



**DEVELOPMENT MANAGEMENT
COMMITTEE**

TUESDAY 16 DECEMBER 2008

ADDENDUM

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HARROW COUNCIL

ADDENDUM

DEVELOPMENT MANAGEMENT COMMITTEE

16TH DECEMBER 2008

2/01 **DEFER** at Officers' request to report further on highway, crime & safety, and Government position on reduction of takeaways

2/03 **AMEND** Condition 1 to read:
The two outbuildings hereby permitted shall not be used for any purpose other than domestic storage or personal games room or similar uses by the occupiers of each of the two flats.
REASON: To safeguard the amenity of neighbouring residents and the character of the locality.

2/04 **Condition 2:**
Amend condition to read 'and at no time on **Saturdays**, Sundays or Bank Holidays'

Proposal Details

ADD

- The nursery would cater for children between the age of 3 months and 5 years, with 58 children proposed to occupy the nursery.

2/07 **ADD:**

Validity of application:

The outline permission was due to expire on 14 September 2008, if no submission for approval of reserved matters had been received by that date. In the event, the current application was received on 1 September 2008, and was validated on 3 September.

Subsequent detailed examination of the submitted plans showed minor discrepancies with the details of siting and means of access which were approved at the outline stage, although these discrepancies had minimal implications for consideration of the submitted reserved matters.

The application was made invalid on 24 September to obtain corrected plans from the applicant - these were received on 1 October, and the application was re-validated with effect from that date.

It is considered that this does not prejudice the validity of this application which was made in good faith within the stipulated timescale and in any event contained

full details of all reserved matters.

Had this discrepancy been identified at vetting stage the applicant would have been invited to correct the details (as he subsequently did) some 12 days in advance of the expiry of the application.

Applicant Statement; letter received from Agent, summarised as follows:

- The outline planning permission considered access and siting and this application strictly adheres to that permission
- Many of the objections have no basis for objection
- There are two rational objections, viz loss of light to 2 Woodward Gardens and parking.
- Windows at side of 2 Woodward Gardens serve secondary kitchen/utility room and stairwell, not habitable rooms or rooms where loss of light should be considered. New roof is hipped back to reduce impact to minimum possible.
- Two off street parking spaces provided, not one as indicated by objectors.

2/09 **AMEND** wording of Condition 2 to:

The use hereby permitted shall not be open to customers outside the following times:-

(a) 10.00 hours to 20.00 hours, Monday to Saturday inclusive,

(b) 10.00 hours to 18.00 hours on Sundays,

without the prior written permission of the local planning authority.

REASON: To safeguard the amenity of neighbouring residents.

INSERT Condition 4 as follows:

No loudspeakers, other than for the relaying of background music, shall be used within the premises; and none shall be affixed to the outside of thereof.

REASON: To ensure that adequate precautions are taken to avoid noise nuisance and to safeguard the amenity of neighbouring residents.

Relevant History:

LBH41642 365 Station Road: Change of use from retail to amusement centre (Class A1 to Sui Generis) – allowed on appeal 17.6.91. Decision was based largely upon national policy guidance, Development Control Policy Note No.1.

2/10 Revised plans received 01.12.2008 showing the first floor set further back by 2.5m. Plan Nos. PL/030/110 REV C and PL/030/100 REV E to supersede drawing Nos. PL/030/110 REV B and PL/030/100 REV D respectively.

2/11 **DEFER** at Officers' request to reconsider impact of extension on No. 29 Honister Gardens in respect of the Council's adopted Householder SPG

2/12 **DEFER** at Officers' request fro reconsideration of external materials for front extension

2/13 **DEFER** at Officers' request to give further consideration to highway / traffic aspects

2/14 **INFORMATION**

AMEND to read:

This application is reported to Committee following the receipt of a petition of objection with 15 signatures

Site Description

ADD at end:

The site is not within a controlled parking zone (CPZ).

2/15 **Notifications:**

AMEND text to read:

Sent: 13

2/16 Amended Plans 03, 04, 05, 06 have been submitted

Proposal Details section has been expanded upon to read:

- Timber gates to close either end of the bridge at both its east and west sides
- The west gate would be 95mm high and would be constructed by 20mm wide timber slats placed at regular intervals, and held in place by timber braces. This proposed gate is based on historic photographs and would be white painted
- The east gate would be 145mm high and would sit within a 220mm high frame with thick posts either side. The gate, posts and frame would be constructed in oak. The frame is based on historic photographs but the gate has been introduced as an added security measure
- Either side of the bridge would be closed by a row of timber fencing to replace the existing like for like. It would be 120 mm in height, with handrail
- A service duct is proposed to be run through the upper part of the bridge to include all required servicing, for example all telegraph wires that currently surround the site
- Restoration of the bridge with an emphasis on retaining as much historic built fabric as possible

4. Relevant History section: DCMS has been written in full to read: Department of Culture Media and Sport

g) Consultations: Response from the Council of British Archaeology - Objection to the proposed fencing and gates. An open approach here would better preserve the setting of the Manor House.

ADD Condition:

Notwithstanding the elevations of the principal gates and fences proposed on the eastern end of the bridge, and shown on drawing No. 1447-02, details and specifications of additional fencing at the side of the principal gates, to improve security to the site, shall be submitted to and approved in writing by, the Local Planning Authority, before those particular works hereby permitted are commenced. The works shall be carried out in accordance with the approved details and shall thereafter be retained.

REASON: To protect the special architectural or historic interest of the building.

2/18, **2/19** **Plan Nos:** 'Letter from Agent (received 30/10/08)' to substitute 'Letter from Agent (received 28/10/08)'

AMEND legal agreement time period so that 1 i) reads as follows:

'The contribution by the Applicant of a sum of £6250 to the Council to fund the monitoring of traffic and parking conditions in the locality and the preparation

and installation of on street parking controls, for a period of three years from scheme completion. Any monies not expended for these purposes shall be returned to the Applicant at the end of that period'.

Site Description

ADD the following:

- The existing licence for the public house allows alcohol to be served until 00:00 daily, with opening until 00:30.
- A recent application to extend the licensed hours and activities was withdrawn earlier this year.

The existing licence only covers the ground floor of the public house, a new licence would be required to cover the first floor.

Second notification

Sent:	Replies:	Expiry: 16-DEC-08
51	27 signature petition of objection	

Summary of Response:

Previous comments still stand despite amendments, object to the revised scheme.

**2/20,
2/21**

Notifications

Sent:	Replies:	Expiry: 19-SEP-08
50	5	

Summary of Response:

Add: Previous comments still stand despite amendments, object to the proposal.

DEVELOPMENT MANAGEMENT COMMITTEE – 16 DECEMBER 2008

AGENDA ITEM 9

**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 10 Hillcrest Avenue, Pinner	Mrs Elizabeth Francis Smith	
Item 2/15 90 Kingsfield Avenue, Harrow	Shambhu Gupta	

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