</u>
Councillor Billson Councillor Bluston	Councillor Kara Councillor Ismail

878. **Right of Members to Speak:**

RESOLVED: That, in accordance with Committee Procedure Rule 4.1, the following Councillor, who is not a member of the Committee, be allowed to speak on the agenda item indicated:

Councillor Stephenson - Planning Application 1/01

879. **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 2/06 and 2/07 – North London Collegiate School, 90 Canons Drive, Edgware
Councillor Janet Cowan declared a prejudicial interest in the above items arising from the fact that she was a governor at the school. Accordingly, she left the room and took no part in the discussion or decision-making on these items.
- (ii) Planning Application 2/25 – 8 Village Way, Pinner
Councillor Marilyn Ashton declared that all Members of the Conservative Group had a prejudicial interest in the above application. Accordingly Councillors Marilyn Ashton, Mrs Bath, Janet Cowan, Kara and Mrs Joyce Nickolay left the room and took no part in the discussion or decision-making on this item.
- (iii) Planning Application 2/27 – Little Heathfield, 23 Heathbourne Road, Stanmore
Councillor Marilyn Ashton declared that Councillor Mrs Bath had a personal interest, and Councillors Marilyn Ashton, Mrs Bath and Janet Cowan had a prejudicial interest in the above application, on the basis that they knew the applicant. Accordingly, Councillors Marilyn Ashton, Mrs Bath and Janet Cowan left the room and took no part in the discussion or decision-making on this item.

880. **Arrangement of Agenda:**

RESOLVED: That (1) in accordance with the provisions of the Local Government (Access to Information) Act 1985, the following item/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.
17. Bluepoint Court and Harrow International Christian Centre	The report was not printed in time to be circulated with the main agenda

and;

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

<u>Agenda Item</u>	<u>Special Circumstances/Reasons for Urgency</u>
17. Bluepoint Court and Harrow International Christian Centre	The report relating to this item contains exempt information under paragraph 12 of Part I of Schedule 12A of the Local Government Act 1972 in that the report contains legal advice.

881. **Minutes:**

RESOLVED: That the Chair be given the authority to sign the minutes of the meeting held on 15 March 2005, those minutes having been circulated, as a correct record of that meeting, once printed in the Council Bound Volume.

882. **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).

883. **Petitions:**

RESOLVED: To note that there were no petitions to be received at this meeting under the provisions of Committee Procedure Rule 15 (Part 4B of the Constitution).

884. **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).

885. **Matters Raised by Cottesmore Tenants' and Residents' Association: Reference from Tenants' and Leaseholders' Consultative Forum meeting held on 3 March 2005:**

The Committee received a reference from the Tenants' and Leaseholders' Consultative Forum meeting held on 3 March 2005 which requested that the Committee consider a revision to the management of trees on estates and in particular a review of the appropriateness of some Tree Preservation Orders on estates. A work programme on communal areas on the estate had been started.

RESOLVED: That the above be noted.

886. **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 items 1/01, 2/03, 2/04 and 2/25 on the list of planning applications.

887. **Planning Applications Received:**

RESOLVED: That authority be given to the Group Manager (Planning and Development) to issue the decision notices in respect of the applications considered, as set out in the schedule attached to these minutes.

888. **Planning Appeals Update:**

The Committee received a report of the Group Manager (Planning and Development) which listed those appeals being dealt with and those awaiting decision.

RESOLVED: That the report be noted.

889. **Enforcement Notices Awaiting Compliance:**

The Committee received a report of the Group Manager (Planning and Development) which listed those enforcement notices awaiting compliance.

RESOLVED: That the report be noted.

890. **Tree Preservation Orders:**

The Committee received a report of the Group Manager (Planning and Development) regarding new detailed Tree Preservation Orders (TPOs) proposed for a number of sites.

RESOLVED: That the Director of Legal Services be authorised to (1) make new TPOs, to be known as follows:

TPO 839 Oak Tree Close (No. 2), Belmont
 TPO 840 Roxborough Park (No. 8), Greenhill
 TPO 841 Dennis Lane (No. 8), Stanmore Park
 TPO 842 The Avenue (No. 5), Hatch End
 TPO 843 The Avenue (No. 6), Hatch End
 TPO 844 South Hill Avenue (No. 6), Harrow on the Hill
 TPO 845 Wood End Road (No. 1), Harrow on the Hill
 TPO 846 Sudbury Hill (No. 8), Harrow on the Hill
 TPO 847 Nugents Park (No. 7), Hatch End
 TPO 848 Nugents Park (No. 8), Hatch End
 TPO 851 Canons Drive (No. 7) Canons

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

(2) revoke the following TPOs on confirmation of the above:

TPO 45 Canons Drive (No. 7) Canons
 TPO 114 South Hill Avenue (No. 3), Harrow
 TPO 144 Roxborough Park (No. 4), Harrow
 TPO 154 Roxborough Park (No. 5), Harrow
 TPO 234 Sudbury Hill (No. 3), Harrow
 TPO 467 Greenford Nursery, Sudbury Hill (No. 5), Harrow

[REASON: To accord with current policy].

891. **Best Practice for Provision of Information in Reports:**

RESOLVED: That the Group Manager (Planning and Development) be requested to ensure that planning application reports routinely contain all pertinent information necessary to enable the Committee to make decisions, including details of any trees protected by Tree Preservation Orders which would be removed if planning permission were granted.

892. **Any Other Business:**

(i) Integration of Enforcement Services

RESOLVED: To note that (1) the Nominated Members had written to the Chief Executive to request that a detailed report on the plans to integrate the enforcement services be presented to a Special meeting of the Committee, to which all Members of Council would be invited;

(2) the Chief Executive had noted the request;

(3) Nominated Members would liaise with the Group Manager (Planning and Development) to progress the matter.

(ii) Arrangements for Member Site Visits

Following discussion, it was agreed that Member site visits to 613 Kenton Lane, Harrow, Collapit Close, Harrow and 2 Julian Hill, Harrow would be held on Wednesday 11 May 2005 at 7.00pm, 7.30pm and 8.00pm respectively. A mini bus for Members requiring transportation would leave the Civic Centre at 6.45pm.

893. **Bluepoint Court and Harrow International Christian Centre:**

The Committee received a confidential report of the Director of Strategic Planning in this matter.

RESOLVED: To (1) note the independent review of the development of Bluepoint Court and the International Christian Centre;

(2) agree to the release of the report to the owners and occupiers of the buildings concerned;

(3) ask for a further report on the issues arising including the comments of the owners/occupiers of the buildings concerned.

894. **Extension and Termination of the Meeting:**

In accordance with the provisions of Committee Procedure Rule 14 (Part 4B of the Constitution) it was

RESOLVED: (1) At 10.00 pm to continue until 10.30 pm;

(2) at 10.30 pm to continue until 10.45 pm;

(3) at 10.45 pm to continue until 11.15 pm;

(4) at 11.15 pm to continue until 11.30 pm;

(5) at 11.30 pm to continue until 11.45 pm.

(Note: The meeting, having commenced at 7.30 pm, closed at 11.42 pm).

(Signed) COUNCILLOR ANNE WHITEHEAD
Chair

SECTION 1 – MAJOR APPLICATIONS

LIST NO:	1/01	APPLICATION NO:	P/2914/CFU
LOCATION:	Meeting Hall, 1 and 2 Collapit Close, Harrow		
APPLICANT:	Gillett Macleod Partnership for Mr and Mrs M Bradford		
PROPOSAL:	Redevelopment: Detached 3 storey building to provide 12 flats with access and parking		
DECISION:	DEFERRED at the request of the Committee to enable a Member site visit to take place before the application is considered.		
	<p>[Notes: (1) Prior to discussing the above application, the Committee received representations from an objector, and the applicant's representative, which were noted. Following receipt of the representations, the Committee asked a number of questions of the objector and the applicant's representative;</p> <p>(2) during discussion of the above application, the Committee indicated their desire to visit the site before making a decision on the application].</p> <p>(See also Minute 892(ii)).</p>		

LIST NO:	1/02	APPLICATION NO:	P/272/05/CFU
LOCATION:	Comfort Inn, 2-12 Northwick Park Road, 57 Gayton Road and Part of Rear of 2 Manor Road, Harrow		
APPLICANT:	Morrison Design Ltd for Comfort Inn		
PROPOSAL:	Part single/part 3 storey rear extension; 1/2 storey extension on site of 57 Gayton Road; revised car parking		
DECISION:	REFUSED permission for the development described in the application and submitted plans, for the reasons and informative reported.		

LIST NO:	1/03	APPLICATION NO:	P/3042/04/CFU
LOCATION:	Troy Industrial Estate, Elmgrove Road		
APPLICANT:	Curl La Tourelle Architects for Genesis Housing Group Ltd		
PROPOSAL:	Redevelopment: One 4 storey building and one 3 storey building to provide 49 flats, access, parking (resident permit restricted)		
DECISION:	Inform the applicant that:		
	<p>(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:</p> <p>(i) Prior to the commencement of development, submission to and approval by the Local Planning Authority of a scheme which:</p> <p>(a) provides a minimum of 49 units of affordable housing (in the following tenure mix: 24 affordable rented flats, 25 shared ownership flats) in accordance with a scheme to be agreed with the Local Planning Authority (for future management by an RSL);</p> <p>(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>		

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

- (i) The proposed 3m high acoustic fence, in the context of the existing boundary treatment and absence of landscaping, would by reason of excessive height be detrimental to the visual and residential amenities of neighbouring residents.

[Notes: (1) Prior to discussing the above application, the Committee received representations from an objector, and the applicant's representative, which were noted. Following receipt of the representations, the Committee asked a number of questions of the objector and the applicant's representative;

(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 unanimously;

(3) the Group Manager (Planning and Development) had recommended that the above application be granted].

LIST NO: 2/05 **APPLICATION NO:** P/2304/04/CFU
LOCATION: Kiln Garden Centre, 7 Common Road, Stanmore
APPLICANT: Bill Baxter for The Kiln Garden Centre
PROPOSAL: Provision of 220M of covered walkways, removal of polytunnel and area of hardsurfacing
DECISION: GRANTED permission in accordance with the development described in the application and submitted plans, subject to the conditions and informative reported.

LIST NO: 2/06 **APPLICATION NO:** P/259/05/CFU
LOCATION: North London Collegiate School, 90 Canons Drive, Edgware
APPLICANT: NVB Architects for The Governors
PROPOSAL: 4 single storey extensions to provide teaching and ancillary accommodation for First and Junior Schools
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 additional informative:

Informative 7: The applicant is advised that, in granting this permission, the Development Control Committee expressed their particular concerns about additional traffic generation arising from the increase in pupil numbers, and will require a green travel plan in any future proposals that give rise to further increases in pupil numbers.

(See also Minute 879).

LIST NO: 2/07 **APPLICATION NO:** P/271/05/CFU
LOCATION: North London Collegiate School, 90 Canons Drive, Edgware
APPLICANT: NVB Architects for The Governors
PROPOSAL: Temporary building to accommodate 2 classrooms
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 879).

LIST NO: 2/08 **APPLICATION NO:** P/312/05/CVA
LOCATION: Unit 3 Chantry Place, Headstone Lane
APPLICANT: James Waterhouse – RPS PLC for Shurgard UK Properties Ltd
PROPOSAL: Variation of Condition 4 of P/971/03/CFU: Use of premises 07:00 to 20:00 hours Monday-Saturday and 09:00-18:00 hours Sundays and Bank Holidays
DECISION: GRANTED permission in accordance with the development described in the application and submitted plans, subject to the conditions and informative reported.

LIST NO: 2/09 **APPLICATION NO:** P/2536/04/COU
LOCATION: 224 High Road, Harrow Weald
APPLICANT: Kenneth W Reed & Associates for David Lockwood c/o Angela Hoy
PROPOSAL: Outline redevelopment: Detached 2 storey building to provide 6 flats with access and parking
DECISION: REFUSED permission for the development described in the application and submitted plans, for the reason and informative reported.

LIST NO: 2/10 **APPLICATION NO:** P/553/05/CLA
LOCATION: Grange First and Middle School, Welbeck Road
APPLICANT: Building & Design Services for Education Department
PROPOSAL: Removal of 3 mobile classroom buildings, side extension for 6 classrooms, nursery, ancillary accommodation and covered walkway
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/1981/04/CFU
LOCATION: The Bell House, 2 Julian Hill, Harrow
APPLICANT: Mr A Terroni for Mrs Judge
PROPOSAL: Renovation and conversion of derelict outbuilding, including single storey side extension, to create an additional dwellinghouse
DECISION: DEFERRED at the request of the Committee to enable a Member site visit to take place before the application is considered.

(See also Minute 892(ii)).

LIST NO: 2/12 **APPLICATION NO:** P/3175/04/CFU
LOCATION: Harrow School Sports Track, 20 Football Lane, Harrow
APPLICANT: Kenneth W Reed & Assocs. For Keepers/Governors Harrow School
PROPOSAL: Scorers hut for athletics track
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/167/05/CRE
LOCATION: Woolmer House, 3 Priory Close, Stanmore
APPLICANT: DLA Town & Planning Ltd
PROPOSAL: Renewal of permission EAST/354/00/FUL: Detached garage block with accommodation at first floor roof level
DECISION: WITHDRAWN by the applicant.

LIST NO: 2/14 **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: (1) GRANTED permission in accordance with the development described in the application and submitted plans, subject to the conditions and informatives reported.
(2) That officers be instructed to write to the owners of No. 18 Barrow Point Avenue to advise that a re-submission of the previously refused application would be likely to be favourably considered.
[Note: (1) Upon being put to a vote, the substantive motion to grant the above application was carried;
(2) Councillors Marilyn Ashton, Mrs Bath, Janet Cowan, Kara and Mrs Joyce Nickolay wished to be recorded as having abstained from the vote to grant the application].

LIST NO: 2/15 **APPLICATION NO:** P/1823/04/DFU
LOCATION: 26 Clamp Hill, Stanmore, Honeysuckle House (Wynden)
APPLICANT: Paul Lambert for R J and S M Whelan
PROPOSAL: Two story front and single storey 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: 2/16 **APPLICATION NO:** P/206/05/CFU
LOCATION: Grimsdyke Hotel, 24 Old Redding, Harrow Weald
APPLICANT: Farrell & Co for Grimsdyke Hotel
PROPOSAL: Installation of freestanding gas tank and timber enclosure
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/3018/04/DVA
LOCATION: Macdonald's Restaurant, 22-24 High Street, Wealdstone
APPLICANT: Planware Ltd
PROPOSAL: Amended variation of Conditions 6 and 7 of LBH/27229 to allow opening between 06:00 and 24:00, 7 days a week

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

LIST NO: 2/18 **APPLICATION NO:** P/1734/03/DFU

LOCATION: Land R/O 613 Kenton Lane, Harrow

APPLICANT: David Barnard for C Moriarty

PROPOSAL: Retention of storage building

DECISION: DEFERRED at the request of the Committee to enable a Member site visit to take place before the application is considered.

(See also Minute 892(ii)).

LIST NO: 2/19 **APPLICATION NO:** P/258/05/CFU

LOCATION: Weatheroak, 43 The Common, Stanmore

APPLICANT: Kenneth W Reed & Assocs. for Mr & Mrs A Jaye

PROPOSAL: Single storey side extension, front porch, replace summer house with detached pool building

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/536/05/CFU

LOCATION: Brouings, 23 Warren Lane, Stanmore

APPLICANT: Tony Welch Associates for Mr and Mrs Welch

PROPOSAL: First floor rear extension

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

LIST NO: 2/21 **APPLICATION NO:** P/719/04/DFU

LOCATION: 8 Kenton Road, Kenton

APPLICANT: RKA for Mr V Palasuntheram

PROPOSAL: Change of use from guest house to five self-contained flats

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

LIST NO: 2/22 **APPLICATION NO:** P/3303/04/CFU

LOCATION: 8 Spring Lake, Stanmore

APPLICANT: Melville Seth-Ward & Partners for Mr and Mrs A Merchant

PROPOSAL: Detached building in rear garden

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

LIST NO: 2/23 **APPLICATION NO:** P/1833/04/CFU
LOCATION: 107 The Common, Stanmore
APPLICANT: E Hannigan for Mr Graham
PROPOSAL: Part single/part two storey side to rear extension
DECISION: GRANTED permission in accordance with the development described in the application and submitted plans, subject to the conditions and informatives reported.

LIST NO: 2/24 **APPLICATION NO:** P/571/05/CFU
LOCATION: Children & Adolescent Unit, Royal National Orthopaedic Hospital, Brockley Hill, Stanmore
APPLICANT: AHP Architects & Surveyors Ltd for RNOH NHS Trust
PROPOSAL: Single storey extension to adolescent unit
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 additional informative:
Informative 3: The applicant is requested to ensure that, in implementing this permission, the works do not disturb or destroy bats or their habitats.

LIST NO: 2/25 **APPLICATION NO:** P/389/05/CFU
LOCATION: 8 Village Way, Pinner
APPLICANT: M P Associates for 3 Continents Ltd
PROPOSAL: Detached part single, part two and three storey building to provide 15 business units (Class B1) (revised)
DECISION: GRANTED permission in accordance with the development described in the application and submitted plans, subject to the conditions and informatives reported.

[Note: Prior to discussing the above application, the Committee received representations from an objector, and the applicant's representative, which were noted. Following receipt of the representation, the Committee asked a number of questions of the objector and the applicant's representative].
(See also Minute 879).

LIST NO: 2/26 **APPLICATION NO:** P/3259/04/DFU
LOCATION: 198 and 200 Whitchurch Lane, Edgware
APPLICANT: ADA Architecture for Mr Laurence Seeff
PROPOSAL: Single and two storey side and rear extension and rear dormer to both houses; conversion into four self-contained flats
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 overdevelopment of the site by reason of size and scale, to the detriment of the residential amenities of the neighbouring properties.

- (ii) The increased activity that would result from such an intensive use of the properties would be detrimental to the amenities of the surrounding properties, particularly in respect of the garden being divided into four areas, increasing the level of disturbance to the neighbouring residents.

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

(2) the substantive motion to grant the above application was carried upon the Chair having exercised her second and casting vote;

(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].

LIST NO: 2/27 **APPLICATION NO:** P/1819/04/CFU
LOCATION: Little Heathfield, 23 Heathbourne Road, Stanmore
APPLICANT: Howard Fairbrian & Partners for Mrs S Waldorf
PROPOSAL: Demolition of existing storage building and replacement with a single building for storage use with parking and turning space
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 879).

LIST NO: 2/28 **APPLICATION NO:** P/140/05/DFU
LOCATION: 87 Kenton Lane, Harrow
APPLICANT: Mr P Sarkari
PROPOSAL: Two storey side to rear and single storey rear extensions, rear dormer, conversion of house to two flats
DECISION: REFUSED permission for the development described in the application and submitted plans for the following reasons:
(i) The proposal is situated outside a bus stop and offers only one parking space on the forecourt. This parking space is intended to service two dwellings with an additional 4 bedrooms overall. This will give rise to overspill parking to the detriment of highway safety and free flow of traffic.
(ii) The proposal represents an overintensification of the property to the detriment of the neighbouring residents and will give rise to increased activity generated by the size and scale of the development.
[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;
(2) the Group Manager (Planning and Development) had recommended that the above application be granted].

SECTION 3 – OTHER APPLICATIONS RECOMMENDED FOR REFUSAL

LIST NO: 3/01 **APPLICATION NO:** P/581/05/CVA
LOCATION: Anmer Lodge, 2 Coverdale Close, Stanmore
APPLICANT: Novas-Ouvertures Group Ltd
PROPOSAL: Removal of Condition 2 of Permission P/2598/03/CVA which requires 8 replacement trees to be planted
DECISION: REFUSED permission for the variation described in the application and submitted plans, for the reason and informative reported.

LIST NO: 3/02 **APPLICATION NO:** P/318/05/DFU
LOCATION: 468 Honeypot Lane, Stanmore
APPLICANT: Mr and Mrs J Vara and Mr P Vara
PROPOSAL: Single storey side extension
DECISION: REFUSED permission for the development described in the application and submitted plans, for the reason and informative reported.

LIST NO: 3/03 **APPLICATION NO:** P/423/05/DVA
LOCATION: Car Deals, 201/203 Headstone Lane, Harrow Weald
APPLICANT: Geoffrey Searle for Mr R Thakrar c/o Car Deals
PROPOSAL: Removal of Condition 7 and variation of Condition 17 – Planning Permission WEST/138/97/CON
DECISION: REFUSED permission for the variation described in the application and submitted plans, for the reason and informative reported.

SECTION 4 – CONSULTATIONS FROM NEIGHBOURING AUTHORITIES

LIST NO: 4/01 **APPLICATION NO:** P/381/05/CNA
LOCATION: Budgens Stores Ltd, Stonefield Way, Ruislip
APPLICANT: London Borough of Hillingdon
PROPOSAL: Consultation: Construction of 6 units for B1 (Light Industry), B2 (General Industry) and/or B8 (Storage) uses. 1 unit for car sales/servicing, 1 unit for builders merchants, 7 units for B1, B2, B8 and ancillary showroom
DECISION: RAISED NO OBJECTIONS to the development set out in the application and submitted plans, as amended in the Addendum, subject to regard being had to the informative reported.

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