

## Agenda Item 04

### Supplementary Information Planning Committee on 15 February, 2017

Case No. 16/3377

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| Location    | Roseland Care Home, 57 Draycott Avenue, Harrow, HA3 0BL  |
| Description | Demolition of existing care home building and erection of a two storey building with a converted loft space and basement level to provide 5 self-contained flats (2 x 3 bed and 3 x 2 bed) with associated car and cycle parking spaces, bin stores, amended drop kerb and landscaping (Revised proposed plans to show adjustment of building location and revised forecourt plans). |

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#### Apportioning of garden

Members have requested information on how the garden will be apportioned within this new development. The applicants have included the following within their design and access statement (page 12): "*The proposal includes a substantial shared amenity area to the rear of the building for the enjoyment of all the residents*". As such, the garden is not proposed to be apportioned and is proposed to be left open for the communal use of all residents.

#### Appeal process

Members have requested information on the ramifications of their recommendation in light of this application having been appealed on the grounds of non-determination. Whilst the Planning Inspectorate have instructed Brent to make a decision on this application independently, in order to aid the assessment of the appeal, the decision will ultimately fall to the planning inspectorate, regardless of Brent's recommendation.

The inspectorate's decision is likely to take some time to be finalised. If the applicant wishes to withdraw their appeal before this time, they will effectively be withdrawing the application from the both the Planning Inspectorate and from Brent. Once the application has been escalated to the Planning Inspectorate, it cannot then be returned to Brent at a later date. As such, withdrawal of the appeal will not allow Brent to make a decision on this application and the applicant will need to submit a new application to secure a decision.

#### Status of the Draft Decision Notice within the committee report

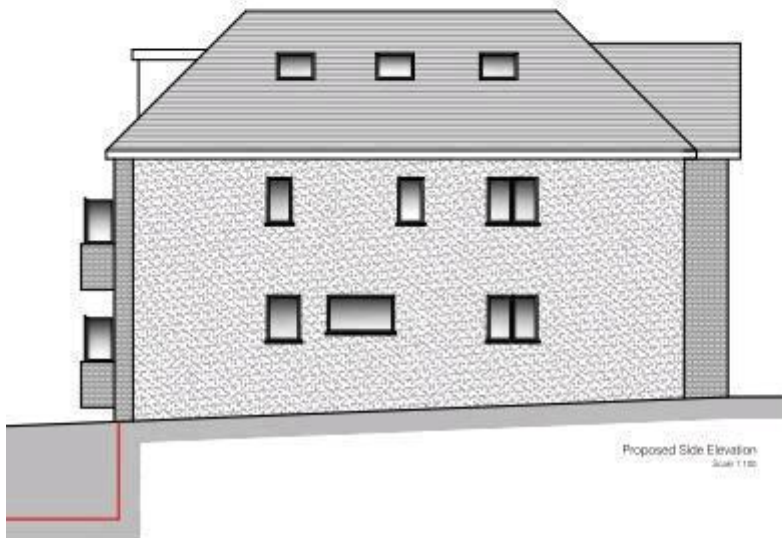
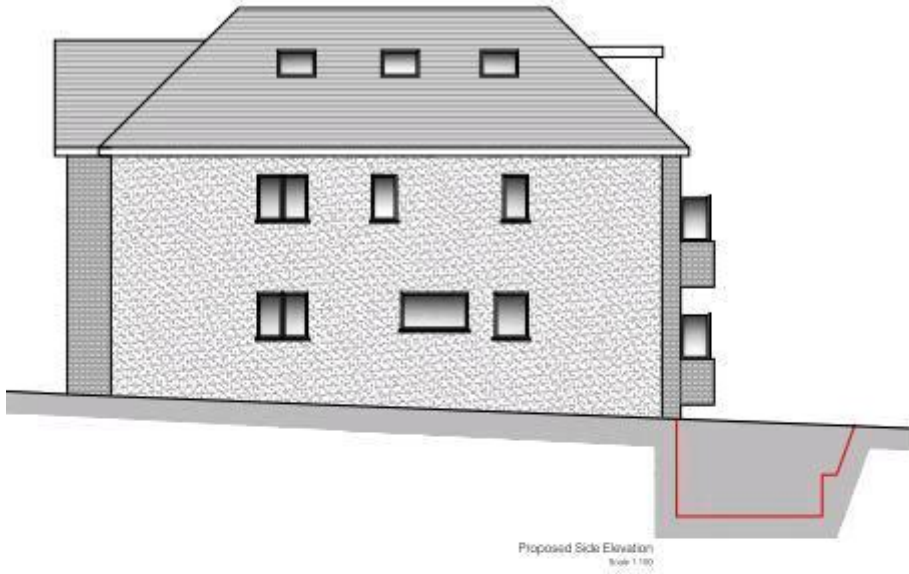
The majority of the committee report is as reported within the previous committee agenda. Only the start of the report has been changed to provide an update on the status of the application and to set out the heritage considerations. A draft decision notice is included at the end of the report. This has been included so that the Planning Inspector is aware of the conditions that the Council would have attached if planning permission was granted by the Council. The Council will accordingly recommend to the Inspector that those conditions are attached if he/she is minded to grant permission for the development. A decision will not be issued by the Council.

#### Elevational Drawings

Members have requested for elevational plans to be included in the supplementary report. Please see these below:



FRONT AND REAR ELEVATIONS



## SIDE ELEVATIONS

**Recommendation:** That members resolve that they would have granted planning permission if the application had not been appealed.

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