

New Applications for planning

PL/2217/24 07/11/24 Alpine Dry Cleaners 414 Uxbridge Road HA5 4HP

Change of use from dry cleaners (Use class E) to café (Use class E(b)); installation of extract duct at rear; enclosed seating at front (retrospective)

PL/2747/24 - 08/10/24 Lawn Tennis Club, 20 Clonard Way, HA5 4BU

Installation of additional floodlighting to court 5-7

PL/2797/24 - 18/10/24 20 The Lawns, HA5 4BJ

Single storey side extension (Demolition of detached garage)

PL/2796/24 - 16/10/24 20 The Lawns, HA5 4BJ

Alterations to roof to form gable end, rear facing dormer with Juliet balcony.

PL/2815/24 - 01/11/24 Oakleigh House Nursing Home, 10 Oakleigh Road, HA5 4HB

Redevelopment to provide two storey building with basement level and habitable roofspace for use as nursing home (Use class C2).

PL/2820/24 - 17/10/24 16 Hillview Road, HA5 4PA

Single storey rear extension: 6m deep 4m height and 3m to the eaves

PL/2873/24 – 23/10/24 86 Hillview Road, HA5 4PE

Detached single storey outbuildings at the rear for use as Workshop/Storage (Part retrospective)

Decisions Granted

PL/0324/23 - 24/10/23 Mentana Court Leeway Close,

Single storey front and side extension with roof terrace; relocation of porch plus juliet balcony

PL/0906/23 - 22/12/23 Tranby Croft, 94 Rowlands Avenue, HA5 4AP

Single storey outbuilding in rear garden; rear patio; landscaping alterations.

PL/0839/24 - 18/03/24 Harrow Council Consultation from Three Rivers

Installation of a new kiosk at Oxhey Woods Reservoir to include alterations to the roof

PL/1813/24 - 09/09/24 Morrisons, 299 Uxbridge Road, HA5 4QT

Alterations to existing parking layout involving removal of 13 existing parking bays, creation of six electric vehicle charging bays, substation, LV panel

PL/2173/24 - 27/08/24 25 Boniface Walk, HA3 6PU

Single and two storey front and rear extensions, alterations to roof, rooflights in roof slopes

PL/2203/24 - 12/09/24 5 Cavan Place Nugents Park, HA5 4YH

Single storey side to rear extension; two rear dormers; external alterations

PL/2241/24 - 02/09/24 71 Sylvia Avenue, HA5 4QN

Single storey rear infill extension; First floor side extension; External alterations

PL/2377/24 - 28/08/24 97 Oxhey Lane, HA5 4AX

Single storey rear extension, Part demolition of existing rear extension

PL/2338/24 - 23/08/24 4 Hazelcroft, HA5 4BZ

Single and two storey side to rear extension; rooflights to front, side, and rear roof slopes; external alterations
PL/2423/24 - 02/09/24 37 Evelyn Drive, HA5 4RL - **Conservation**

Single storey rear extension; external alterations (part demolition of rear extension)
PL/2612/24 - 22/09/24 4 Ufford Road, Harrow Weald, HA3 6PW

Single storey rear extension: 6m deep, 3m height and 3m high to the eaves

Decisions Refused

PL/2175/24 - 27/08/24 25 Boniface Walk, HA3 6PU

Single and two storey front and rear extensions, alterations to roof, rooflights in roof slopes

No decision (yet), or withdrawn, building control or TPO

PL/0164/24 - 12/02/24 24 Marsworth Avenue, HA5 4UB – **Conservation**

Replacement windows to front and side elevations

PL/0553/24 - 11/04/24 Unit 5 Chantry Place, HA3 6NY

Replacement windows; Pedestrian and Cycle access ramp from Headstone Lane; Refuse and Cycle Storage

PL/1408/24 22/05/24 – Streetside, St Thomas' Drive

Replacement of 15m pole supporting 6 X antenna's with 20m pole supporting 12 antennae; replacement and relocation of 7 X equipment cabinets

PL/1601/24 - 20/08/24 Albury Cottage Headstone Lane, HA3 6NS

Conversion to two flats (2 x 1 bed); separate amenity space; parking; bin/cycle storage

PL/2097/24 - 30/07/24 - 20 Towers Road, HA5 4SJ - **Withdrawn**

Alterations to roof to form end gable and rear dormer with Juliette balcony

PL/2156/24 - 23/08/24 55 Cedar Drive, HA5 4BY

First floor rear extension

PL/2194/24 - 19/08/24 26 Sherington Avenue, HA5 4DT

Certificate of Lawful Development: Alterations to roof to form end, roof light and window in end gable.

PL/2377/24 - 02/09/24 97 Oxhey Lane, HA5 4AX

Single storey rear extension, External alterations (Part demolition rear extension)

PL/2383/24 - 23/09/24 35 Tillotson Road, Harrow Weald, HA3 6PR

Single storey side to rear extension (Demolition of attached garage and outbuilding)

PL/2431/24 - 11/09/24 Four Oaks Nugents Park, HA5 4RA

Single and two storey side to rear extension, External alterations

PL/2625/24 - 25/09/24 50 Sylvia Avenue, HA5 4QE

Certificate of Lawful Development: Alterations to roof to form gable end. Single storey rear extension

PL/2640/24 - 08/10/24 4 Ufford Road, Harrow Weald, HA3 6PW

Single storey front to side extension incorporation porch, External alterations

PL/2684/24 - 30/09/24 7 Gable Close, HA5 4NY

Single storey rear extension: 4.9m deep, 3m height and 2.4m high to the eaves

PL/0261/24 - 02/02/24 22 The Avenue, HA5 4ER

Details to Condition 15 (communal facilities) for Redevelopment to provide eight flats; (demolition of dwelling)

PL/0205/24 - 29/01/24 22 The Avenue, HA5 4ER

Details to condition 4 (drainage) for redevelopment compromising of eight flats (demolition of dwelling)

PL/1119/24 – 22/04/24 11 Hillview Road, HA5 4PB

Details To Condition 9 (materials); 10 (landscape); 12 (boundary); 13 (cycles), 14 (waste)

PL/2607/24 - 15/10/24 3 Royston Park Road, HA5 4AA

Variation of condition 2 (approved plans) to allow first floor rear infill extension

PL/2695/24 - 04/10/24 11 Hillview Road, HA5 4PB

Details pursuant to Condition 15 (Secured by Design).

PL/2731/24 - 07/10/24 9 Felden Close, HA5 4PU

Non-material amendment for Smaller Garden Doors; changes to layout to of WC at GF; Chimney Breast in FF Bathroom to be removed internally.

P/1439/23 - 16/05/2023 Tranby Croft, 94 Rowlands Avenue, HA5 4AP

TPO - birch tree at the back of garden with overhanging branches that may on to the area where the kids are playing.

P/1810/23 -06/07/2023 29 The Avenue, HA5 4EL

TPO - Felling of mature eucalyptus tree leaning towards neighbour's house; presence of fungus and decay at the trees base as well as roots heave.

PL/2049/24 – 24/07/24 17 Woodhall Drive, HA5 4TG **Conservation**

TPO - Silver birch; Crown Reduce back to previous by removing between 4m from height.

P/2760/23 – 28/09/23 3 Woodridings Avenue, HA5 4NQ

TPO - Spruce. We are seeking permission to remove and replace it with a Silver Birch

Appeals

None known.

Enforcement Notices

100 Grimsdyke Road: resident reported in 2023 to Enforcement for building without planning permission but no response from enforcement at all.

The Enforcement team state that this investigation is ongoing and was previously visited by an Officer no longer at the Council. The garage conversion took place some time ago and the rear extension was rebuilt due to drainage damage. However, there are no previous planning applications on record.

ENF/0262/23 - 15 Evelyn Drive – Requires change of use for Business activity.

Garden Room being used for commercial yoga sessions. The owner claims they have been operating yoga from the site since 2012 and the Council have concluded that the use does not amount to a material change of use and due to the limited number of clients and lack of counter evidence to show that the Yoga tuition has not been in operation for in excess of 10 years on the land (this includes before the outbuilding was erected).

EN/0047/24 – 25 Sylvia Avenue – Breach is of section 2 of the 1979 Ancient Monuments and Archaeological Areas Act.

Hardstanding and fencing including concrete on and into monument. Council officers are to attend No25, on the 23rd October. Conservation are currently also liaising with Historic England on this matter and whether legally they can enforce historical breaches within the monument as well.

EN/0034/23 – 5 Wellington Avenue – non-compliant with Granted plans

Building footprint and height and windows assessed. Developer has proposed minor adjustments to make it acceptable to immediate neighbours; however, the building is still not compliant with the approved plans. The Council are still of the opinion that the owner is required to submit a full planning application for the proposed alterations: however, their agent is of the opinion that they are able to do this under a S73A application which is for a minor material amendment and sought legal advice on this. The current application PL/2122/24 therefore remains INVALID and that is why residents have still not yet been consulted.

ENF/0337/19/P - Road on Green Belt on fields lying north of Roger Bannister Rugby fields (Oli Farm – see PL/1930/24).

Enforcement notice issued for 8.2.2020 failure to comply. This has now been granted permission for an agricultural barn to be constructed.

ENF/0603/14/P – Farmland to the rear of Grimsdyke Lodge:

The S215 Notice gave them until 15.2.2019 to remedy the condition of the land. We have requested why the enforcement has not been initiated.