



**DEVELOPMENT MANAGEMENT
COMMITTEE**

WEDNESDAY 27 FEBRUARY 2008

ADDENDUM

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HARROW COUNCIL

ADDENDUM

DEVELOPMENT MANAGEMENT COMMITTEE

WEDNESDAY 27TH FEBRUARY 2008

Section 2

2/02 RECOMMENDATION

Change Plan No: 101 to 101 Rev A

2/03 ADD

Howberry Road has parking restrictions in place between the hours of 14.00-15.00 (Monday to Friday). There is a single yellow line along the road.

Condition 9:

Notwithstanding the detail shown on drawing JD/1HR/11 Rev B the approach to the front entrance door shall be re-graded at a gradient of no more than 1:20 before the development hereby permitted is occupied.

REASON: To provide satisfactory access for disabled persons.

Consultations:

Access Officer – The proposed ‘slope’ indicated at 1:12 should be revised to decrease the gradient to 1:20. (See Condition 9 above).

Consultation Responses:

Access Officer comments : condition 9 suggested to resolve this issue regarding level access.

Applicant Statement:

Client considers that the site could accommodate 2 x 3 bedroom flats (as this application was originally submitted) and this is the development he wishes to carry out to satisfy his personal circumstances. A new application for such an arrangement has been submitted. The applicant will appeal either application should they be refused. No objections have been raised to either scheme, suggesting there are no reasonable grounds for refusal.

Under INFORMATIVES AND MAIN CONSIDERATIONS

Change London Plan Policy 3A.4 to 3A.5.

2/06 Under INFORMATIVES and MAIN CONSIDERATIONS :

Change London Plan Policy 3A.4 to 3A.5.

- 2/07** Add **INFORMATIVE:**
The applicant is advised that a separate application for advertisement consent will be required for externally illuminated fascia sign.
Summary : Stanmore Hill Conservation Area.
- 2/09** Under **INFORMATION** add:
This application is reported to Committee at the request of a Nominated Member.
- 2/10** **ADD** drawing number : 1569/4
- 2/11** Under **INFORMATIVES** and **MAIN CONSIDERATIONS**
Change London Plan Policy 3A.4 to 3A.5

Change Ward from **HARROW WEALD** to **WEALDSTONE**
- 2/12** **CONSULTATION**
Highways Engineer – The moderate increase in patronage as a result of the centre will have a minimal impact on the school and surrounding area therefore on the premise that the centre will only operate between 8pm to 6pm there is no objection on highway grounds.

PROPOSAL DETAILS
The proposed hours of use of the Children’s Centre are 8am until 6pm.
- 2/13** **DEFER** at officer’s request for further consideration of proposals.
- 2/15** **DEFER** at officer’s request to await clearance by Environment Agency.
- 2/14** **ADD**
Amended drawing number D1575.L.010 Rev C.
- 2/17** **DEFER** at officer’s request to await clearance by Environment Agency.
- 2/18** **DEFER** at officer’s request to await clearance by Environment Agency.

ENFORCEMENT NOTICES - AWAITING APPEAL DECISION

ADDRESS AND ALLEGED BREACH	ENF/LEGAL/PL. APP REF. NOS.	OFFICER	C'TTEE DATE	MEMO LEGAL	DATE SERVED	EFFECTIVE DATE	APPEAL DATES	COMPLIANCE PERIOD	COMPLIANCE DATE	NOTES
37 NORWOOD DRIVE, HARROW Conversion of dwellinghouse into 7 self-contained bedsits	ENF/0152/06/P	GW	28th February 2007		16th July 2007	16th August 2007	Appeal lodged (Hearing)	3 Months		Appeal Hearing scheduled for 9-April-2008.
4 AYLWARDS RISE, STANMORE Development without planning permission: Erection of replacement detached two-storey house and detached garage, without compliance with pre-commencement conditions.	ENF/0353/07/P	AB5			6th August 2007	5th September 2007	Appeal Lodged (Public Inquiry)	6 Months		Public Inquiry 08-Jan-2008 - await outcome.
3 AYLWARDS RISE, TANMORE Development without planning permission: Erection of replacement detached two-storey house and detached garage, outside the scope of planning permission.	ENF/0282/07/P	AB5			6th August 2007	5th September 2007	Appeal Lodged (Public Inquiry)	6 Months		Public Inquiry 08-Jan-2008 - await outcome.
RAVENSHOLT, 12 MOUNT PARK ROAD, HARROW ON THE HILL Unauthorised erection of a wire fence with concrete posts and reed panelling	ENF/353/03/P	RJP (Report) RJP (Case Officer)		4-July-2006 (Legal Case Officer - SY)	31st August 2007	1st October 2007	Appeal Lodged (Written Reps)	1 Month		Awaiting appeal decision
14 ROXETH GREEN AVENUE, HARROW Unauthorised construction of a rear extension	ENF/744/05/P	RJP (Report) MHX (Case Officer)		04-Jul-06	31st August 2007	1st October 2007	Appeal Lodged (Written Reps)	3 Months		Awaiting appeal decision

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35 MOUNT DRIVE, HARROW Single storey rear extension not built in accordance with approved plans	ENF/144/06/P	NR	28th February 2007		31st August 2007	1st October 2007	Appeal lodged (Written Reps)	3 Months		Section 78 Appeal dismissed on 03/01/07 (P/724/06/DFU). Enforcement Appeal Lodged.
32 RUSLAND PARK ROAD, HARROW (Ward - Marlborough) Unauthorised construction of a two/three storey side to rear, single storey front to side extension and rear dormer	ENF429/04/P	RJP (Report	07-Jun-06	19-June-2006 JM (Legal Case Officer)	13th Sept 2007	12th October 2007	Appeal lodged (Written Reps)	3 Months		Notice was withdrawn on 13 September 2007 and reissued on 13 September 2007. Awaiting appeal decision.
THE BOTHY, 65 OLD BIDDING, HARROW WALD		LH (Case officer)	17th July 2007	31st July 2007	6th November 2007	10th December 2007		3 Months	9th March 2008	Appeal lodged; awaiting appeal decision.
GROVE END, GROVE HILL, HARROW Outbuilding larger than 10 cubic metres in conservation area.	ENF/633/06/P	LH (Case officer)	17th October 2007	19th October 2007	8th January 2008	7th February 2008		3 Months	7th April 2008	

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SITES BEING MONITORED/INVESTIGATED FOR ENFORCEMENT

ADDRESS AND ALLEGED BREACH	ENF/LEGAL/PL. APP REF. NOS.	OFFICER	C'TTEE DATE	MEMO LEGAL	DATE SERVED	EFFECTIVE DATE	APPEAL DATES	COMPLIANCE PERIOD	COMPLIANCE DATE	NOTES
Land to the rear of 48 The Avenue, Harrow Weald. S215 Notice		AB5	08-Feb-06	23-Feb-06 06-Mar-06 (Legal Case Officer - SY)						Land Registry Search carried out; owner not contactable. Site visited by officer and under review.
Rear of 62-72 Orchard Grove, Harrow Unauthorised change of use from a service road to a builders yard and the erection of a pole with a CCTV camera	ENF/117/04/P	DMC (Case Officer) RJP (Report)	15-Mar-06	17-Mar-06 (Legal Case Officer -SY)						S330 Notice served 22-June-2006. Revisit within 28 days.
46 REPTON ROAD, KENTON (Ward - Kenton East) Unauthorised change of use to a builders yard.	ENF/565/04/P	AB5	27-Jul-05	10-Aug-05 (Legal Contact Officer- SY)	27-Oct-05	02-Dec-05	Appeal dismissed	3 months	18th January 2007 (following appeal decision)	S330 notice served on 25-August-05. Appeal lodged, but appeal dismissed on 18th October 2006. Case Officer monitoring to ensure compliance. Site visited on 8/11/07. and again on 15/11/07. Most of the materials have been removed. Continually monitored.
67 ARGYLE ROAD, HARROW (Ward - West Harrow) Unauthorised construction of a raised rear deck and railings	ENF/78/04/P	GW	07-Dec-05	9-December-2005 Legal Case Officer - AK)	06-Apr-06	10-May-06	Appeal dismissed	1 Month	8th December 2006 (following appeal decision)	S330 notice served 10-January-2006 Enforcement notice served. Appeal dismissed on 8th November 2006. 12/02/2008 visit by case officer. Raised decking has not been completely demolished - work seems to be ongoing.
GOLDS GYM, 1 SHEEPCOTE ROAD, HARROW Plant and ducting on southern and eastern elevations of Listed Building	ENF/572/06/P	LH (Case Officer)	6th September 2006		16th August 2007	17th September 2007		3 Months	17th December 2007	Visited site on 18 December 2007. Plant and ducting removed except two brackets. Continue monitoring.

ENFORCEMENT NOTICES AUTHORISED AWAITING SERVICE

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2 West Drive, Harrow Weald, HA3 6TS Unauthorised parapet wall over the side extension; air conditioning units over the roof. Roof light and rear balcony.	ENF/335/06/P	GW								Planning permission refused for the works (application reference P/2563/07 on 18 October 2007). Draft report prepared for delegation and passed to Legal.
69 Winchester Road, Harrow Unauthorised front porch and single storey rear extension and conservatory.	ENF/502/06/P	GW								Planning permission refused for the development (application reference P/3001/06 on 15 January 2007). Draft report prepared for delegation and passed to Legal.
23 Nolton Place, Uxbridge HA8 6DL Unauthorised conversion of house into 4 flats and conversion of outbuilding into 2 flats.	ENF/366/06/P	GW								Draft report prepared for delegation and passed to Legal.
Raw Lasan, 154 Stanmore Hill, Stanmore Unauthorised timber decking in the garden.	ENF/495/06/P	GW	Approved by committee on 18 December 2007.							Memo to be sent to Legal to initiate enforcement. Draft report prepared for delegation and passed to Legal.
66 Woodhall Gate, Pinner Unauthorised roof lights and turrets.	ENF/167/07/P	LH								Draft report prepared for delegation and passed to Legal.

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17 Radley Gardens, Harrow Unauthorised conversion of ground floor of property into 2 flats and installation of additional entrance door.	ENF/55/08/P	ML1								Planning permission refused for the development (application reference P/1756/07 on 12 November 2007). Draft report prepared for delegation and passed to Legal.
43 High Street, Harrow on the Hill Unauthorised cash machine.	ENF/56/08/P	MRE								Planning permission refused for the development (application reference P/3593/07 on 20 December 2007). Draft report prepared for delegation and passed to Legal.
Blackgate, Church Lane, Pinner Unauthorised Tree case.	ENF/54/08/P	SB5								Planning permission refused for the development (application reference P/1328/07 on 20 December 2007). Draft report prepared for delegation and passed to Legal.
20 Weald Lane, Harrow Weald Unauthorised front extension (porch).	ENF/53/08/P	JK								Planning permission refused for the development (application reference P/3355/07 on 11 December 2007). Draft report prepared for delegation and passed to Legal.
132 Turner Road, Edgware Unauthorised conversion and use of dwelling house as 2 self-contained flats.	ENF/52/08/P	NR								Planning permission refused for the development (application reference P/2416/07 on 28 November 2007). Draft report prepared for delegation and passed to Legal.

DEVELOPMENT MANAGEMENT COMMITTEE – 27 FEBRUARY 2008

AGENDA ITEM 10

**ADVANCE WARNING GIVEN OF REQUESTS TO MAKE REPRESENTATIONS ON
PLANNING APPLICATIONS**

Application	Objector	Applicant/Applicant's Representative (who has advised that they would wish to reply)
Item 2/02 17 Winscombe Way, Stanmore, HA7 3AX	Mr Nigel Bender	Mrs Emma Simons