

**MINUTES OF THE PLANNING COMMITTEE**  
**Wednesday, 30<sup>th</sup> March 2005 at 7.00 pm**

PRESENT: Councillor Cribbin (Chair) Councillor Harrod (Vice Chair) and Councillors Freeson, Kansagra, McGovern, Sengupta and Singh.

Councillors Jones, Moher, Rands and Wharton attended the meeting.

**1. Declarations of Personal and Prejudicial Interests**

33 Pebworth Road, Harrow, HA1 3UE (Reference 04/3664)

The Borough Solicitor reported that, in accordance with clause 13 of the Planning Code of Conduct, Mr Kuldip Virdee an officer of the Building Control Consultancy Service (BCCS), declared an interest in this application notification of which was entered in the public register on behalf of Mr Kuldip Virdee. The Director of Planning had reviewed the processing of this application including the Members site visit on 26<sup>th</sup> March 2005 and was satisfied that Mr Virdee had had no part in the consideration of this application, including that the BCCS were not consulted on the application.

**2. Requests for Site Visits**

None requested at the start of the meeting

**3. Planning Applications**

RESOLVED:-

that the Committee's decisions/observations on the following applications for planning permission under the Town and Country Planning Act 1990 (as amended), as set out in the decision column below, be adopted. The conditions for approval, the reasons for imposing them and the grounds for refusal are contained in the Report from the Director of Planning and in the supplementary information circulated at the meeting.

ITEM NO	APPLICATION NO (1)	APPLICATION AND PROPOSED DEVELOPMENT (2)
<b>DEFERRED ITEM</b>		
0/01	04/3664	58 Pebworth Road, Harrow, HA1 3UE
		Erection of part two-storey rear extension, removal of chimney stack, installation of replacement first floor window and resiting of door in east side elevation, erection of pitched roof over two-storey side extension, replacement of garage door with window in conjunction with conversion of garage to habitable room, and installation of 1 front, 1 rear, 1 west side and 2 east side rooflights to form accommodation in roof space of dwellinghouse

OFFICER RECOMMENDATION: Grant planning permission, subject to conditions

The Western Area Planning Manager drew attention to the corrections within the main report which were set out in the supplementary information circulated at the meeting. He referred to concerns expressed by the occupier at No 60 referring to the rear most extent of the extension and the potential loss of light and privacy and added that these had all been addressed in the main report. In respect of Councillor Freeson's request for clarification on the finish to the roof, he stated that an additional condition No 7 as set out in the supplementary information had been recommended to address this and to maintain the interest of the design and appearance of the application property.

Mrs Mary Gardner objected to the proposed development on the grounds that it would constitute an overlarge property which would create an unreasonable impact on her property, an adverse impact on the lighting, loss of privacy and amenity. She urged that the side extension should be set back at least 1 metre.

Mrs Badjwa, the applicant, stated that the application complied with the policies of the Council and that it would be set back at least 1.8 metres from the boundary with the adjoining neighbour at No 60 Pebworth Road thus removing any potential detrimental impact on the neighbour's property.

In response to issues raised, the Western Area Planning Manager stated that the application had been revised so as to address objections previously raised.

In accordance with the provisions of the Planning Code of Practice, Councillor Rands stated that he had been approached by the applicant and the local residents' association. Councillor Rands stated that the property had already been extended and would be extremely large. He urged the Committee to either refuse the application on grounds of its size, design, height and loss of privacy within an area of distinctive residential character (ADRC) or to defer it until the applicant had addressed those issues satisfactorily.

In responding to these issues, the Western Area Planning Manager stated that the extension would be mostly to the rear of the property and would maintain the visual amenity of Pebworth Road. In his view, any likely overlooking would not be significant enough to warrant a refusal of the application.

DECISION: Planning permission granted subject to conditions and an additional condition 7 on further details showing roof treatment as set out in the supplementary information circulated at the meeting.

## **NORTHERN AREA**

1/01    04/3214    6a, 7 & 8 Elmwood Crescent, NW9

Demolition of existing buildings, Nos 6a, 7 & 8 Elmwood Crescent and erection of 2 No two-storey buildings for use as mental health rehabilitation units

OFFICER RECOMMENDATION: Refuse planning permission

The Northern Area Planning Manager stated the proposed development in its present form would intensify the use that granted in principle in August 2003. He added that the proposal would present a shortfall in terms of design, scale, appearance, positioning, layout and standards of amenity would adversely impact on the amenities of nearby residents.

Mr Brian Hamilton, speaking in support of officers' recommendation for refusal added that the proposed development would create an additional burden that would outweigh any expected benefits from the development. In addition, there were community safety issues and in particular obstruction to emergency services.

In accordance with the provisions of the Planning Code of Practice, Councillor Moher stated that he had been approached by the objectors. Councillor Moher welcomed the recommendation for refusal adding that there had not been a proper consultation by the applicants with the local residents.

DECISION: Planning permission refused.

1/02 05/0008 Electral House, 58 Neasden Lane, NW10 2UJ

Demolition of existing commercial building, erection of five-storey building, consisting of B1 and B8 uses, with ancillary coffee bar (A3) and retail unit (A1), provision for 32 standard and 3 disabled parking bays

OFFICER RECOMMENDATION: Refuse planning permission

DECISION: The application would have been refused by the Committee had it not been withdrawn

1/03 04/4012 Presbytery, 527-529 Kenton Road, Harrow, HA3 0UL

Erection of two rear dormer windows, two first-floor rear extensions and conversion of property into 6 two-bedroom flats, with four off-street car parking spaces

OFFICER RECOMMENDATION: Grant planning permission, subject to conditions

DECISION: Planning permission granted subject to conditions

1/04 04/3868 27 Northwick Circle, Harrow, HA3 0EE

Retention and alterations to an existing detached single storey out-building in the rear garden of the dwellinghouse

OFFICER RECOMMENDATION: Grant planning permission, subject to conditions

DECISION: Planning permission granted subject to conditions

1/05    04/3300    39 Keyes Road, NW2 3XB

Conversion of single dwellinghouse to three self-contained flats, alteration to side elevation, extension of existing side/rear boundary wall

OFFICER RECOMMENDATION: Grant planning permission, subject to conditions, an informative and a Section 106 agreement

DECISION: Deferred to the next meeting

1/06    04/3701    6 Wentworth Hill, Wembley, HA9 9SG

Removal of parapet to flank wall, alterations to eaves detail, retention of gable-end roof to front single-storey side extension and replacement of gable end to hipped roof to the rear single storey side extension to dwellinghouse

OFFICER RECOMMENDATION: Grant planning permission, subject to conditions and an informative

The Northern Area Planning Manager referred to further objections received from neighbours as set out in the supplementary information circulated at the meeting and added that these matters had been addressed in the main report. He referred to the common boundary between the two neighbours and added that land disputes were not a planning matter. He recommended a further condition on the replacement new window as set out in the supplementary information in order to minimise impact on the privacy of the adjoining occupiers and in the interests of good neighbourliness.

Mr Thakore, in objecting to the application, stated that the proposed development would cause loss of light, feelings of enclosure and overbearing, intensification of use and an increase in parking requirements.

Mr Khodaiji, the applicant, stated that he would comply with all conditions imposed for the grant of planning permission. He offered to install an obscure glazed window to minimise potential overlooking. In his view, the flank wall would not create access and maintenance problems.

DECISION: Planning permission granted subject to conditions and an additional condition on a replacement window as set out in the supplementary information circulated at the meeting.

## **SOUTHERN AREA**

2/01    04/3485    16 Chatsworth Road, NW2 4BN

Conversion into 1 x 1-bedroom maisonette, 2 x 2-bedroom maisonettes and 2 x 2-bedroom flats with associated lightwells,

erection of two-storey rear extension, erection of side dormer window extension and side rooflight, insertion of windows to side elevation of building

OFFICER RECOMMENDATION: Grant planning permission, subject to conditions

DECISION: Planning permission granted subject to conditions

2/02 04/4032 Garages rear of 108 Chamberlayne Road, NW10

Demolition of existing garages and erection of 2-storey detached dwellinghouse (as accompanied by photographs)

OFFICER RECOMMENDATION: Grant planning permission, subject to conditions and a Section 106 agreement

DECISION:

2/03 04/4049 115 Chatsworth Road, NW2 4BH

Conversion of the existing dwellinghouse into 1 x 2-bed ground floor flat and 1 x 3-bed maisonette at first and second floor levels, and erection of single storey side and rear extension

OFFICER RECOMMENDATION: Grant planning permission, subject to conditions

DECISION: Planning permission granted subject to conditions

2/04 04/3607 Spectrum Videos, 208 High Road, NW10 2NX

Change of use from shop (A1) to take-away restaurant (A3) and installation of extract duct to side elevation of building

OFFICER RECOMMENDATION: Grant planning permission, subject to conditions and informatives

DECISION: Planning permission granted subject to conditions and an additional condition on the relocation of the proposed extract duct as set out in the supplementary information circulated at the meeting.

## **WESTERN AREA**

3/01 04/3916 Mcvites United Biscuits Distribution Depot, Abbey Road, NW10 7UP

Demolition of southern part of existing warehouse/building, alterations to southern and East elevation in conjunction with the change of use of part of building from warehouse to builders merchants depot for storage, sales and distribution to the trade

OFFICER RECOMMENDATION: Grant planning permission, subject to conditions, informatives and a Section 106 agreement

The Western Area Planning Manager referred to further letters of objection received from residents in respect of traffic impact, lack of car parking and inadequate on site space for articulated vehicles. The Director of Transportation had addressed these issues adding that there were sufficient spaces on site for the servicing of articulated lorries. In addition, the increase in traffic on to Abbey Road was not considered material as to warrant a refusal on that ground. He however added that in order to clarify and restrict the use, he recommended the rewording of condition No 3 as set out in the supplementary information circulated at the meeting.

Ms Megan Allen, the applicants' agent, supported the officers' recommendation for approval on grounds of regenerative, economic and environmental benefits that would result from the redevelopment. The building which was currently vacant would be brought back into economic use, creating around 45 new jobs. In addition, the applicant was prepared to make a financial contribution to a chosen Park Royal initiative. She also added that the traffic assessment submitted with the application was robust and addressed objectors' concerns.

In responding to Councillor Kansagra's enquiry as to why the B&Q application was refused but this application was being recommended for approval, the Head of Area Planning said that the B&Q site was a smaller site which would have affected the viability of the area, hence its refusal. He also added that the policy in the Park Royal area offered greater scope for flexibility.

DECISION: Planning permission granted subject to conditions, rewording of condition 3 as set out in the supplementary information circulated at the meeting and a section 106 agreement.

3/02 05/0093 33 Pebworth Road, Harrow, HA1 3UD

Erection of rear dormer window extension, installation of two rooflights in both side elevations and one rooflight in the front elevation, and a first floor side extension to the dwellinghouse

OFFICER RECOMMENDATION: Grant planning permission, subject to conditions

DECISION: Planning permission granted subject to conditions

3/03 05/0007 71 Woodside Avenue, Wembley, HA0 1UP

Erection of part single and two-storey side and rear extension to dwellinghouse

OFFICER RECOMMENDATION: Grant planning permission, subject to conditions and an informative

DECISION: Planning permission granted subject to conditions and an informative

3/04 05/0120 Elizabeth House, High Road, Wembley HA9 6AQ

erection of 2 side/forward three-storey extensions above the existing offices to form 2 blocks of 6 one-bedroom flats (12 in total)

OFFICER RECOMMENDATION: Refuse planning permission

DECISION: The application would have been refused by the Committee had it not been withdrawn

3/05 04/1335 49 Sudbury Court Drive, Harrow, HA1 3ST

Retention and completion of two-storey rear extension and first floor side extension, one side rooflight, rear and side dormer windows to dwellinghouse

OFFICER RECOMMENDATION: Refuse planning permission

The Western Area Planning Manager drew attention to the amendment in the proposal as set out in the supplementary information circulated at the meeting. He added that issues raised regarding the rear garden and air-conditioning unit on the rear elevation had been referred to the Enforcement Section to investigate whether they constituted permitted development or would require planning permission. He reiterated that the proposal would be out of keeping with the design and character of the existing building and would cause harm to the amenity of the adjoining occupiers. He added that the side dormer was quite prominent in terms of its location, size and scale and would be out of character with the street scene.

Mr Flora, the applicant's agent, stated that having met with the Planning Officers, his client had agreed to an alteration to the dormer windows in line with several houses in the area. He therefore urged Members to be minded to approve the application subject to amendments to the dormer windows.

During debate, Councillor Kansagra expressed a view that pending revisions to the drawings to the dormer, Members should be minded to defer the application. Other Members felt that as this development had been carried out without prior permission, it constituted a breach of planning regulations and therefore warranted a refusal for the reasons outlined by the Planning Manager.

DECISION: Planning permission refused

3/06 05/0088 Land rear of 66-80 Charterhouse Avenue, Wembley, HA0

Demolition of detached dwellinghouse (No 74 Charterhouse Avenue) and erection of 8 two-storey semi-detached dwellinghouses with associated landscaping and car parking and the formation of a new vehicle access to Charterhouse Avenue

OFFICER RECOMMENDATION: Grant planning permission, subject to conditions and an informative

The Western Area Planning Manager drew attention to further correspondence and objections received from residents and queries raised by Councillors at the site visit and the officers' responses as set out in the supplementary information circulated at the meeting. He recommended additional conditions Nos 10, 11 and 12 as set out in the supplementary information following advice from the Environmental Health about the need to address any potential land contamination and maintain general control over work. He added that to ensure a satisfactory standard of development without any prejudice to the amenities of the adjoining properties, the developer would be required by way of condition to secure ownership of the whole site.

DECISION: Planning permission granted subject to conditions, additional conditions 10, 11, 12 as set out in the supplementary information circulated at the meeting and an informative.

## 7. Appeals

Members were requested to note the information reports in the information bulletin circulated prior to the date of the meeting. The Head of Area Planning commented on the a number of appeals and offered to submit a report to a future meeting on the review of appeal decisions

RESOLVED:-

that the following be noted:-

### (a) **January 2005**

- (i) Planning appeals received – 1<sup>st</sup> – 31<sup>st</sup> January 2005
- (ii) Enforcement appeals received – 1<sup>st</sup> – 31<sup>st</sup> January 2005
- (iii) Planning appeal decisions – 1<sup>st</sup> – 31<sup>st</sup> January 2005
- (iv) Enforcement appeal decisions – 1<sup>st</sup> – 31<sup>st</sup> January 2005
- (v) Planning selected appeal decisions – 1<sup>st</sup> – 31<sup>st</sup> January 2005
- (vi) Enforcement Selected Appeal Decisions - 1<sup>st</sup> – 31<sup>st</sup> January 2005

### (b) **February 2005**

- (i) Planning appeals received – 1<sup>st</sup> – 28<sup>th</sup> February 2005
- (ii) Enforcement appeals received – 1<sup>st</sup> – 28<sup>th</sup> February 2005
- (iii) Planning appeal decisions – 1<sup>st</sup> – 28<sup>th</sup> February 2005
- (iv) Enforcement appeal decisions – 1<sup>st</sup> – 28<sup>th</sup> February 2005
- (v) Planning selected appeal decisions – 1<sup>st</sup> – 28<sup>th</sup> February 2005



**8. Any Other Urgent Business**

Major Applications

Councillor Freeson suggested that in future where the Committee was likely to consider major planning application such as the application for Copland Community School, members of the Committee should be given an outline of the application and their comments and responses sought before formal consideration by the Committee.

**9. Date of Next Meeting**

The next meeting of the Committee will take place on Wednesday, 20<sup>th</sup> April 2005 at 7.00 pm. The site visit for this meeting will take place on Saturday, 16<sup>th</sup> April 2005 at 9.30 am when the coach leaves from Brent House.

The meeting ended at 9.10 pm.

M CRIBBIN  
Chair

Mins2004'05/Council/planning/pln30mrk