

LONDON BOROUGH OF BRENT

PLANNING COMMITTEE - 26th July 2006

ENFORCEMENT PLANNING MONITORING REPORT

Report from the Director of Planning

For Action and Information

ENFORCEMENT OF PLANNING CONTROL

1. SUMMARY

1.1. The Planning Committee is asked to note and endorse the enforcement actions taken between 1st April, 2006 and 30th June, 2006 as outlined in this report.

1.2 During the period from 1st April to 30th June, 2006, the Council issued 50 Enforcement notices. During the same period last year the Council issued 35 Enforcement Notice, representing an increase in the number of notices issued over the same period last year of 15. This means that the Council is meeting its target of issuing at least 130 enforcement notices per year and will remain one of the leading authorities in taking planning enforcement action in the country.

1.3 11 direct actions were taken during the period of 1st April to 30th June, 2006. The same number were taken during the same period last year. The number of appeals and prosecutions are also broadly in line with last year.

2. ENFORCEMENT NOTICES ISSUED FROM 1st APRIL, 2006 TO 30th JUNE, 2006

2.1 Breakdown of enforcement notices in relation to ward:

Alperton	1	Barnhill	5	Brondesbury Park	3
Dollis Hill	2	Dudden Hill	5	Fryent	1
Harlesden	1	Kensal Green	1	Kenton	4
Kilburn	2	Mapesbury	3	Northwick Park	8
Preston	2	Queensbury	1	Queen's Park	1
Stonebridge	1	Sudbury	3	Tokyngham	0
Welsh Harp	1	Wembley Central	1	Willesden Green	4

2.2 More detailed break down by address and date issued:

Date of Issue	Address	Breach	Requirement of the Notice	Compliance Date:-	Date Notice to take effect	Appeals Received
29/06/06	86 Castleton Avenue, Wembley, HA9 7QF E/06/0122	The material change of use to House in Multiple Occupation.	Cease the use of the premises as a house in multiple occupation and ensure that the premise is not occupied by more than one household. Remove all fixtures and fittings associated with the unauthorised use	3 months	08/08/06	No not yet

29/06/06	Norton Rest Home, 89-91 Norton Road, Wembley, HA0 4RR E/04/0691	The change of use of the premises from elderly persons care home to hostel.	Cease the use of the premises as a hostel and remove all equipment and materials associated with that use	6 months	08/08/06	No not yet
29/06/06	9 Lapstone Gardens, Harrow, HA3 0EB E/05/0478	The erection of a rear conservatory extension	Remove the single-storey rear conservatory extension	6 months	08/08/06	No not yet
29/06/06	17 Lydford Road, London, NW2 5QY E/05/0878	Erection of a side, rear and roof extension to garage	Remove the side, rear and roof extension to garage and all associated materials from the site and restore the garage back to its original condition before the unauthorised development took place.	3 months	08/08/06	No not yet
29/06/06	120B Brondesbury Park, London, NW2 5JR E/05/0932	Without planning permission, the extension to the outbuilding in the rear garden of ground floor flat	Remove the extension to the outbuilding and all associated materials from the site	3 months	08/08/06	No not yet
20/06/06	30 Fairfields Crescent, London, NW9 0PS E/04/0758	Material change of use from one dwelling to two dwellings and erection of satellite dishes	Remove the satellite dishes and all related materials	6 months	30/07/06	No not yet
20/06/06	84A Wrentham Avenue, London, NW10 3HG E/05/0532	Without planning permission the installation of replacement UPVC windows and doors to lower ground floor flat	Remove the unauthorised UPVC framed windows and doors and replace with windows and doors of timber frame which replicate that of the original window and door design	3 months	30/07/06	No not yet
20/06/06	605 Kenton Road, Harrow, HA3 9RT E/05/0813	The material change of use of the premises to a mixed use as a Place of Worship, residential flats and as a Community Centre	Stop the use of the premises as a Place of Worship, residential flats and a Community Centre Remove all facilities and fittings associated with the unauthorised use	2 months	30/07/06	No not yet
19/06/06	5 Chelmsford Square, London, NW10 3AP E/05/0802	Without planning permission the erection of front boundary walls, gates and railings to dwelling house	Remove the front boundary walls, gates and railings, and remove and all debris, rubbish and associated materials from the site	3 months	29/07/06	No not yet
19/06/06	10 Alverstone Road, London, NW2 5JT E/06/0265	Erection of a side rear and front porch extension to dwelling house	Remove the side rear and front porch extension from dwelling house, and remove and all debris, rubbish and associated materials from the site	3 months	29/07/06	No not yet

14/06/06	41 District Road, Wembley, HA0 2LE E/05/0803	The erection of a conservatory extension to the rear of the premises	Remove the rear conservatory extension and all associated materials from the site	3 months	24/07/06	No not yet
09/06/06	129 Fortunegate Road, London, NW10 9RH E/04/0525	The erection of a single storey rear extension and the conversion of dwelling house into four self-contained flats without planning permission	Cease use of premises as four self contained flats and remove all equipment, items and all materials associated with this use. Remove the single storey rear extension.	6 months	19/07/06	No not yet
09/06/06	35A-D, Chatsworth Road, London, NW2 E/04/0391	Without planning permission, the erection of a two storey rear extension, front side and rear roof extensions and the change of use of the premises to 5 self-contained flats	Remove the two storey rear extension, front side and rear roof extensions and cease the use of the premises as 5 self-contained flats and remove any fixtures and fittings associated with this use from the premises and restore the house back to the condition before the unauthorised development took place. OR Alter the premises so that it accords to the plans and conditions approved in planning permission 02/0222 dated 2nd May 2002 and planning permission 05/3206 dated 9th January, 2006	6 months	19/07/06	No not yet
09/06/06	91 Kendal Road, London, NW10 1JE E/06/0216	The erection of a building to the rear of 91 Kendal Road	Remove the building to the rear of 91 Kendal Road	2 months	19/07/06	No not yet
07/06/06	30 Stilecroft Gardens, Wembley, Middlesex, HA0 3HD E/05/0330	The erection of a single storey rear extension.	Remove the unauthorised single storey rear extension and all associated materials from the site.	3 months	09/07/06	Yes
30/05/06	Unit A, Genesis Business Park, Rainsford Road, London, NW10 7RG E/05/0325	The breach of condition 4 of planning permission 04/0550 dated 19/04/2004, which states that no goods, equipment, waste products, pallets or materials shall be stored or deposited in the open except where such storage is permitted in accordance with details that shall be first submitted to and approved in writing by the Local Planning Authority	Remove all goods, equipment, waste products, pallets and materials that are stored and deposited in the open air from the premises	3 month	09/07/06	Yes

30/05/06	30 Nathans Road, Wembley, HA0 3RX E/05/0931	Erection of single storey rear extension to dwelling house	Remove the rear extension or alter the development in accordance with the planning permission approved under reference 04/1583 dated 20/07/04, including all conditions and attached plans.	3 months	09/07/06	Yes
30/05/06	5 Ancona Road, London, NW10 5YB E/06/0088	Erection of single storey rear extension	Remove the rear extension and all debris, rubbish and associated materials from the site.	3 months	09/07/06	No
30/05/06	76 Maybank Avenue, Wembley, HA0 2TJ E/05/0664	The erection of outbuilding and timber framed extension to rear premises	Remove the unauthorised rear extension and all associated materials from the site.	3 months	09/07/06	Yes
26/05/06	16 The Mount, Wembley, HA9 9EE E/06/0296	The erection of side and rear extension	Remove the unauthorised development and all related materials or alter the development so that it accords with planning permission 03/3449 for the Erection of part single-storey, part two-storey side extension, part single-storey, part two-storey rear extension and rear dormer window extension to dwelling house dated 23rd of June 2004 including all plans and conditions approved in that application.	2 months	05/07/06	No
25/05/06	41 Carlton Avenue East, Wembley, HA9 8LZ E/06/0046	The erection he erection of an outbuilding in rear garden of the premises and change of use to house in multiple	Cease the use of the premises as a house in multiple occupation and/or its occupation by more than one household Remove the detached outbuilding and all associated materials from the site	3 months	04/07/06	Yes
24/05/06	76&78 Draycott Avenue, Harrow, HA3 0BY E/05/0775	The erection of a 3 storey building comprising of 10 self-contained flats	Remove the 3 storey building comprising of 10 self contained flats from the premises or alter it so that it complies with the plans and conditions approved in planning application 03/2774 dated 4th February, 2005.	6 months	03/07/06	Yes
24/05/06	1 St Gabriels Road London, NW2 4DS E/05/0695	Demolition of the front boundary wall and formation of a hard standing at the front of the premises	Erect a boundary wall along points marked 'X' on the attached plan to match the design and materials of the original wall as seen in the attached photograph. Remove the unauthorised hard surface from, and dig/rip, the land cross-	3 months	03/07/06	No

			<p>hatched black on the attached plan, to a depth of 300mm and remove all arisings to ensure that the surface material, comprises only topsoil</p> <p>Turf over the land cross-hatched black on the attached plan.</p> <p>Replace any turf which is dead or dying within 5 years after this notice takes effect</p>			
23/05/06	26 Byron Road, Wembley, HA0 3NU E/04/0122	Conversion of integral garage into habitable room and conversion of premises into two self-contained flats	<p>Cease the use of the premises as 2 self-contained flats and remove the ground floor bathroom and first floor kitchen and all other materials associated with the unauthorised use.</p> <p>Cease the use of former internal garage as a habitable room</p>	3 months	2/07/06	No
23/05/06	103A&B Chapter Road, London NW2 E/05/0812	Without planning permission, the erection of an outbuilding and a boundary wall	Remove the unauthorised outbuilding and boundary wall and all associated materials from the site.	3 months	2/07/06	No
23/05/06	29 Dartmouth Road London, NW2 4ET E/05/0880	The formation of a hard standing to the front of the premises and the demolition of the front boundary wall	<p>Remove the unauthorised hard surface from, and dip/rig, the land cross-hatched black on the attached plan, to a depth of 300mm and remove all araisings to ensure that the surface material, comprises only topsoil</p> <p>Turf over the land cross-hatched black on the attached plan</p> <p>Replace any turf which is dead or dying within 5 years after this notice takes effect</p> <p>Erect a boundary wall along points marked 'X' on the attached plan and erect pillars at points marked 'A' on the attached plan. The new wall and pillars should match the design and height of the wall and pillars at 7 Dartmouth Road as seen in the attached photograph , including the capings and copings</p> <p>The bricks of the wall and pillars should not be pained and the bricks should match those of the original dwelling house in design, colour and texture</p>	3 months	2/07/06	No

22/05/06	1A Streatley Road, London, NW6 7LJ E/05/0409	The untidy state of land	Remove all waste, including building waste, household waste and other debris from the land. Cut back and/or trim all weeds, grass and other vegetation growing on the land so that any remaining weeds, grass and other vegetation do not exceed more than 5cm in height.	1 month		No
17/05/06	18C Dartmouth Road, London, NW2 4EX E/05/0899	The installation of a roof light on the front elevation of the premises	Remove the roof light on the front elevation of the premises and restore the roof back to its original condition before the unauthorised development took place	1 month	26/06/06	No
17/05/06	212-214 Church Road, London, NW10 9NP E/05/0831	Erection of an extension and external staircase to community centre	Remove the extension and external staircase and remove all associated materials from the site	3 months	26/06/06	Yes
16/05/06	Spectrum Videos, 208 High Road, London, NW10 2NX E/05/0933	Installation of extractor duct to the rear of the premises	Remove the extractor duct to the rear of the premises and block up the exit of the extractor duct from the building with bricks to match the existing building	1 month	25/06/06	No
05/05/06	Food For Thought, 15 High Road, London, NW10 2TEW E/06/0228	Installation of roller shutters on front elevation of premises	Remove the roller shutters on the front elevation of the premises and restore the shop front back to its original condition before the unauthorised development took place	1 month	14/07/06	No
04/05/06	Flats 1-8, 67 Priory Park Road, London, NW6 E/06/0002	The material change of use of the premises to 8 self contained flats, the alteration to the roof of the premises and the erection of a building to the rear of the premises.	Cease the use of the premises as 8 self contained flats, including the cessation of the use of the premises by more than one household and removal of all fixtures and fittings associated with that use. Remove the building to the rear and all debris, rubbish and associated materials from the site. Alter the roof so that it is restored to its original condition before the development took place.	6 months	13/07/06	Yes
04/05/06	7A St Andrews Road, Kingsway, London, NW9 8DL E/05/0073	Installation of satellite dishes on the premises.	Remove the satellite dishes.	1 month	13/07/06	No

03/05/06	6 Bouverie Gardens, Harrow, Ha3 0RQ E/05/0783	The installation of PVCu windows and front door.	Remove the PVCu windows and front door and replace with timber framed windows and front door to match the design of the original windows and door as seen on the photograph attached to this notice.	3 months	12/07/06	Yes
28/04/06	137Carlton Avenue West, Wembley, Middlesex, HA0 3RA E/05/0413	The demolition of the front boundary wall, the installation of PVCu windows and front door, the erection of a front porch, the erection of a side extension garage, the installation of a front roof light, the erection of a rear boundary wall, and the erection of an out building at the rear of the premises.	Erect a 300mm castellated dwarf wall and plant a privet hedge behind the newly erected wall, as seen in the attached diagram. Replace any part of the hedge that is dead or drying within 5 years after the notice takes effect Remove the front porch extension and rebuild the porch so that it is restored back to its original condition before the unauthorised development took place so that it matches the porch at 139 Carlton Avenue West Remove the side garage extension Remove the rear boundary wall Remove the outbuilding at the rear of the premises Remove the front roof light and return the roof to its original appearance and condition before the unauthorised development took place Remove the PVCu windows and door and replace with timber windows and door which match the design of the original windows and door	6 months	7/06/06	Yes
25/04/06	26 Eversley Avenue, Wembley, HA9 9JZ E/05/0611	Without planning permission, the replacement of original roof tiles with new roof tiles and installation of front roof light.	Remove the roof tiles and the front roof light and replace with Rosemary Plain Tile Number 81 "Light mix brindle" so that the roof is restored back to its original appearance before the unauthorised development took place.	3 months	04/06/06	No
25/04/06	24 Eversley Avenue, Wembley, HA9 9JZ E/06/0141	Without planning permission, the replacement of original roof tiles with new roof tiles.	Remove the roof tiles and replace with Rosemary Plain Tile Number 81 "Light mix brindle" so that the roof is restored back to its original appearance before the unauthorised development took place.	3 months	04/06/06	No

21/04/06	18B Willesden Road, London, NW6 7SR E/05/0306	The erection of a front dormer window extension to flat.	Remove the front dormer window extension to flat and restore the roof back to its original development before the unauthorised development took place.	3 months	31/05/06	Yes
20/04/06	140 Abbots Drive, Wembley, HA0 3SJ E/05/0406	The erection of a gate to the side of the premises between 140 and 142 Abbots Drive, and the breach of condition 2 of planning permission 03/1560 granted on 24/07/2003 which required 'the development hereby approved shall be carried out and completed in all respects in accordance with the proposals contained in the application, and any plants and or other particulars submitted therewith, prior to occupation of the building(s)'. The front garden area has not been laid out as showed on the approved plans.	Remove the gates and gatepost at the side of the premises. Alter the front garden layout so that it is laid out as shown on the plan attached to this notice.	1 month	30/05/06	Yes
18/04/06	33 Alverstone Road, Wembley, HA9 9SE E/05/0919	The erection of a wooden patio extension to the rear of the property.	Remove the wooden patio extension to the rear of the property and all related materials from the premises.	2 months	28/05/06	No
18/04/06	27 Dawpool Road, London, NW2 7LD E/05/0871	The erection of a dwelling in the rear garden.	Remove the dwelling in the rear garden.	6 months	28/05/06	Yes
18/04/06	175 Dollis Hill Lane, London, NW2 6HP E/05/0745	The material change of use of the premises into a House of Multiple Occupation.	Cease the use of the property as a house of multiple occupation including its occupation by more than household and remove all fixtures associated with the use.	1 month	28/05/06	Yes
18/04/06	72 Park Avenue North, London, NW10 1JY E/06/0042	The material change of use of the premises into 9 self contained flats.	Cease the use of the premises as 9 self contained flats and remove all fixtures and fittings associated with this use.	6 months	28/05/06	No
18/04/06	77 Burnley Road, London, NW10 1EE E/05/0442	The Material change of use of the premises into 5 self contained flats.	Cease the use of the premises as 5 self contained flats including its occupation by more than one household. Remove all fixtures and fittings associated with the unauthorised use.	3 months	28/05/06	Yes

18/04/06	53 District Road, Wembley HA0 2LF E/04/0398	The erection of a rear dormer window extension to dwellinghouse.	Remove the rear dormer window extension and restore the roof back to its original condition before the development took place.	4 months	28/05/06	No
18/04/06	48 Tewkesbury Gardens, London NW9 0QX E/05/0361	The erection of an outbuilding.	Remove the outbuilding and all related materials from the premises.	2 months	28/05/06	No
12/04/06	10 Bridgewater Road, Wembley, HA0 1AJ E/05/0473	The material change of use of the premises to 2 self-contained flats.	Cease the use of the premises as 2 self-contained flats and its occupation by more than one household and remove all materials associated with the unauthorised use.	3 months	22/05/06	Yes
12/04/06	63 Cobbold Road, London, NW10 9SU E/05/0551	The erection of one white satellite dish to the front of dwelling house.	Remove the large white satellite dish from the front of the premises.	1 month	22/05/06	No
12/04/06	Northwick Park Golf Club, 280 Watford Road, Harrow, HA1 3TZ E/06/0111	The erection of a baseball batting cape.	Remove the baseball cage including the lighting equipment and all other structures associated with the baseball cage. Remove the baseball cage and resultant materials from the site, dig/rip the land to a depth of at least 300mm and ensure that the surface material comprises of at least 100mm of topsoil and turf over the land.	2 months	22/05/06	Yes
11/04/06	280 Watford Road, Harrow, HA1 3TZ E/06/0195	The erection of wood picket fencing, a wooden cabin and lighting to the West of the golf course club house adjacent to Watford Road to create an adventure golf course.	Remove the wood picket fencing, wooden cabin and lighting to the West of the golf course club house adjacent to Watford Road.	1 month	21/05/06	Yes
11/04/06	20 The Fairway, Wembley, HA0 3LJ E/05/0356	The erection of a front boundary wall and lights.	Remove the front boundary wall and lights and erect a castellated dwarf wall using bricks to match these used in the construction of the premises and plant a privet hedge behind the newly erected wall, as seen in the attached diagram.	1 month	21/05/06	No
11/04/06	51 Basing Hill, Wembley, Middlesex HA9 9QR E/05/0825	The installation of two satellite dishes.	Remove the satellite dishes and all fixtures, fittings and cables associated with these structures.	1 month	21/05/06	No

3. Enforcement Appeals Decided Between 1st April, to 30th June, 2006

Start Date	Address	Date of Decision	Decision	Summary:- Dismissed – 10 (77%) Allowed – 3 (23%) Withdrawn - 2
19/09/05	195 Chamberlayne Road	07/04/06	Dismissed	
09/08/05	4 Brendon Avenue	18/04/06	Withdrawn	
03/05/05	136 High Road, NW10	20/04/06	Withdrawn	
10/06/05	214 Church Lane	24/04/06	Dismissed	
22/06/05	55-57 Fairway Avenue	05/05/06	Dismissed	
09/01/06	101 Dollis Hill Lane	11/05/06	Allowed	
10/01/06	16 Norval Road	11/05/06	Dismissed	
19/01/06	50 Mount Stewart Ave	11/05/06	Allowed	
24/01/06	73 Dartmouth Road	11/05/06	Dismissed	
31/10/05	252 Watford Road	18/05/06	Dismissed	
10/02/06	116 Chamberlayne Road	18/05/06	Dismissed	
22/09/05	25 Totternhoe Close	02/06/06	Dismissed	
20/10/05	19&21 Craven Park Rd	02/06/06	Dismissed	
10/01/05	4 Stevens Cottages	09/06/06	Dismissed	
05/01/06	4 Castleton Gardens	28/06/06	Allowed	

4. DIRECT ACTIONS CARRIED OUT 1st APRIL to 30th JUNE

Date of Direct Action	Address	Action Taken
22/04/06	17 Ealing Road	Remove Rear Extension
23/04/06	455 North Circular Road	Remove Lightbox advertisement
23/04/06	453 North Circular Road	Remove Trivision advertisement
23/04/06, 03/04/06, 14/05/06, 17/05/06	51 London Road	Remove rear outbuilding
14/05/06	25 Stilecroft Gardens	Attend to remove outbuilding
14/05/06, 04/06/06, 08/07/06	14 Heber Road	Remove Building in rear garden
03/06/06	10 Randall Avenue	Remove Roof from Outbuilding
04/06/06	67 Beverly Gardens	Commence removal of outbuilding
18/06/06	68 Lindsay Drive	Remove Remainder of Front Extension
18/06/06	210 Preston Road	Remove Extractor Duct from rear
18/06/06	Corner of Forty Lane and Bridge Rd	Remove Banners and Placards

5. COMPLETED PROSECUTIONS From 1st April to 30th June 2006

ADDRESS	BREACH	OUTCOME	DATE
3 Alexander Avenue, London, NW10 3QT	Failure to remove the outbuilding, hard- surface, gate and gateposts and reduce the boundary wall to no more than 1 metre in height.	£2,000 Costs £1,000 Fine	11/4/06

In addition to the completed prosecution above, there are a further 5 on going prosecutions which have not yet been completed. The target for the year is 30.

6. BACKGROUND INFORMATION

6.1 Confidential Enforcement Files

6.2 Planning Enforcement Policy

Further information on the above is available from Tim Rolt, The Planning Service, Brent House, 349 High Road, Wembley, Middx. HA9 6BZ, telephone 020-8937-5242