

**New Applications for planning**

PL/2973/24 – 18/12/24 121 Sylvia Avenue, HA5 4Q

Single storey side extension; Replacement window in side elevation, Installation of door in side elevation

PL/3033/24 – 17/12/24 33 Park View, HA5 4LL

Single storey front extension incorporating porch, side to rear extension.

PL/3203/24 – 16/12/24 70 The Avenue, HA5 4HA

Conversion of garage to room; front extension; roof lights; front brick piers to 2.1m high, wall with metal balustrade to 1.75m high; electric access gate

PL/3350/24/PRIOR – 17/12/24 Oli Farm Adjacent to The Bannister Sports Ground, Oxhey Lane, HA5 4AH

Prior Approval for Agricultural building : Barn for Hay and Machinery Storage and Operation and Storage

**Decisions Granted**

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/2298/24 – 12/11/24 6, St Thomas Court St Thomas' Drive, HA5 4SP

Single storey side extension, Porch canopy, Relocation of entrance to front elevation (Demolition of detached garage)

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

Single and two storey side to rear extension, External alterations

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

Single storey side extension (Demolition of detached garage)

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 Refused**

PL/3103/24 – 23/11/24 91 Evelyn Drive, HA5 4RN

Single storey rear extension: 6.00 metres deep, 3.80 metres maximum height and 3.00 metres high to the eaves

**No decision (yet), or withdrawn, building control or TPO**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/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/2720/24 – 15/12/24 Hatch End Post Office, 407 Uxbridge Road, HA5 4JR

3 No. Self-contained Flats, Rear facing dormer, internal alterations, refuse area

PL/2800/24 - 13/11/24 22 Park View, HA5 4LN

Single storey front extension incorporating porch, Conversion of garage to habitable room, Single storey rear extension

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 roof space for use as nursing home (Use class C2).

PL/2981/24 - 12/12/24 21c The Avenue, HA5 4EN

Demolition of the existing dwelling; re-development to provide a two-storey detached dwelling with habitable roof space (1 x 6 beds)

PL/3064/24 – 22/11/24 5 Hallam Gardens, HA5 4PT – **Conservation**

Single storey rear extension, Replacement of windows on a like for like basis in front, side and rear elevations, (Demolition of rear conservatory)

PL/3096/24 - 20/11/24 20 Towers Road, HA5 4SJ

Alterations to roof; rear dormer and side dormer

PL/3191/24 – 28/11/24 Morrisons, 299 Uxbridge Road, HA5 4QT

Advertisement Consent: Installation and display of one illuminated 5m high EV sign in car park

PL/3197/24 – 10/12/24 The Old Paddock, 5 Oakleigh Road, HA5 4HB

First floor and two storey rear extensions, Alterations to garage to create pitched roof, outbuilding at side as plant room, rear dormer and roof lights

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)

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.

### **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.