



**DEVELOPMENT MANAGEMENT  
COMMITTEE**

**THURSDAY 16 OCTOBER 2008**

**ADDENDUM**



## HARROW COUNCIL

### ADDENDUM

### DEVELOPMENT MANAGEMENT COMMITTEE

THURSDAY 16<sup>TH</sup> OCTOBER 2008

#### Section 2

- 2/01** Amend **c) Proposal Details – Revisions to Previous Application:**  
The bedroom for the ground floor flat was increased in size from 9.5m<sup>2</sup> to 11m<sup>2</sup>
- 2/03** Under sub-section 8 pg. 22, delete first sentence, “concerns regarding the basement garage and access ramp have been addressed through the removal of this element from the application.”
- 2/08** Add Condition and Informative  
PERMEABLE1 and INFORM54
- 2/10** **Description:**  
  
Omit ‘REFUSE ENCLOSURE WITHIN PEDESTRIAN WALKWAY’
- Plan Numbers:**  
Amend ‘P-06 Rev E’ to read ‘P-06 Rev F’  
Amend ‘P-01 Rev D’ to read ‘P-01 Rev E’
- c) Proposal Details:**  
Omit:  
‘Refuse storage area within undercroft pedestrian walkway, lining up with the main rear wall of the central stairwell’
- 1) Character and Appearance:**  
Omit:  
‘The proposed refuse storage area to be located within the existing pedestrian walkway would be a modest feature, which would not detract from the character and appearance of the building or the area. The refuse area would enable the additional refuse bins required by the additional office space and proposed restaurant use to be stored in a concealed manner, thereby reducing the visual clutter of additional bins at the rear of the building’

Add in its place:

'A refuse storage area was originally proposed within the pedestrian walkway. Further investigation has revealed that this would have been located on highways land and on a public right of way, thereby requiring a 'stopping up' procedure. In order to avoid this lengthy procedure and given that there are no other potential locations within the application site, it is considered that the revised arrangement to store the additional refuse bins resulting from the proposed change use and third floor office extension in the rear service road. This is the current arrangement for the majority of properties in this parade and the proposed arrangement is therefore considered to be acceptable.'

**4) Food, Drink and Late Night Uses:**

Omit:

'The proposed elevations indicate that an extract flue would be installed on the rear elevation of the ground floor unit at No.22, approximately 4.5 metres above ground level and 3.6 metres from the flank wall facing No.22. This location is considered acceptable in principle, subject to a condition requiring the details of the extract flue to be approved prior to commencement of the development.'

Add in its place:

'As discussed above, it is considered that the proposed arrangements for fume extraction are acceptable. It is therefore considered.'

**2/12**

**Plan Numbers:**

Amend '338807 Rev A' to read '338807 Rev B'.

Add Condition and Informative  
PERMEABLE1 and INFORM54

**2/13**

**Add Condition:**

'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 forecourt of the site. 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.'

Add Condition and Informative  
PERMEABLE1 and INFORM54

**2/16**

**ADD Condition:**

The development hereby permitted shall not commence until a scheme for the storage and disposal of refuse / waste, to include arrangements for the daily emptying of the third floor refuse sub-store area, has been submitted to, and approved in writing by, the local planning authority.

The development shall not be occupied or used until the works have been completed in accordance with the approved details and shall thereafter be retained.

REASON: To ensure adequate standards of hygiene and refuse / waste collection without prejudice to the enjoyment by neighbouring occupiers of their properties.

- 2/18**
- Delete drawing number 07 NNH P10 dated 6 October 2008 and replace it with drawing 07 NNH P10 REV.E
  - Delete drawing number 07 NNH P11 REV. D and replace it with drawing 07 NNH P11 REV.H

**2/19** **Delete** drawing number RnM/PA08/102 and replace it with drawing RnM/PA102A

**Add** these 4 objections to the file.

The objectors raised the following concerns:

- Too many houses in Nibthwaite road have been converted to flats and has caused a breakdown in the neighbourhood community
- Multi dwellings adds pressure on the existing sewer system
- Increase in traffic flow and parking
- Refuse bins are stored on the street
- Continuous building works causing a nuisance in the street and to the residents

**DEVELOPMENT MANAGEMENT COMMITTEE – 16 October 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 2/05 64 and 66 Gordon Avenue, Stanmore	Sharon Prince	Chris Sawden
Item 2/14 174 Exeter Road, Rayners Lane	Jitendra Rawal	
Item 2/18 3 West Drive Gardens, Harrow	Dr Anthony Hewlett	David Parker