



**STRATEGIC PLANNING
COMMITTEE**

WEDNESDAY 23 JULY 2008

ADDENDUM

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HARROW COUNCIL

ADDENDUM

STRATEGIC PLANNING COMMITTEE

WEDNESDAY 23RD JULY 2008

Section 1

**1/01 RECOMMENDATION
INFORM**

1) iii) delete 'adoption' Insert after open space 'and other common areas'.

v) Delete and insert 'Planning Administration fee of £500'.

Condition 1 delete '3' and insert '7 '

Add to REASON 'and to enable the development to be completed in phases'.

1/02 RECOMMENDATION

Plan Nos: Delete after wheelchair units May 2008 V2 and insert June 2008 V3.

Condition 4 Delete 'No development shall take place until.'

Insert 'Prior to the commencement of the roofing of any building'

Condition 5 Insert after existing fencing 'or temporary hoardings'

Condition 6 Delete from 'which shall include' to 'development in completed'.

Condition 8 Delete ' in' and insert 'not later than'

Condition 18 Insert 'aiming' after 'scheme' in line 2 on condition

Add INFORM 10 'For the purposes of the avoidance of doubt demolition shall not constitute the commencement of development'.

**1/03 RECOMMENDATION
INFORM**

Delete INFORM the applicant that.....resolves to.

Note the Environment Agency has withdrawn its objection by letter dated 2 July 2008

1/04 &
1/05

**RECOMMENDATION
INFORM**

1)

ix) delete £200k, insert £100k

xiv) add after 'developer' – of £50,000

add to xiii). In the event that the commencement of the development is delayed for more than 18 months from the decision date and an increase in the value of houses in the location compared to that at the decision date has occurred there shall be an increase in the affordable housing provision if this is financially viable.

after b) add

c)Withdrawal of the Environment Agency objection

1/06

Officers request deferral to enable site visit.

RECOMMENDATION

Delete plan numbers and substitute with the following: D1.11, D1.12, D2.11/C, D2.12/C, D2.13/C, D2.14/C, D2.15/C, D.216, D2.17, D2.21/C, D2.22/C, D2.23/C, D2.31

INFORM

(i) Affordable Housing - Add the following wording to the end of the sentence: In the event that housing grant is not available the developer will agree an alternative scheme for affordable housing provision with Harrow Council housing officers.

Delete condition 3 and replace with the following:

The approved development shall not be occupied or used until all the works detailed in the application, with the exception of the retail unit fit out, have been completed in accordance with the consent unless otherwise agreed in writing with the local planning authority. REASON: To preserve the historic interest of the adjacent listed building and to ensure a satisfactory form of development

Delete the following wording from condition 11:

'b: and vehicular access there to'

Delete condition 15 and replace with the following:

The development hereby permitted shall be built to meet the carbon emissions reductions and on-site renewable energy provision as detailed in the approved Energy Strategy. The development shall not be occupied until works have been completed in accordance with the approved details and shall thereafter be retained in that form.

REASON: To ensure a sustainable form of development.'

INFORMATION

a) Summary - Council Interest

delete: '*Council Owned Land*' and replace with '*Partial Council land ownership off George Gange Way*'

g) Consultations – English Heritage, delete '*No response*' and replace with '*No objection*'

**RECOMMENDATION
INFORM**

- 1 a) delete 3 and 6 months
- c) line 2 insert ' a contribution to' before funding

Condition 9

delete b:

Last line, insert 'specification and' before works.

Condition 16 delete.

Add condition 27

Non withstanding scale and appearance being reserved matters the height of the buildings shall not exceed that shown in plan and section as shown in section 1.8 and the appearance shall be in keeping with that shown in section 1.6 of the Design and Access Statement

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STRATEGIC PLANNING COMMITTEE – 23 JULY 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 1/07 Stanmore College, Elm Park, Stanmore, HA7 4BQ	Marilyn Dias	Lee Scott

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