

hgh Consulting
45
Welbeck Street
London, W1G 8DZ

TOWN & COUNTRY PLANNING ACT 1990

REFUSAL OF PLANNING PERMISSION

Ref: P/3088/20

With reference to the application received on 01 September 2020 accompanied by Drawing(s)

MP_00_0300 Rev 04, MP_00_0004 Rev 07, B1_10_4201 Rev 02, B1_10_4200 Rev 02, B1_05_2200 Rev 07, B1_05_2000 Rev 05, B1_04_2201 Rev 04, B1_04_2200 Rev 04, B1_02_2202 Rev 07, B1_02_2201 Rev 07, B1_02_2200 Rev 07, B1_02_2000 Rev 05, B1_02_2002 Rev 05, B1_02_2001 Rev 05, B1_02_2000 Rev 05, Sequential site assessment, TPP/BHGCBHS/010 B, Arboricultural report by David Clarke, Transport Assessment March 2021, Planning statement, Noise Report, Flood Risk assessment, Energy Strategy, Design and Access Statement, Supplementary Planning Statement dated Sept 2021, Supplementary Openness and Landscape Appraisal dated Sept 2021, Parking Management Plan dated Sept 2021, Ecology Technical Note and Rebuttal to Officer's Report to Committee dated 29th September 2021, Archaeological Assessment dated 9th September 2021, Appendix 1: Landscape and Visual Appraisal (CLPD 036 R02b) dated Sept 2021

For: 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 (NEW INFORMATION RECEIVED)

At: Former Stanmore And Edgware Golf Centre, Brockley Hill, Stanmore, HA7 4LR

HARROW COUNCIL, the Local Planning Authority,

REFUSES permission in accordance with the development described in the application and submitted plans for the following reason(s):

1	The proposed development would have a greater impact on the openness of the Green Belt than the existing development on the application site. The proposed development would therefore constitute inappropriate development in the Green Belt, to the detriment of the character, appearance and openness of the Green Belt, contrary to the National Planning Policy Framework (2021), policy G2 of The London Plan (2021), Core policy CS 1 F of the Harrow Core Strategy (2012), and policy DM 16 of the Harrow Development Management Policies Local Plan (2013), and no very special circumstances have been demonstrated by the applicant whereby the harm by reason of inappropriateness is outweighed by other considerations.
2	The proposed building, by reason of its design and form, would appear as unsympathetic and obtrusive in an open setting, to the detriment of the character and appearance of the locality within the context of a Green Belt site, contrary to policy D1, G2 London Plan (2021), policy CS1.B of the Harrow Core Strategy (2012) and policy DM1 of the Development Management Policies (2013)
2	The proposed development, by reason of failure to provide adequate on-site or off site car / coach parking and lack of integrated drop off facilities to serve the proposed banqueting facility, would significantly intensify site usage and generated trips. The associated likely on site congestion and parking overspill into the London Borough of Harrow and the London Borough of Barnet, with particular reference to the residential streets to the south-east of the site, is therefore considered to be detrimental to highway and pedestrian safety, and the amenities of neighbouring occupiers, contrary to the National Planning Policy Framework (2021), Policy T4 of The London Plan (2021), and policies DM 42 E and F, DM 1 B (f) (C) and D (h), policy DM 42 E and F and DM 43 B and C of the Harrow Development Management policies Local Plan (2013).

1	<p>INFORMATIVE: The following policies are relevant to this decision:</p> <p>National Planning Policy: National Planning Policy Framework (2021)</p> <p>The London Plan (2021) Policy D3 Optimising site capacity through the design-led approach Policy D4 Delivering Good Design Policy D5 Inclusive Design Policy D13 Agent of Change Policy D14 Noise Policy S1 Developing London's social infrastructure Policy S5 Sports and Recreation Facilities Policy SD6 Town Centres and High Streets</p>
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Policy SD7 Town centres: development principles and Development Plan Documents
 Policy HC1 Heritage Conservation and Growth
 Policy G2 London's Green Belt
 Policy G5 Urban Greening
 Policy G6 Biodiversity and access to nature
 Policy G7 Trees and Woodlands
 Policy SI1 Improving air quality
 Policy SI12 Flood risk management
 Policy SI13 Sustainable drainage
 Policy T1 Strategic approach to transport
 Policy T2 Healthy Streets
 Policy T3 Transport capacity, connectivity and safeguarding
 Policy T4 Assessing and mitigating transport impacts
 Policy T5 Cycling
 Policy T6 Car parking
 Policy T6.4 Hotel and leisure uses parking

Harrow Core Strategy (2012)
 CS1: Overarching Principles

Harrow Development Management Policies Local Plan (2013):
 Policy DM 1 Achieving a High Standard of Development
 Policy DM 9 Managing Flood Risk
 Policy DM 10 On Site Water Management and Surface Water Attenuation
 Policy DM 12 Sustainable Design and Layout
 Policy DM 13 Decentralised Energy Systems
 Policy DM 14 Renewable Energy Technology
 Policy DM 16 Maintaining the openness of the Green Belt and Metropolitan Open Land
 Policy DM 20 Protection of Biodiversity and Access to Nature
 Policy DM 21 Enhancement of Biodiversity and Access to Nature
 Policy DM 22 Trees and Landscaping
 Policy DM 34 Hotel and Tourism Development
 Policy DM 42 Parking Standards
 Policy DM 43 Transport Assessments and Travel Plans
 Policy DM44 Servicing
 Policy DM45 Waste Management
 Policy DM 46 New Community Sp

2	<p>INFORMATIVE:</p> <p>Please be advised that approval of this application (either by Harrow Council, or subsequently by the Planning Inspectorate if allowed on appeal following a refusal by Harrow Council) will attract a Community Infrastructure Levy (CIL) liability, which is payable upon the commencement of development. This charge is levied under s.206 of the Planning Act 2008 Harrow Council, as CIL collecting authority, has responsibility for the collection of the Mayoral CIL</p> <p>The Provisional Mayoral CIL liability for the application, based on the Mayoral CIL levy rate for Harrow of £60/sqm is £87, 480. The floorspace subject to CIL may also change as a result of more detailed measuring and taking into account any in-use floor space and relief grants (i.e. for example, social housing).</p> <p>You are advised to visit the planningportal website where you can download the appropriate document templates. Please complete and return the Assumption of Liability Form 1 and CIL Additional Information Form 0. https://ecab.planningportal.co.uk/uploads/1app/forms/form_1_assumption_of_liability.pdf https://ecab.planningportal.co.uk/uploads/1app/forms/cil_questions.pdf If you have a Commencement Date please also complete CIL Form 6: https://ecab.planningportal.co.uk/uploads/1app/forms/form_6_commencement_notice.pdf</p> <p>The above forms should be emailed to HarrowCIL@Harrow.gov.uk Please note that the above forms must be completed and provided to the Council prior to the commencement of the development; failure to do this may result in surcharges and penalties</p>
3	<p>INFORMATIVE:</p> <p>Statement under Article 35(2) of The Town and Country Planning (Development Management Procedure) (England) Order 2015. This decision has been reached in accordance with paragraphs 187-189 of The National Planning Policy Framework. Harrow Council has a pre-application advice service and actively encourages applicants to use this service. Please note this for future reference prior to submitting any future planning applications.</p>

Date of decision: 26 November 2021

Yours faithfully

A handwritten signature in black ink that reads "B.C. Kuchar".

Beverley Kuchar
Interim Chief Planning Officer

**Decision Notice Notes are available at
www.Harrow.gov.uk in the Planning section, Planning Documents
Decision Notice Notes**

**Your attention is particularly drawn to the above notes that set out the
rights of applicants who are aggrieved by the decision of the Local
Planning Authority.**

Enquiries about the need for Building Regulations approval should be made to:

Building Control
PO Box 37, Civic Centre,
Harrow HA1 2UY

You may find the answer to your query at:
<http://www.harrow.gov.uk/buildingcontrol>