

The Planning Inspectorate

PLANNING APPEAL FORM (Online Version)

WARNING: The appeal **and** essential supporting documents **must** reach the Inspectorate within the appeal period. **If your appeal and essential supporting documents are not received in time, we will not accept the appeal.**

Appeal Reference: APP/M5450/W/22/3299650

A. APPELLANT DETAILS

The name of the person(s) making the appeal must appear as an applicant on the planning application form.

Name

Company/Group Name

Address

Preferred contact method

Email Post

B. AGENT DETAILS

Do you have an Agent acting on your behalf? Yes No

Name

Company/Group Name

Address

Phone number

Email

Preferred contact method

Email Post

C. LOCAL PLANNING AUTHORITY (LPA) DETAILS

Name of the Local Planning Authority

LPA reference number

Date of the application

Did the LPA validate and register your application? Yes No

Did the LPA issue a decision?

Yes No

Date of LPA's decision

26/11/2021

D. APPEAL SITE ADDRESS

Is the address of the affected land the same as the appellant's address?

Yes No

Does the appeal relate to an existing property?

Yes No

Address

Stanmore & Edgware Golf Centre
Brockley Hill
STANMORE
London
HA7 4LR

Is the appeal site within a Green Belt?

Yes No

Are there any health and safety issues at, or near, the site which the Inspector would need to take into account when visiting the site?

Yes No

Please describe the health and safety issues

Site is closed with a gated entrance and security bollards. The fire damaged building is secured by metal fencing so accompanied access will need to be arranged.

There remains various debris around the fire damaged building and areas of fly-tipping.

E. DESCRIPTION OF THE DEVELOPMENT

Has the description of the development changed from that stated on the application form?

Yes No

Please enter details of the proposed development. This should normally be taken from the planning application form.

Demolition of existing golf club buildings and construction of a single and two storey building for a banqueting facility; widening of existing vehicular access from Brockley Hill, car and cycle parking, waste/recycling storage, landscape enhancement and associated works

Area (in hectares) of the whole appeal site [e.g. 1234.56]

1.63 hectare(s)

Area of floor space of proposed development (in square metres)

1458 sq metre(s)

Does the proposal include demolition of non-listed buildings within a conservation area?

Yes No

F. REASON FOR THE APPEAL

The reason for the appeal is that the LPA has:

1. Refused planning permission for the development.
2. Refused permission to vary or remove a condition(s).
3. Refused prior approval of permitted development rights.
4. Granted planning permission for the development subject to conditions to which you object.
5. Refused approval of the matters reserved under an outline planning permission.

- 6. Granted approval of the matters reserved under an outline planning permission subject to conditions to which you object.
- 7. Refused to approve any matter required by a condition on a previous planning permission (other than those specified above).
- 8. Failed to give notice of its decision within the appropriate period (usually 8 weeks) on an application for permission or approval.
- 9. Failed to give notice of its decision within the appropriate period because of a dispute over provision of local list documentation.

G. CHOICE OF PROCEDURE

There are three different procedures that the appeal could follow. Please select one.

- 1. Written Representations
- 2. Hearing
- 3. Inquiry

You must give detailed reasons below or in a separate document why you think an inquiry is necessary. The reasons are set out in

see 'Appeal Documents' section

(a) How many witnesses do you intend to call?

(b) How long do they need to give their evidence?

(c) How long do you estimate the inquiry will last?

H. FULL STATEMENT OF CASE

see 'Appeal Documents' section

Do you have a separate list of appendices to accompany your full statement of case? Yes No

see 'Appeal Documents' section

(a) Do you intend to submit a planning obligation (a section 106 agreement or a unilateral undertaking) with this appeal? (Please attach draft version if available) Yes No

(b) Have you made a costs application with this appeal? Yes No

I. (part one) SITE OWNERSHIP CERTIFICATES

Which certificate applies?

CERTIFICATE A

I certify that, on the day 21 days before the date of this appeal, nobody, except the appellant, was the owner of any part of the land to which the appeal relates;

CERTIFICATE B

I certify that the appellant (or the agent) has given the requisite notice to everyone else who, on the day 21 days before the date of this appeal, was the owner of any part of the land to which the appeal relates, as listed below:

Owner's Name:

Address at which notice was served: 116 Headstone Drive, Harrow, London, HA1 4UH
Date the notice was served: 24/05/2022

Owner's Name: Francis Torto c/o Barnet Council Traffic and Development Section
Address at which notice was served: Barnet Council, 2 Bristol Avenue, Colindale, London, NW9 4EW
Date the notice was served: 24/05/2022

CERTIFICATE C and D

If you do not know who owns all or part of the appeal site, complete either Certificate C or Certificate D and attach it below.

I. (part two) AGRICULTURAL HOLDINGS

We need to know whether the appeal site forms part of an agricultural holding.

- (a) None of the land to which the appeal relates is, or is part of, an agricultural holding.
- (b)(i) The appeal site is, or is part of, an agricultural holding, and the appellant is the sole agricultural tenant.
- (b)(ii) The appeal site is, or is part of, an agricultural holding and the appellant (or the agent) has given the requisite notice to every person (other than the appellant) who, on the day 21 days before the date of the appeal, was a tenant of an agricultural holding on all or part of the land to which the appeal relates, as listed below.

J. SUPPORTING DOCUMENTS

01. A copy of the original application form sent to the LPA.
02. A copy of the site ownership certificate and agricultural holdings certificate submitted to the LPA at application stage (if these did not form part of the LPA's planning application form).
03. A copy of the LPA's decision notice (if issued). Or, in the event of the failure of the LPA to give a decision, if possible please enclose a copy of the LPA's letter in which they acknowledged the application.
04. A site plan (preferably on a copy of an Ordnance Survey map at not less than 10,000 scale) showing the general location of the proposed development and its boundary. This plan should show two named roads so as to assist identifying the location of the appeal site or premises. The application site should be edged or shaded in red and any other adjoining land owned or controlled by the appellant (if any) edged or shaded blue.
05. (a) Copies of all plans, drawings and documents sent to the LPA as part of the application. The plans and drawings should show all boundaries and coloured markings given on those sent to the LPA.
05. (b) A list of all plans, drawings and documents (stating drawing numbers) submitted with the application to the LPA.
- 05.(c) A list of all plans, drawings and documents upon which the LPA made their decision.
06. (a) Copies of any additional plans, drawings and documents sent to the LPA but which did not form part of the original application.
06. (b) A list of all plans, drawings and documents (stating drawing numbers) which did not form part of the original application.
07. A copy of the design and access statement sent to the LPA (if required).
08. A copy of a draft statement of common ground if you have indicated the appeal should follow the hearing or inquiry procedure.
09. (a) Additional plans, drawings or documents relating to the application but not previously seen by the LPA. Acceptance of these will be at the Inspector's discretion.
09. (b) A list of all plans and drawings (stating drawing numbers) submitted but not previously seen by the LPA.

10. Any relevant correspondence with the LPA. Including any supporting information submitted with your application in accordance with the list of local requirements.
11. If the appeal is against the LPA's refusal or failure to approve the matters reserved under an outline permission, please enclose:
- (a) the relevant outline application;
- (b) all plans sent at outline application stage;
- (c) the original outline planning permission.
12. If the appeal is against the LPA's refusal or failure to decide an application which relates to a condition, we must have a copy of the original permission with the condition attached.
13. A copy of any Environmental Statement plus certificates and notices relating to publicity (if one was sent with the application, or required by the LPA).
14. If the appeal is against the LPA's refusal or failure to decide an application because of a dispute over local list documentation, a copy of the letter sent to the LPA which explained why the document was not necessary and asked the LPA to waive the requirement that it be provided with the application.

K. OTHER APPEALS

Have you sent other appeals for this or nearby sites to us which have not yet been decided? Yes No

L. CHECK SIGN AND DATE

(All supporting documents must be received by us within the time limit)

I confirm that all sections have been fully completed and that the details are correct to the best of my knowledge.

I confirm that I will send a copy of this appeal form and supporting documents (including the full statement of case) to the LPA today.

Signature

Date

Name

On behalf of

The gathering and subsequent processing of the personal data supplied by you in this form, is in accordance with the terms of our registration under the Data Protection Act 2018.

The Planning Inspectorate takes its data protection responsibilities for the information you provide us with very seriously. To find out more about how we use and manage your personal data, please go to our [privacy notice](#).

M. NOW SEND

Send a copy to the LPA

Send a copy of the completed appeal form and any supporting documents (including the full statement of case) not previously sent as part of the application to the LPA. If you do not send them a copy of this form and documents, we may not accept your appeal.

To do this by email:

- open and save a copy of your appeal form
- locating your local planning authority's email address:
<https://www.gov.uk/government/publications/sending-a-copy-of-the-appeal-form-to-the-council>
- attaching the saved appeal form including any supporting documents

To send them by post, send them to the address from which the decision notice was sent (or to the address shown on any letters received from the LPA).

When we receive your appeal form, we will write to you letting you know if your appeal is valid, who is dealing with it and what happens next.

You may wish to keep a copy of the completed form for your records.

N. APPEAL DOCUMENTS

We will not be able to validate the appeal until all the necessary supporting documents are received.

Please remember that all supporting documentation needs to be received by us within the appropriate deadline for the case type. Please ensure that any correspondence you send to us is clearly marked with the appeal reference number.

You will not be sent any further reminders.

The documents listed below were uploaded with this form:

Relates to Section:	CHOICE OF PROCEDURE
Document Description:	Document containing detailed reasons why an inquiry is necessary.
File name:	Annex K Statement 05.05.2022.pdf
Relates to Section:	FULL STATEMENT OF CASE
Document Description:	A copy of the full statement of case.
File name:	Statement of Case FINAL.pdf
File name:	SoC Appendix 1 .pdf
File name:	SoC Appendix 3 .pdf
File name:	SoC Appendix 4 .pdf
File name:	SoC Appendix 2 .pdf
File name:	SoC Appendix 5 .pdf
Relates to Section:	FULL STATEMENT OF CASE
Document Description:	A separate list of appendices to accompany your full statement of case
File name:	Statement of Case Appendix List.pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	01. A copy of the original application sent to the LPA.
File name:	Original Planning application form.pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	02. A copy of the site ownership certificate and agricultural holdings certificate submitted to the LPA at application stage (these are usually part of the LPA's planning application form).
File name:	Application form 250920.pdf
File name:	Notice Cert B Sairam (Watford Op) Ltd.pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	03. A copy of the LPA's decision notice (if issued). Or, in the event of the failure of the LPA to give a decision, if possible please enclose a copy of the LPA's letter in which they acknowledged the application.
File name:	Decision Notice.pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	04. A site plan (preferably on a copy of an Ordnance Survey map at not less than 10,000 scale) showing the general location of the proposed development and its boundary. This plan should show two named roads so as to assist identifying the location of the appeal site or premises. The application site should be edged or shaded in red and any other adjoining land owned or controlled by the appellant (if any) edged or shaded blue.
File name:	Existing Site Location Plan 05851_MP_00_0003-07.pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	05.a. Copies of all plans, drawings and documents sent to the LPA as part of the application. The plans and drawings should show all boundaries and coloured markings given on those sent to the LPA.
File name:	Archeaology Desk Based Assessment.pdf

File name:	Design and Access Statement Pt1.pdf
File name:	Design and Access Statement Pt4.pdf
File name:	Design and Access Statement Pt3.pdf
File name:	Design and Access Statement Pt2.pdf
File name:	Proposed Site Section AA MP 05 1200 00.pdf
File name:	Proposed First Floor Plan B1 02 2201 06.pdf
File name:	Proposed Sections AA BB and CC B1 05 2200 06.pdf
File name:	Proposed Roof Plan B1 02 2202 06.pdf
File name:	Proposed Ground Floor Plan B1 02 2200 06.pdf
File name:	Proposed North and West Elevations B1 04 2201 03.pdf
File name:	Site Location Plan MP 00 0003 06.pdf
File name:	Proposed Site Plan MP 00 0200 14.pdf
File name:	Proposed South and East Elevations B1 04 2200 03.pdf
File name:	Proposed Site Plan MP 00 0300 00.pdf
File name:	Proposed Site Plan MP 00 2200 12.pdf
File name:	Existing Ground Floor Plan B1 02 2000 04.pdf
File name:	Bay Studies B1 10 4201 01.pdf
File name:	Bay Studies B1 10 4200 01.pdf
File name:	Existing First Floor Pla B1 02 2001 04.pdf
File name:	Existing Roof Plan B1 02 2002 04.pdf
File name:	Existing Site Plan MP 00 0004 05.pdf
File name:	Existing Elevations B1 04 2000 02.pdf
File name:	Ecological Assessment.pdf
File name:	BREEAM Preliminary Assessment.pdf
File name:	Energy Assessment.pdf
File name:	Overheating Assessment.pdf
File name:	Lifecycle Assessment.pdf
File name:	Notice Certificate B Form.pdf
File name:	CIL Form.pdf
File name:	Email to Francis Toto LBB Former Stanmore and Edgware Golf Centre_ Notice of submission of planning application.pdf
File name:	Original Planning application form.pdf
File name:	FRA and Drainage Report.pdf
File name:	Landscape Strategy Plan.pdf
File name:	Landscape and Visual Appraisal Part 1.pdf
File name:	Landscape and Visual Appraisal Part 2.pdf
File name:	Life Cycle Assessment.pdf
File name:	Noise Impact Assessment.pdf
File name:	Planning Statement Appendix 2 Alternative banqueting facilities.pdf
File name:	Planning Statement Appendix 4 Local golf courses and ranges.pdf
File name:	Planning Statement Appendix 3 DRP response.pdf
File name:	Planning Statement.pdf
File name:	Planning Statement Appendix 1 Appeal Decision.pdf
File name:	Sequential Assessment FV.pdf
File name:	Delivery and Servicing Plan.pdf
File name:	Construction Management Plan.pdf
File name:	Travel Plan and Car Park Management Plan.pdf
File name:	Transport Assessment.pdf
File name:	Active Travel Zone Healthy Streets Photo Survey.pdf
File name:	Tree Protection Plan.pdf
File name:	Arboricultural Report.pdf
File name:	Biodiversity Net Gain (BNG) Calculations.pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	05.b. A list of all plans, drawings and documents (stating drawing numbers) submitted with the application to the LPA.
File name:	5 b List of all plans, drawings and documents submitted with the application to the LPA.pdf

Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	05.(c) A list of all plans, drawings and documents upon which the LPA made their decision.
File name:	5 c List of all plans and documents upon which the LPA made their decision on.pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	06.a. Copies of any additional plans, drawings and documents sent to the LPA but which did not form part of the original application (e.g. drawings for illustrative purposes).
File name:	Notice letter to Sairam (Watford Op) Ltd.pdf
File name:	Application form 250920.pdf
File name:	Letter to Nicola Rankin 250920.pdf
File name:	Notice Cert B Sairam (Watford Op) Ltd.pdf
File name:	Archaeology Desk Based Assessment.pdf
File name:	Existing Roof Plan 05851_B1_02_2002-05.pdf
File name:	Existing Sections 05851_B1_05_2000-05.pdf
File name:	Existing Elevations 05851_B1_04_2000-03.pdf
File name:	Bay Studies Plan 05851_B1_10_4201-02.pdf
File name:	Bay Studies Plan 05851_B1_10_4200-02.pdf
File name:	Existing First Floor Plan 05851_B1_02_2001-05.pdf
File name:	Existing Ground Floor Plan 05851_B1_02_2000-05.pdf
File name:	Existing Site Location Plan 05851_MP_00_0003-07.pdf
File name:	Existing Site Plan 05851_MP_00_0004-07.pdf
File name:	Proposed First Floor Plan 05851_B1_02_2201-07.pdf
File name:	Proposed Roof Plan 05851_B1_02_2202-07.pdf
File name:	Proposed Sections AA, BB and CC 05851_B1_05_2200-07.pdf
File name:	Proposed Ground Floor Plan 05851_B1_02_2200-07.pdf
File name:	Proposed South and East Elevations 05851_B1_04_2200-04.pdf
File name:	Proposed Site Plan 05851_MP_00_2200-16.pdf
File name:	Proposed North and West Elevations 05851_B1_04_2201-04.pdf
File name:	Proposed Site Plan 05851_MP_00_0200-19.pdf
File name:	Proposed Site Plan 05851_MP_00_0300-04.pdf
File name:	Revised Red Line Application Submission Cover Letter 28.01.21.pdf
File name:	Ecology Assessment.pdf
File name:	BREEAM Preliminary Assessment.pdf
File name:	Overheating Assessment.pdf
File name:	Energy Assessment.pdf
File name:	Lifecycle Assessment.pdf
File name:	Fire Statement.pdf
File name:	Flood Risk Assessment and Drainage Report.pdf
File name:	Landscape Strategy Plan.pdf
File name:	Landscape and Visual Appraisal.pdf
File name:	Noise Impact Assessment.pdf
File name:	Photomontage for Photoviewpoint 1.pdf
File name:	Sequential Assessment Supplementary Note March 21.pdf
File name:	Transport Assessment - Brockley Hill, Stanmore highlighted changes for Harrow .pdf
File name:	Tree Protection Plan.pdf
File name:	Arboricultural Impact Assessment and Arboricultural Method Statement January 2021.pdf
File name:	Parking Management Plan.pdf
File name:	Ecology Technical Note.pdf
File name:	Supplementary Openness and Landscape Appraisal.pdf
File name:	Archaeological Field Evaluation.pdf
File name:	Appendix 1 Updated Landscape and Visual Appraisal.pdf
File name:	Supplementary Planning Statement September 2021.pdf
File name:	Biodiversity Net Gain (BNG) Calculations.pdf

File name: GLA Carbon Emissions Reporting Spreadsheet.pdf
File name: Transport Assessment - Brockley Hill, Stanmore with appendices_Part2.pdf
File name: Transport Assessment - Brockley Hill, Stanmore with appendices_Part1.pdf
File name: Sequential Assessment Supplementary Note September 2020.pdf
File name: Supplementary Design and Access Statement January 2021.pdf
File name: Supplementary Planning Statement Appendix 1 January 2021.pdf
File name: Supplementary Planning Statement Appendix 2 January 2021.pdf
File name: Supplementary Planning Statement Appendix 3 January 2021 .pdf
File name: Supplementary Planning Statement January 2021.pdf

Relates to Section: SUPPORTING DOCUMENTS
Document Description: 06.b. A list of all plans, drawings and documents (stating drawing numbers) which did not form part of the original application.
File name: 6 b. A list of all plans, drawings and documents (stating drawing numbers) which did not form part of the original application docx.pdf

Relates to Section: SUPPORTING DOCUMENTS
Document Description: 07. A copy of the design and access statement sent to the LPA.
File name: Design and Access Statement Pt4.pdf
File name: Design and Access Statement Pt1.pdf
File name: Design and Access Statement Pt2.pdf
File name: Design and Access Statement Pt3.pdf
File name: Supplementary Design and Access Statement January 2021.pdf

Relates to Section: SUPPORTING DOCUMENTS
Document Description: 08. A copy of a draft statement of common ground.
File name: SoCG Appendix 3 .pdf
File name: SoCG Appendix 4.pdf
File name: Brockley Draft SoCG FINAL.pdf
File name: SoCG Appendix 1 .pdf
File name: SoCG Appendix 2 .pdf

Relates to Section: SUPPORTING DOCUMENTS
Document Description: 09.a. Copies of additional plans, drawings or documents relating to the application not previously seen by the LPA. Acceptance of these will be at the Inspector's discretion.
File name: Proposed Sections AA .pdf
File name: Brockley Draft SoCG FINAL.pdf
File name: SoCG Appendix 4.pdf
File name: SoCG Appendix 1 .pdf
File name: SoCG Appendix 3 .pdf
File name: SoCG Appendix 2 .pdf
File name: Brockley Hill Asian Wedding Venue - Statement of Case - Needs Paper.pdf
File name: SoC Appendix 1 .pdf
File name: SoC Appendix 3 .pdf
File name: Statement of Case FINAL.pdf
File name: SoC Appendix 2 .pdf
File name: SoC Appendix 4 .pdf
File name: SoC Appendix 5 .pdf

Relates to Section: SUPPORTING DOCUMENTS
Document Description: 09.b. A list of all plans and drawings (stating drawing numbers) submitted but not previously seen by the LPA.
File name: 9 b List of all plans, drawings and documents not yet seen by the LPA.pdf

Relates to Section: SUPPORTING DOCUMENTS
Document Description: 10. Any relevant correspondence with the LPA, including any supporting information submitted with your application in accordance with the list of local requirements.

File name:	Revised Red Line Application Submission Cover Letter 28.01.21.pdf
File name:	Letter to Nicola Rankin 250920.pdf
Completed by	MR RICHARD HENLEY
Date	24/05/2022 16:19:13