

Briefing Note

Additional Alternative Venues

October 2022

Assessment of Venues put forward by members of the public during the Former Brockley Hill Golf Centre public inquiry (APP/M5450/W/22/3299650)

1. This note presents an analysis of the additional venues put forward by members of the public during the inquiry into this appeal. It is a Supplemental Briefing Note to the evidence of Ms Amy Gilham.
2. It sets out:
 - (a) The names of the additional venues put forward by members of the public on 11 October (Tables 1 and 2)
 - (b) A summary of my findings in relation to these additional venues
 - (c) Crib sheets on each venue put forward on 11 October (Appendix 1)
 - (d) A summary of my findings in relation to further additional venues put forward subsequently on 13 October (supporting information contained in Appendix 2)
 - (e) Information about the religious affiliation (if any) every venue considered within my Proof of Evidence, Rebuttal and the additional venues (supporting information contained in Appendix 3). This information is provided in response to a request from the Inspector.
3. As I explain in detail below, none of the additional venues put forward by members of the public during the inquiry presents a fully comparable offer to the Appellant's 'Premier Banqueting' proposal.
4. A total of 36 venues were put forward over the course of the inquiry (17 venues on 11 October and 19 venues on 13 October). I had covered 10 of these venues within my Proof of Evidence and Rebuttal. Ten of the venues are located outside of the sub regional market area and are therefore not relevant to the analysis. Sixteen venues within the sub-regional market area were therefore taken forward for analysis within this note.
5. Half (8) of these 16 venues do not meet the threshold criterion of being able to accommodate a minimum of 300 guests in banqueting style. These 8 venues therefore rated Red. Another venue is not yet operational and is still seeking £2m to fund its development. A total of 9 venues do not therefore meet the basic criteria of being operational and being able to accommodate the requisite minimum capacity.

6. Of the remaining 7 venues none is fully comparable with Premier Banqueting's offer. None provides a dedicated 'one-stop-shop' banqueting venue able to meet the range of needs of the South Asian and other ethnic community with regards to weddings.
7. My findings in this note do not therefore change the main conclusion that I reached in my Proof of Evidence and Rebuttal. Following the closure of Premier Banqueting's previous venue and the VIP Lounge in Harrow, there is unmet need for a dedicated 'one-stop-shop' banqueting venue able to meet the needs of South Asian and other ethnic communities in the London Borough of Harrow.
8. It remains the case that there are only 5 such 'one-stop-shop' venues (rated Green in my Proof of Evidence) elsewhere in the sub-regional market area. To reiterate, none of these 5 venues is in the Borough of Harrow it being the authority area with by far the highest concentration of persons with the relevant protected characteristics in the sub-regional market area.

Additional venues put forward by members of the public (11 October)

9. In Table 1 overleaf, I have set out the 17 venues mentioned by members of the public during the public inquiry on Tuesday 11th October 2022 as later confirmed on 13th October 2022. These venues fall into three categories:
 - Venues covered in my own Proof of Evidence/Appellant's statement of case: 5 venues mentioned by members of the public are within the sub-regional market area and I have already considered them in my original Proof. I do not consider these further here, although I do include them for comparison in Appendix 3.
 - Venues not in sub-region: 2 of the venues identified by members of the public do not lie within the identified sub-region (Harrow, Barnet, Brent, Watford and Hertsmere) and so are discounted from further analysis. This is in accordance with the approach I took in my Proof of Evidence and Rebuttal.
 - Venues agreed for further review: The remaining 10 venues identified by members of the public were not included in my Proof of Evidence but do fall within the sub-regional market area. These venues are the main subject of this note.

Table 1: Venues put forward by members of the public during public inquiry (11 October)

Venues covered in Amy Gilham’s Proof/Appellant’s statement of case	Venues not in sub-region	Venues agreed for further review
New Hertford Suite at Hilton London, Watford	Oshwal Centre, Welwyn Hatfield	Blue Room Sports Venue, Harrow
Bhaktivedanta Manor, Hertsmere	Nav Nat Centre, Hillingdon	Shree Kutch Satsang Swaminarayan Temple, Kenton, Harrow
Dhamecha Lohana Centre, Harrow		Shree Swaminarayan Temple, Wood Lane, Harrow
Kadwa Patidar Centre, Harrow		Housseini Shia Islamic Centre, Harrow
Sattavis Patidar Centre, Brent		The Salaam Centre, Harrow
		Victoria Hall, Harrow
		Harrow Central Sunni Mosque, Harrow
		Mercure London Watford Hotel (previously Ramada), Hertsmere
		Bushey Arena, Hertsmere
		Kenton Hall, Brent

Overview of Findings

10. I undertook a desk-based review of each of the 10 venues which fall within the sub regional market area but which I had not assessed previously. This included a review of published information on venues’ websites, additional information where available elsewhere online together with telephone and email exchanges with representatives of those venues to gather additional information where required. I used the same research and assessment methodology when preparing my original Proof of Evidence and subsequent Rebuttal.
11. Of these 10 venues, 7 are located in the Borough of Harrow. In summary, I made these findings after researching the 7 venues:
 - None of the venues is rated green and therefore none is fully comparable with Premier Banqueting’s offer. There remains, no fully comparable ‘one-stop-shop’ banqueting facility within the London Borough of Harrow.
 - 4 venues in Harrow meet some but not all of the requirements. These 4 venues are not fully comparable with Premier Banqueting’s offer. I have rated these Amber.

- 2 venues do not meet the requirements. One has capacity below the minimum of 300 guests in banquet style seating and the other has confirmed that they do not hold weddings but engagements only. I have rated these Red.
 - 1 venue in Harrow is in development and is not yet open. In accordance with the approach I have taken elsewhere I therefore do not include this within the supply position.
12. My conclusion therefore remains that there is an unmet need following the closure of Premier Banqueting and the VIP Lounge for a dedicated 'one-stop-shop' banqueting venue to meet the needs of the South Asian communities (and other ethnic communities) within the London Borough of Harrow.
13. Of the other three venues put forward:
- Two are in Hertsmere. One is rated Amber and the other Red.
 - One is in Brent and is rated Red.

Further Additional Venues Put Forward by members of the public (13 October)

14. On Thursday 13th October, contrary to the spirit of the exercise undertaken at the inquiry on 11th October to identify all additional venues that the public were inviting the Appellant to consider, Dr Khanderia sent a list of 17 further additional venues to the Council that had not even been mentioned at the inquiry on 11th October. It was agreed with the Inspector that these venues should be the subject of no more than brief commentary as opposed to detailed assessment. I have indicated the findings of my desk-based research and my enquiries of these venues in Appendix 2.
15. In Table 2 below, I have put the further additional venues put forward by Dr Khanderia in his note on Thursday 13th October 2022 into three categories:
- Venues covered in my own Proof of Evidence/Appellant's statement of case: 5 venues put forward by Dr Khanderia are within the sub-regional market area and I have already considered them in my own Proof. I do not consider these further here, although I do include them for comparison in Appendix 3.
 - Venues not in sub-region: 8 of the venues identified by Dr Khanderia do not lie within the identified sub-region (Harrow, Barnet, Brent, Watford and Hertsmere) and so are discounted from further analysis in accordance with the methodology I applied elsewhere.
 - Venues for further review: The remaining 6 venues identified by Dr Khanderia were not included in my Proof (some of them I discounted at an earlier stage of the analysis for reasons that included a lack of capacity, unavailability and/or conflicting uses).

Table 2: Additional Venues put forward by Dr Khanderia during public inquiry (13 October)

Venues covered in Amy Gilham’s Proof/Appellant’s statement of case	Additional venues not in sub region	Additional venues within sub-regional market area
Bushey Country Club, Hertsmere	Sopwell House, St Albans	The Grove, Watford
The Drum at Wembley, Brent	North Mymms Park, Welwyn Hatfield	Double Tree by Hilton London Elstree, Hertsmere
The Langley, Watford	The Decorium, Haringey	The Penridge Suite, Barnet
Ariana Banqueting, Barnet	The Stockley Marquee, Hillingdon	Sangam Association of Asian Women, Harrow
Sattavis Patidar Centre, Brent	VUK Banqueting Suite, Ealing	Shrinathdham National Haveli and Community Centre, Harrow
	Saffron D’or, Ealing	Masefield Suite, Harrow
	Regency Banqueting Suite, Haringey	
	La Royale Banqueting Suites, Haringey	

Overview of Findings

16. Of the 6 venues put forward by Dr Khanderia which are within the sub regional market area and not considered elsewhere in my analysis, 3 are located within the Borough of Harrow. In summary, I made these findings after researching the 3 venues put forward in Harrow is as follows:

- None of the venues is rated green and therefore none is fully comparable with Premier Banqueting’s offer - there remains no fully comparable banqueting facility within the London Borough of Harrow.
- 1 venue in Harrow meets some but not all of the requirements and I therefore rated this Amber.
- 2 venues do not meet the requirements, for example they have capacity below the minimum of 300 guests in banquet style seating. I have rated these venues Red.

17. Of the other 3 venues put forward within the sub regional market area:

- 1 is in Watford and is an extremely high-end hotel in the “super luxury” category with a spa, golf course and a focus on corporate entertainment and conferences. It is an exclusive venue associated with the rich and famous and therefore is not an appropriate comparator in terms of affordability. Only a very small proportion of families from South Asian communities would be able to afford a wedding at this venue. It is surprising that it

has been put forward for consideration given the comments made by some members of the public at the inquiry about the importance of affordability to most people when organizing a South Asian wedding. In addition, South Asian weddings at this hotel are catered by a contracted external caterer, as opposed to in-house, thereby increasing the overall cost still further. I have rated this Amber.

- 1 is in Hertsmere and does not meet the requirements, as capacity is below the minimum of 300 guests in banqueting layout. I have rated this Red.
- 1 is in Barnet and does not meet requirements, as capacity is below the minimum of 300 guests in a banqueting layout. I have rated this Red.

Summary: All additional venues put forward by members of the public at the inquiry.

18. Table 3 overleaf summarises information about all the venues identified and put forward by members of the public which are located in the sub-regional geography.
19. I have identified where each venue meets (or does not meet) the criteria I applied in the initial assessment in my Proof and Rebuttal. An 'X' in the table indicates that the criterion is met.
20. It is evident that none of the venues meet all of the criteria. Where venues meet a number of criteria with regards to the specific wedding offer, there are overarching constraints on the use of the space as a wedding venue such as:
 - Guest capacity (these are automatically rated Red)
 - Wider uses of the venue limiting its availability or resulting in a conflict of uses
 - Future operation not guaranteed (for example, venue not yet operational or venue expected to relocate elsewhere).
21. My conclusion as set out in my Proof of Evidence and Rebuttal remains – there is no fully comparable venue in Harrow providing a dedicated, 'one-stop-shop' banqueting venue to meet the needs of the South Asian communities (and some other ethnic communities) when organising weddings within the London Borough of Harrow. There is unmet need following the closure of Premier Banqueting and the VIP Lounge. There remain only 5 such venues across the wider sub-regional market area, none of which are in Harrow which has the highest concentration of persons with relevant protected characteristics.

Table 3: Criteria-based matrix for all the additional alternative venues put forward by members of the public at the inquiry

Venue	In LB Harrow	Minimum 300 guest capacity in a banqueting layout	Mandap/ Stage	Dietary Requirements met	In-house catering (not dry hire)	Packages available	Cultural understanding / gender segregation	Dedicated Venue	No clear issues re clash of use of space	General availability against religious calendar	No issues/ uncertainty re future operation	Not in an industrial location/ business park/ notably poor quality building
Blue Room Sports Venue	x	x		x	x		x	x			x	x
Shree Kutch Satsang Swaminarayan Temple, Kenton	x	x			x		x				x	x
Shree Swaminarayan Temple, Wood Lane	x	x	x		x	x	x				x	x
Housseini Shia Islamic Centre	x	x ¹			x	x	x					x
The Salaam Centre	x						<i>Venue not yet operational – details unconfirmed</i>					
Victoria Hall	x		x				x			x	x	x
Harrow Central Sunni Mosque	x	x	x				x				x	x
Mercure London Watford Hotel (previously Ramada)			x		x	x	x			x		x

¹ Guests are seated on the floor

* Additional venues put forward on 13 October

Bushey Arena		x		x				x				x		x
Kenton Hall				x				x		x		x		x
The Grove*		x		x		x		x				x		x
Double Tree by Hilton London Elstree*				x		x		x				x		x
The Penridge Suite*				x		x		x		x		x		x
Sangam Association of Asian Women*	x		x					x						x
Shrinathdham National Haveli and Community Centre*	x		x					x						x
Masefield Suite*	x			x				x		x				x

Religion

22. The Inspector asked for confirmation of the religious affiliation (if any) of each venue considered. I have provided this information in Appendix 3. I have done this for every venue covered in my Proof of Evidence, Rebuttal and this note. I have also indicated where venues are not affiliated with a particular religion but are not able to accommodate stricter cultural and religious requirements.
23. It is important to stress that the affiliation of a venue with one particular faith, or even a sub-group within that faith, means that it will not typically be used by members of a different faith for marriage. Inter-faith marriages would also not take place at these venues.
24. This applies principally to temples or mosques but would also apply to community facilities affiliated with a particular religion.
25. Put simply, a Hindu family would not seek to host a wedding ceremony or banquet in an Islamic oriented centre. Conversely, a Muslim family would not seek to host a wedding ceremony in a Hindu oriented centre. Whereas the worship of statues (murti's²) is prominent in Hindu faiths, the Islamic faith does not permit the idolisation of.
26. There is a further limitation with regards to sub-groups within both Hinduism and Islam. For example, within the Muslim faith, Shia Muslims would be members of Shia Mosques and Sunni Muslims would be members of Sunni Mosques.
27. It is also necessary to recall the points I made in my Proof of Evidence that the Borough has an above-average representation (17.2%) of residents of 'other ethnic' origin (para. 5.4) (i.e. other than Indian and Pakistani) and that these communities comprised 38% of Premier Banqueting's event hosts (Figure 5.3). There is cultural diversity within these communities which can further restrict the appropriateness of using certain venues with particular religious affiliations.
28. The main points to emerge from my research into the governing religion (if any) of each venue (including those venues covered in my Proof, Rebuttal and the additional venues reviewed which are set out in Tables 1 and 2) are that:
 - The 5 Green rated venues in the sub regional market area (as identified in my Proof of Evidence) are not religious venues and are able to meet any host requirements. This is part of their universal offer as banqueting venues, in the same way as Premier Banqueting.
 - Of the venues within Harrow rated Amber³, 6 are religious (4 are Hindu, 2 are Muslim) and 4 are not restrictive (though they do not have a full banqueting offer).
29. Table 4 below provides a summary of venue rating by religion or restrictions for each of the five sub-regional market area authorities.

² A Hindu statue or idol of a deity

³ There are no green rated venues in Harrow.

Table 4: Venue rating by religion or restrictions (listed by local authority)


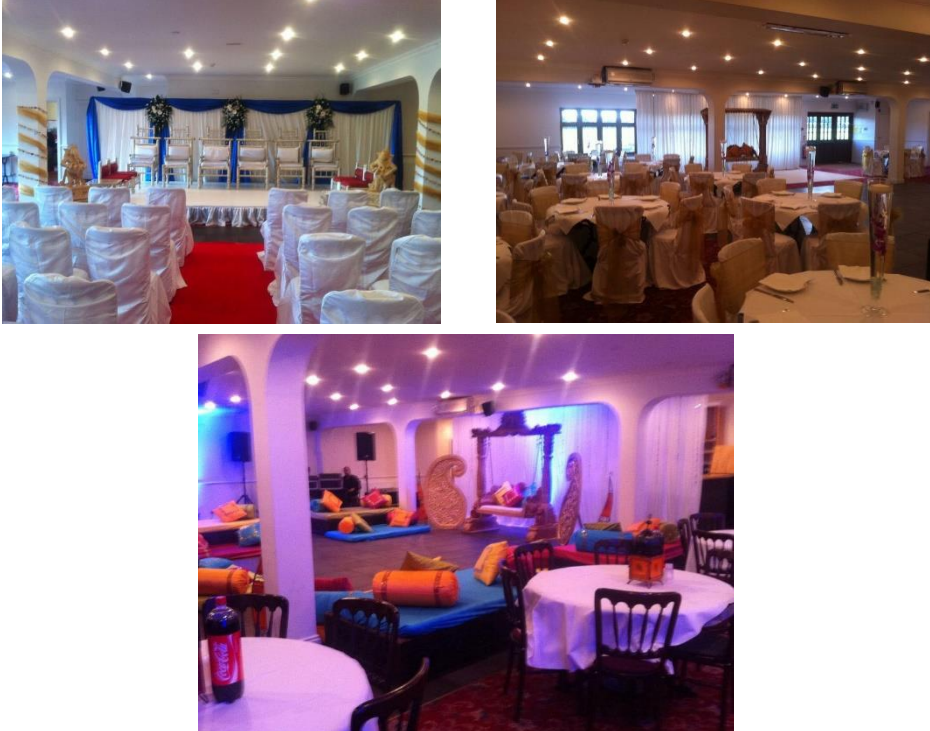
Rating	Religious venue	Not religious but would not be able to meet stricter cultural or religious requirements	Not religious or restrictive
<i>Harrow</i>			
Green	-	-	--
Amber	6	-	4
Red	1	-	2
White (not operational)	2	-	-
<i>Watford</i>			
Green	-	-	1
Amber	-	2	1
Red	-	-	-
White (not operational)	-	-	1
<i>Hertsmere</i>			
Green	-	-	1
Amber	1	1	1
Red	-	3	-
White (not operational)	-	-	-
<i>Brent</i>			
Green	-	-	2
Amber	1	2	1
Red	-	-	2
White (not operational)	-	1	-
<i>Barnet</i>			
Green	-	-	1
Amber	-	-	2
Red	-	-	-
White (not operational)	-	-	-

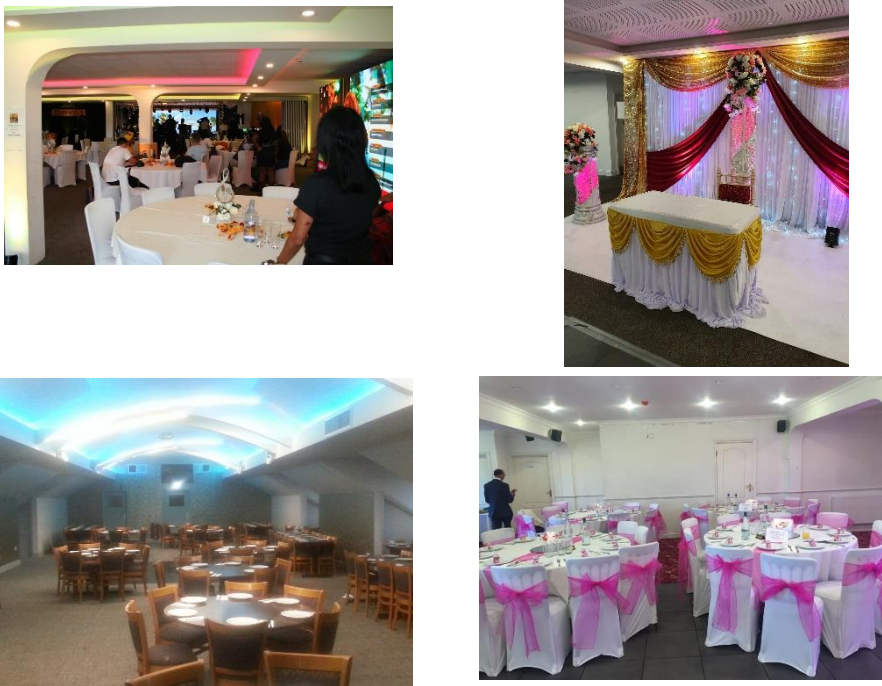
Appendix 1: Crib Sheets for venues put forward 11 October

Where information was supplemented with telephone or email inquiries this is explicitly stated in the crib sheets.

Site 1- Blue Room Sports Venue, Harrow

Venue Name	Blue Room Sports Venue
Local Authority	London Borough of Harrow
Venue Address	Next to 220, Headstone Lane, Harrow HA2 6LY
Contact Number	0208 421 1442
Screenshot Map of Location	
Screenshot Map of Location (Aerial View)	
Nearby public Transport	<p>Headstone Lane Train Station is located 0.2 miles from the venue.</p> <p>Carpenders Park Railways Station is located 3.1 miles from the venue.</p> <p>Love Lane (Stop D) Bus Stop is located 1.7 miles from the venue.</p>
Locational Context-	Harrow Town Centre located 1.8 miles from the venue

<p>surrounding Uses</p>	<p>The venue is located next to Pinner Park Primary School.</p> <p>There is extensive green space located adjacent to the site.</p>
<p>External Ambience</p>	<p>N/A</p>
<p>Car Parking Availability</p>	<p>Unclear although there appears to be a small area for car parking as displayed on the image below.</p> 
<p>Website</p>	<p>blueroomsportsvenue.com/</p>
<p>Images on Website</p>	








<p>Google Images of internal</p>	
<p>Reviews <i>(Google reviews, Tripadvisor reviews, Facebook pages)</i></p>	<p><i>“Good place to arrange a large size party. I was here to attain a marriage reception. The Hall was enough for 200 people ample parking for all guest. Toilets were good, there are many other things also that can be arranged for a group party. Just near to overground railway station.” - Google Review</i></p> <p><i>“It is excellent place, I was there to attain for festivals, clean and well organised and plenty sitting arranged also free parking etc.” – Google Review</i></p>
<p>Guest Capacity</p>	<p>Telephone call with the venue on 18/10/2022 at 13:20pm confirmed the below:</p> <p>Three function rooms available:</p> <p>Room 1 – 300 guests in a banqueting layout</p> <p>Room 2 – 200 guests in a banqueting layout</p> <p>Room 3 – 110 guests in a banqueting layout</p> <p>Rooms 1 and 2 can be combined to host up to 500 guests in a banqueting layout (see email below which indicates that it is not possible to host full weddings in this set up due to obstructing pillars)</p> <p>There is a marquee available but no weddings, evening events or music permitted.</p>
<p>Height/Size for staging</p>	<p>No - The Blue Room does not provide adequate room for a mandap since the ceiling is less than 10ft in height. We are aware of an image of a mandap on the venue’s website however the manager at the venue confirmed the position as per the two emails below:</p> <p>Email received 13 October 2022</p>

	<p>Dear Sirs</p> <p>Further to our conversation, although we do some weddings at Blue Room it's not used very often mainly due to the ceiling heights. Our ceiling is less than 10ft which doesn't give the clearance for mandaps.</p> <p>We focus mainly on restaurant and live music events on the weekends.</p> <p>Many thanks</p> <p>Binod Manager Blue Room</p> <p>Sent from my iPhone</p> <p>Further confirmation received by email received 19 October 2022</p> <p>To provide some assistance our ceiling height is less than 10ft which doesn't allow for stage and mandap inside the venue.</p> <p>When we do put one up it's not on a stage and hence why our venue is not really used much for weddings. You can see these picture of mandap on website how close it's to the ceiling. Customers when they source mandaps use from external suppliers.</p> <p>A wedding couple would need to organise the decor.</p> <p>Although 2 of the function rooms can be opened up, there are columns in place which doesn't allow viewings of weddings. We cannot hold 500 banquet with full weddings in the venue because we have pillars obstructing.</p> <p>We rarely do Mandap weddings because the venue ceiling height</p> <p>Binod Manager</p> <p>Sent from my iPhone</p>
<p>Dietary requirements met? – Asian/halal and/or</p>	<p>Vegetarian and non-vegetarian options are available. Halal food also available.</p>

vegetarian kitchen	
Dry Hire only?	No – venue is primarily a restaurant which can be used for catering
Package of services offered - do they offer any wedding package	No – main focus is restaurant and live music events on weekends (see email above) <i>“Every Saturday and Sunday live band with talented artists will be playing Bollywood golden hits from 6:00PM – 9:00PM” – Venue Website</i>
Can venue accommodate gender segregated events? Cultural understanding, staffing, separate function areas?	Yes – see email below, received 11 October 2022 Hello Robert Thank you for your kind email. Yes we can do for 300 guest and separate rooms for both genders, please come and have a look at our venu and see what you think and we can discuss everything in details. Please call us to make an appointment on 02084211442 or call me on 07818495681. Kind regards Blueroom Sent from my iPad
Facilities	Restaurant on site
Additional Comments	The venue is primarily a restaurant and sports bar, and this is the main use of the site. There are a number of event types held at the venue, including birthday parties, private functions and conferences. An email from the Blue Room stated: <i>“Although we do some weddings at Blue Room it’s not used very often mainly due to the ceiling heights.....We focus mainly on restaurant and live music events on the weekends”</i> (see above) The website states: <i>“Every Saturday and Sunday live band with talented artists will be playing Bollywood golden hits from 6:00PM – 9:00PM”</i> The Appellant previously considered purchasing the venue when it was on the market for sale but did not proceed due to the fact that the venue was too small (refer to Appendix 6 of Appendix 1 of the Planning Proof; was previously known as Mumbai Gardens)

Site 2- Shree Kutch Satsang Swaminarayan Temple - Kenton, Harrow

Venue Name	Shree Kutch Satsang Swaminarayan Temple, Kenton
Local Authority	London Borough of Harrow
Venue Address	Westfield Lane, Kenton, Harrow HA3 9EA
Contact Number	020 8909 9899
Screenshot Map of Location	
Screenshot Map of Location (Ariel View)	
Nearby public Transport	<p>Preston Hill bus stop is located 0.8 miles from the venue.</p> <p>Kenton Train Station is located 0.8 miles from the venue.</p>
Locational Context-	Nearby the busy A4006 road which includes a large range of shops and a number of fast-food outlets and an Asian Fusion restaurant.

surrounding Uses	Two-minute walk from Kenton Grange (a large area of green amenity space).
External Ambience	N/A
Car Parking Availability	Number of car parking spaces unclear. <i>“Car parking is available within and around the Temple premises on a first come first served basis” - Venue Website</i>
Website	www.sksst.org
Images on Website	   
Google Images of internal	  
Reviews <i>(Google reviews, Tripadvisor reviews,</i>	<i>“Good Mandir with limited parking space with a spacious wedding hall” – Google Review</i> <i>“Beautiful in the heart of the community” - Facebook</i>

Facebook pages)	<p><i>"A spiritual place where new experiences arise always, amazingly relaxing, peaceful and always filled with joy"</i> - Facebook</p> <p><i>"Yes I would recommend this place. it is a place for worship"</i> – Facebook</p>
Guest Capacity	Nilkant Hall - up to 350 guests in a banqueting layout.
Height/Size for staging	Unclear as clearance for Mandaps may be restricted by height of the hall - <i>"The Hall itself measures at 25m x 25m with a height of 9ft and 3 inches (All measurements are rounded)"</i> - Venue Website.
Dietary requirements met? – Asian/halal and/or vegetarian kitchen	<p>No – Strict vegetarian diet only.</p> <p><i>"Fully equipped kitchen available. Please note that consumption of food containing onions, garlic and non-veg are strictly prohibited on the premises. Only approved caterers are permitted to cook or provide catering facilities."</i> - Venue Website</p>
Dry Hire only?	Yes
Package of services offered - do they offer any wedding package	No - Telephone call on 14/10/2022 at 10:17 am confirmed that the venue only hires out the hall for engagement ceremonies. Weddings are not typically held at the venue based on phone call.
Can venue accommodate gender segregated events? Cultural understanding, staffing, separate function areas?	Hindu only venue although separate spaces for men and women are available. Muslim communities would not typically use this venue to host weddings.
Facilities	<i>"The Hall includes: A stage measuring 16ft x 12ft x 22" (height), Tables measuring 60" x 27" x 28" (height), Banqueting chairs, fully Equipped Kitchen (optional)"</i> - Venue Website
Additional Comments	<i>"[Nilkant Hall] is available for booking from 10:30am – 3:30pm on Sundays only. The hall may be accessible early for set up only but not for guests. Please do not print or provide earlier times to your invited guests."</i>





The Hall is also used for many community activities during the weekdays. See the website for more details.” - Venue Website

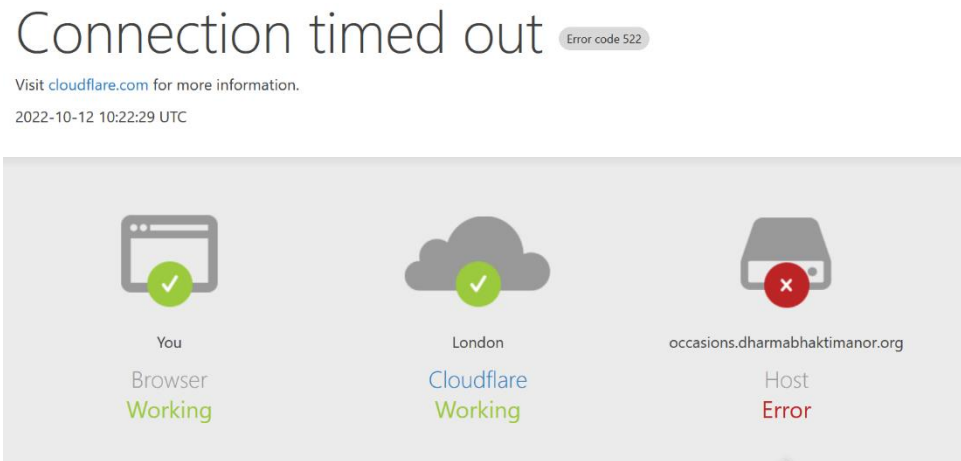
Limited availability as the venue is used for several temple activities (as set out in venue website) including:

- Ghanshyam Nursery school – Opening hours are 8:00am to 5:00pm, The nursery is open for approximately 51 weeks of the year and closed for the Hindu New Year (Ankoot) for one day (if Mon-Fri) and for the period between Christmas and New Year.
- Prathna Sabhas are held every Saturday between 5:00-6:00 PM
- Sunday with Thakarhali and Festival Days with Special Evening Prayers the Aarti time is 7:30PM
- Bal Yuvak Mandal is a youth organisation within in the temple, mainly aimed at 14-35 year olds. Meet every Wednesday 8pm-9pm.
- Gujarati School - <https://www.sksst.org/gujarati/calendar>
- IT classes for adults ranging from beginners to advance
- Maths classes have provided valuable guidance for students from year 10 to A-level.
- Band and Lazium - 30-40 participants aged between 10-40 years of age.
- Daily Darshan
- Yoga Classes at the Mandir Hall (Nilkanth Hall) which will run from 7pm to 8.30pm on Tuesdays
- Events associated with 11 religious festivals (Diwali, Janmasthanmi, Ekadashi, Swaminarayan Jayanti, Shivratri, Vasant Panchmi, Holi, Tulsi Vivah, Dussera, Guru Purnima, Chaturmaas)

Site 3- Shree Swaminarayan Temple – Wood Lane, Harrow

Venue Name	Shree Swaminarayan Temple, Wood Lane
Local Authority	London Borough of Harrow
Venue Address	Wood Lane, Stanmore HA7 4LF
Contact Number	020 8954 0205
Screenshot Map of Location	
Screenshot Map of Location (Ariel View)	
Nearby public Transport	<p>Little Common Bus Stop is located 0.4 miles from the venue.</p> <p>Stanmore Station is located 1.1 miles from the venue and Edgware Underground 2.6 miles from the venue.</p>
Locational Context-	Located off Wood Lane and approximately 0.5 miles from the nearest A road (A4140) and 1 mile from Stanmore Town Centre.

surrounding Uses	Stanmore Country Park is located 1.1 miles from the temple.	
External Ambience	N/A	
Car Parking Availability	Parking at rear including field for overflow parking. Parking also shared with neighbouring Mosque.	
Website	www.swaminarayansatsang.com/	
Images on Website	<p>FUNCTION HALLS</p> <p>The Mandir and function halls are situated amongst 17 acres of open green land and offer the ideal backdrop for any event.</p>  <p>Hari Krishna Hall</p> <p>Ghanshyam Hall</p> <p>Sahajanand Marquee</p>	
Google Images of internal		
Reviews <i>(Google reviews, Tripadvisor reviews, Facebook pages)</i>	<p><i>“Great place to visit with family. Have been to a wedding here and it was a beautiful ceremony. The temple itself is breathtaking and staff make you feel welcome. Very calm and tranquil environment. There are cows to be seen, kids loved that. Great play area for kids too. There is free parking on site. Had a tour of the manor which was the first time and it was lovely to see the rooms and items on display. Food and drinks are available in a shop at a reasonable price and they serve free meals daily as Prasad. They also have a shop selling books and religious items like mala and murtis.”</i></p> <p>- Google Review</p>	

	<p>“Lovely open space with grass. Plenty of free parking space. Can hire halls for weddings, partys etc. Outside catering is not allowed. Temple does Indian vegetarian catering as per order. No alcohol or meat allowed on site Swaminarayan sect temple. Very peaceful place” - Google Review</p>
<p>Guest Capacity</p>	<p>Unable to access information on function halls section of the website. See below:</p>  <p>Telephone call with venue on 14/10/2022 at 13:10 confirmed capacity in the function areas as listed below:</p> <p>Hari Krishna Hall – 600 guests in a banqueting layout.</p> <p>Ghanshyam Hall – 200 guests in a banqueting layout.</p> <p>Sahajanand Marquee – 400 guests in a banqueting layout. The appellant's research from the Council's planning application portal provides no evidence to demonstrate that the permanent marquee has the benefit of planning permission.</p>
<p>Height/Size for staging</p>	<p>Yes - Can accommodate Mandap</p>
<p>Dietary requirements met? – Asian/halal and/or vegetarian kitchen</p>	<p>No – Vegetarian only venue so not all dietary requirements will be met. No alcohol permitted.</p> <p>“Outside catering is not allowed. Temple does Indian vegetarian catering as per order. No alcohol or meat allowed on site Swaminarayan sect temple.” - Google Review</p> <p>Telephone call with the venue on 14/10/2022 at 13:10 confirmed that the venue does not allow external catering and is strictly a vegetarian venue.</p>
<p>Dry Hire only?</p>	<p>No – outside catering not allowed</p>
<p>Package of services offered - do they offer any</p>	<p>Yes - Packages available and include mandap and décor based on telephone call with the venue on 14/10/2022 at 13:10.</p>

wedding package	
Can venue accommodate gender segregated events? Cultural understanding , staffing, separate function areas?	Separate entrance for men and women however Hindu only venue. Muslim communities would not typically use this venue to host weddings.
Facilities	Vrindavan Woods Balvatika Playground
Additional Comments	<p>Culture Nursery Every Sunday from 5.00pm to 6.30pm</p> <p>Culture Classes Every Sunday from 5.00pm to 6:30pm</p> <p>Gujurati Classes are held every Saturday at 9am - 12pm</p> <p>A number of cultural and religious Hindu events and charity events held at the temple which limit the availability to hire halls.</p> <p>The gentlemen that attended the public inquiry on 14th October were contacted via the email addresses provided by Ms Nicola Rankin on 17th October. Turley offered them the opportunity to provide additional information regarding the wedding services offered and followed up on 18th October. See emails below. No response has been received.</p>

RE: Stanmore and Edgware Golf Centre Ref: APP/M5450/W/22/3299650



Ada Brahmī

To [redacted]; info@swaminarayansatsang.com
Cc Amy Gilham

Reply Reply All Forward

Tue 18/10/2022 11:00

Dear Sirs,

Following my email below, can I kindly remind and invite you to provide additional information on your organisations wedding offer by 10 am tomorrow morning.

I have tried to call your temple today but have unfortunately not been able to get through to anyone.

We have a deadline to submit our inputs tomorrow and so if you would like to provide further information, please send across tomorrow morning.

Kind regards,

Ada Brahmī

From: Ada Brahmī

Sent: 17 October 2022 19:06

To: info@swaminarayansatsang.com; [redacted] info@swaminarayansatsang.com

Cc: Amy Gilham <[redacted]>

Subject: Stanmore and Edgware Golf Centre Ref: APP/M5450/W/22/3299650

Dear Sirs,

Thank you for your attendance at the Public Inquiry regarding the Stanmore and Edgware Golf Centre on Friday 14 October.

I am Ada Brahmī and I am carrying out research regarding the additional alternative venues put forward by third party representatives during the public inquiry. London Borough of Harrow Council provided me with your email addresses.



As directed by the Planning Inspector, I would be happy to liaise with you to find out more information regarding the wedding services offered by your organisation.





I welcome any details you may have with regards to the wedding and banqueting services offered at your temple.


Kind regards,

Ada Brahmī

Site 4- Housseini Shia Islamic Centre, Harrow

Venue Name	Housseini Shia Islamic Centre (Relocating to Hillingdon) (associated with The KSIMC of London Hujjat Stanmore)
Local Authority	London Borough of Harrow
Venue Address	17 Wood Ln, Stanmore HA7 4LF
Contact Number	020 8954 6247
Screenshot Map of Location	
Screenshot Map of Location (Aerial View)	
Nearby public Transport	Little Common Bus Stop is located 0.3 miles from the venue. Stanmore Station is located 1.1 miles from the venue.

	Edgware Underground station is located 2.6 miles from the venue.
Locational Context-surrounding Uses	Located off Wood Lane and approximately 0.5 miles from the nearest A road (A4140) and 1 mile from Stanmore Town Centre. Stanmore Country Park is located 1.1 miles from the centre.
External Ambience	N/A
Car Parking Availability	There appears to be a car park next to the existing site on Wood Lane which would accommodate a small number of cars. Parking shared with neighbouring Temple. Call on 14/10/2022 at 10:25 confirmed ample car parking.
Website	hujjat.org/
Images on Website	 
Google Images of internal	 
Reviews <i>(Google reviews, Tripadvisor reviews, Facebook pages)</i>	<p><i>"Excellent place for worship in Stanmore North West London" - Google Review</i></p> <p><i>"My local mosque, community centre. One of the best Islamic Centre. Excellent facilities and ample car parking within the enclosed grounds of the Centre. Very Inter Faith friendly. Visited by numerous people and Islamic advice on many issues readily available by the Resident Scholars. An efficient run and maintained centre" - Google Review</i></p> <p><i>"Excellent religious services provided" Google Review</i></p>



Guest Capacity	500-600 guests based on telephone call with venue on 17/10/2022 at 12:40pm. Telephone call with the venue on 18/10/2022 confirmed this would not be in a banqueting layout but would be seated on the floor.
Height/Size for staging	No – online images show low ceiling heights.
Dietary requirements met? – Asian/halal and/or vegetarian kitchen	Halal only. No alcohol permitted.
Dry Hire only?	No
Package of services offered - do they offer any wedding package	Yes – packages including catering, décor available
Can venue accommodate gender segregated events? Cultural understanding, staffing, separate function areas?	Yes - can accommodate gender segregation as it is a Shia Muslim venue. Hindu communities would not typically use this venue to host weddings.
Facilities	<p>KEY</p> <ul style="list-style-type: none"> ENTRANCE /SHOES CIRCULATION WC WUDHOO AREA GENTS HALL LADIES HALL OFFICE KITCHEN STORAGE PLANT/SERVICES ALIM 

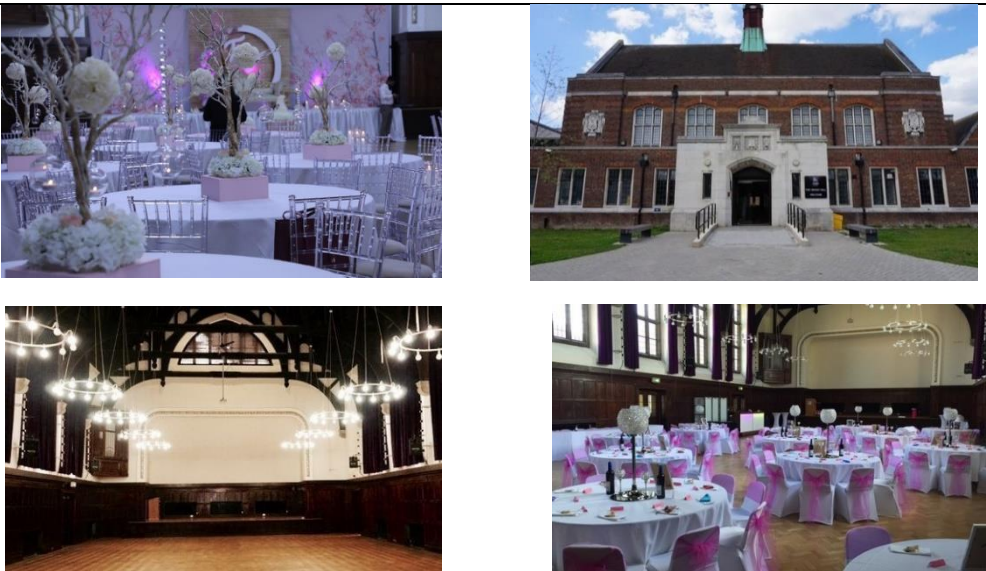
<p>Additional Comments</p>	<p>A strictly Shia Muslim Mosque. Based on telephone calls with the venue on 17/10/2022 and 18/10/2022, to get married at the venue you need to be a member of the mosque.</p> <p>The Centre is currently using the car park to the east of the main building for a large temporary marquee principally for daily prayers. The existing Grade II listed building was badly damaged pre-Covid by failing roof and water ingress - consequently the whole building has been completely stripped out under the Agreement of LBH Heritage Officer and Historic England, scaffolded and weather sheeted. Works on the roof are expected to start in November 2023.</p> <p>The centre has purchased a new site and have announced on their social media that they will be relocating to Harefield⁴ which is in Hillingdon⁵.</p>
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⁴ www.facebook.com/ksimclondon/photos/a.2895152787252204/4944917515609044/

⁵ harefield.hujjat.org/

Site 5- Bushey Arena, Hertsmere

Venue Name	Bushey Arena (Located in the Grange Academy School)
Local Authority	Hertsmere
Venue Address	London Road, Bushey, Herts, WD23 3AA
Contact Number	0208 955 7897
Screenshot Map of Location	
Screenshot Map of Location (Aerial View)	
Nearby public Transport	Grange Academy bus stop and Grange Road is located 0.1 miles and 0.3 miles from the venue respectively.

	The nearest railway services to the site include Bushey Railway Station East (0.7 miles) and Watford High Street Railway Station (1.2 miles).
Locational Context-surrounding Uses	<p>Located nearby to Bushey Town Centre (0.5 miles) which is home to a number of restaurants as well as a museum and art gallery.</p> <p>Located nearby to the Grange Academy School, Sacred Heart Catholic Primary School, Bushey Manor Junior School and Falconer School.</p>
External Ambience	N/A
Car Parking Availability	There is a large car park as part of Bushey Arena. This includes coach parking spaces. A specific number of car parking spaces is not specified.
Website	thebusheyarena.communitybookings.co.uk/
Images on Website	

<p>Google Images of internal</p>	
<p>Reviews <i>(Google reviews, Tripadvisor reviews, Facebook pages)</i></p>	<p><i>“Lovely place. Also very nice car boot sale every Sunday. Good place for private events. Highly recommend.” - Google Review</i></p> <p><i>“Fantastic Hall. Celebrated Navratri festival with Musicality. Good singers and good catering too!” - Google Review</i></p>
<p>Guest Capacity</p>	<p>Grand Hall up to 300 people for banqueting events</p>  <p>Atrium up to 400 people (website states suitable uses include parties, show refreshments and meetings).</p>



Sports Hall up to 200 people.



Quad outdoor space up to 300 people (used as an additional area for a wedding, party or large function).

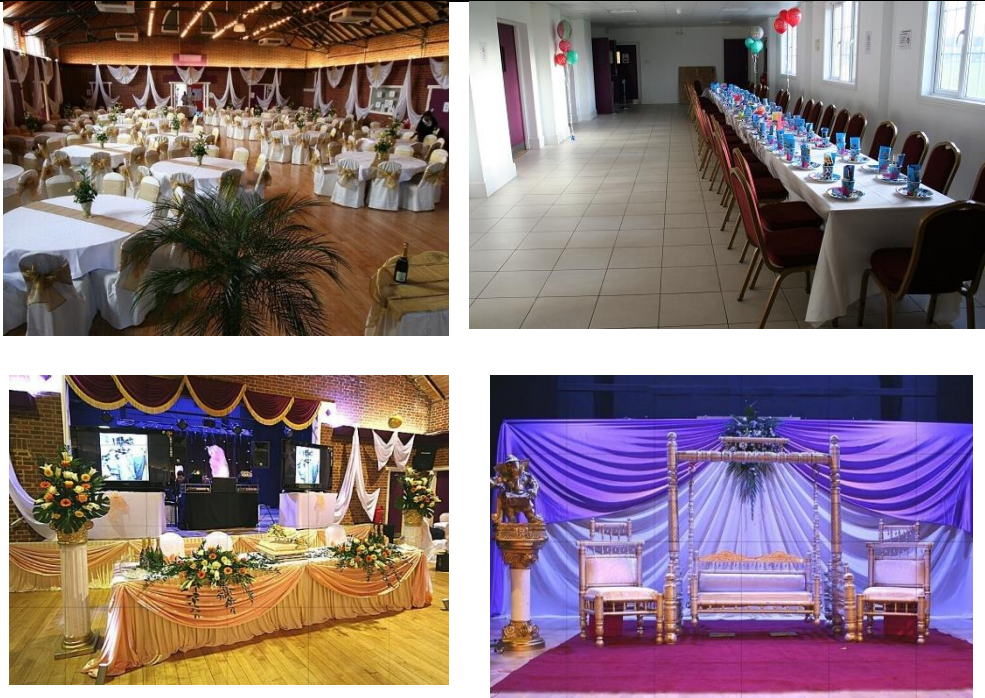




<p>Height/Size for staging</p>	<p>Yes - The Grand Hall has a raised stage included in the building which can accommodate staging and mandap.</p>
<p>Dietary requirements met? – Asian/halal and/or vegetarian kitchen</p>	<p>Venue can recommend external catering or couples can arrange their own catering services.</p>
<p>Dry Hire only?</p>	<p>Yes – based on information on website.</p> <p>Telephone calls were made to the venue on 14/10/2022 (4 calls and voice mail), 17/10/2022 (3 calls and voice mail) and 18/10/2022 (3 calls and voice mail) but were unable to get through to anyone.</p>

Package of services offered - do they offer any wedding package	<p>No – based on information on website.</p> <p>Telephone calls were made to the venue on 14/10/2022 (4 calls and voice mail),17/10/2022 (3 calls and voice mail) and 18/10/2022 (5 calls and voice mail) but we were unable to get through to anyone.</p>
Can venue accommodate gender segregated events? Cultural understanding , staffing, separate function areas?	<p>Yes - multiple function rooms can accommodate gender segregated events</p>
Facilities	<p>There are a range of Halls available to hire at the venue. These include the Grand Hall, Atrium, Sports Hall and the Quad – images provided above under ‘guest capacity’.</p>
Additional Comments (clash with other uses, what primary use is)	<p>Bushey Arena has a range of on-site facilities to cater to a range of events including conference and education facilities, sports hall and outdoor activities, ceremonies and dance performances. The website for Bushey Arena states: <i>“Whatever type of function you are planning, whether you are looking to host a Wedding, Barmitzvah/Batmitzvah, Sari, Celebration, Christmas Party, School Prom, Exhibition, Sporting Event or a Concert, The Bushey Arena has an extensive range of facilities available to cater for all your event needs”</i>.</p> <p>The Bushey Arena is part of The Grange Academy school. It is a multi-purpose venue as stated on the venues website that can be hired for conference and education, sports hall and outdoor sports, functions, events and ceremonies and dance studios and performance halls.</p> <p>Various activities including but not limited to: Church services, Hale BC Badminton Practice, Netball practice, Kids football classes, Yoga classes, Football training, Baby football, The Academy Performing Arts Class, Tutoring Classes, Shogun Karate Classes, Choi Kwang Do Fight Classes, Dance classes, Monday Performing Arts Class, GCSE Revision etc.</p>

Site 6 - Kenton Hall, Brent

Venue Name	Kenton Hall, Brent
Local Authority	London Borough of Brent
Venue Address	John Billam Fields, Woodcock Hill, London HA3 0PQ
Contact Number	020 8616 4556
Screenshot Map of Location	
Screenshot Map of Location (Aerial View)	

Nearby public Transport	<p>Preston Road Bus Station is located 0.4 miles from the venue.</p> <p>Preston Road Underground Station is located 1.8 miles from the venue.</p>
Locational Context-surrounding Uses	<p>Located 2.1 miles from Harrow Town Centre.</p> <p>A number of parks located nearby to the venue including Woodcock Park (0.5 miles) and Northwick Park (1.5 miles).</p>
External Ambience	N/A
Car Parking Availability	<p>Free parking for just over 100 cars. Preston Road Car Park is located 0.4 miles from the site. However, there is no access to Kenton Hall for coaches and thus must be dropped off at Woodcock Hill</p>
Website	kentonhall.co.uk/
Images on Website	
Google Images of internal	




Reviews <i>(Google reviews, Tripadvisor reviews, Facebook pages)</i>	<p><i>“Nice venue and decor was fine good parking facilities and onside kitchen for catering” - Google Review</i></p> <p><i>“Pleasant, clean, fairly spacious, free parking; not too far from the Underground either” - Google Review</i></p> <p><i>“A medium sized that can be ideal for hundred people event. There's enough space to organise the decorations and music devices. Kitchens attached to corridor as well to perfect enough to organise food servings. This hall is situated in side of garden playground and plenty of parking place” - Google Review</i></p>
Guest Capacity	250 people for dinner and dance type functions in main hall
Height/Size for staging	<p>Mandap and staging can be accommodated.</p> 
Dietary requirements met? – Asian/halal and/or vegetarian kitchen	Dry Hire only
Dry Hire only?	Yes – dry hire only based on telephone call with venue on 14/10/2022 at 15:11pm
Package of services offered - do they offer any wedding package	No packages offered based on telephone call with venue on 14/10/2022 at 15:11pm
Can venue accommodate gender segregated events? Cultural understanding,	Main hall and a small events hall available. Small event hall can accommodate up to 70 guests therefore if there were more than 70 men or more than 70 women, the venue cannot accommodate gender segregation

staffing, separate function areas?	
Facilities	Entrance Foyer, Main Hall, Small Events Hall, Stage, Lounge Bar, Dressing Room, Kitchen, Grounds, Wifi, Free Car Park, Air Conditioning, Alcohol license
Additional Comments	The hall is located near extensive green space (14 acres), which opportunities for photographs. There is also a kitchen and washroom facilities.

Site 7 - The Salaam Centre, Harrow

Venue Name	The Salaam Centre (in development and still seeking donations to fund build) ⁶
Local Authority	London Borough of Harrow
Venue Address	39 Gloucester Road, Harrow, HA1 4PR
Contact Number	0141 350 0845
Screenshot Map of Location	
Screenshot Map of Location (Aerial View)	
Nearby public Transport	Station Road North Harrow Bus Stop is located less than 0.1 miles from the venue and the Pinner Road bus stop 0.2 miles from the venue.

⁶ thesalaamcentre.com/

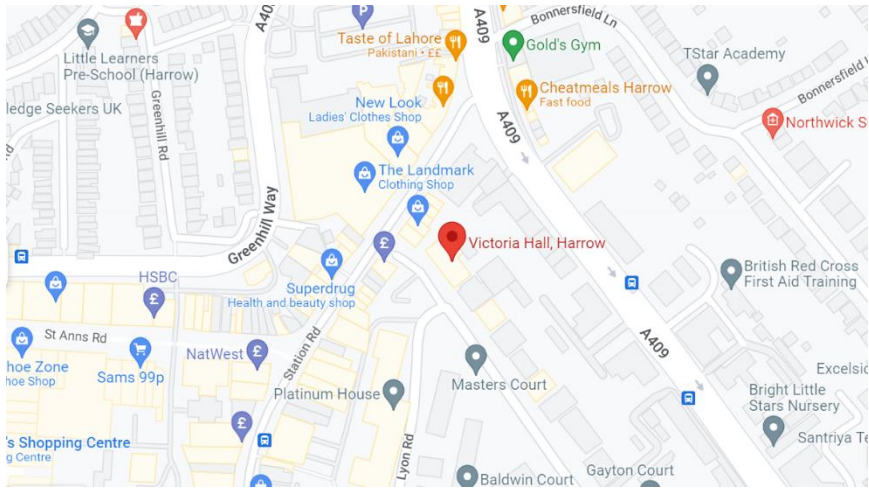
	Harrow and Wealdstone Station and Hatch End train station are located 1.4 miles and 2.0 miles from the venue respectively.
Locational Context-surrounding Uses	The site of the development is located approximately 1.0 miles from Harrow Town Centre. Located a 2 minute walk from a range of cafes and shops and is located opposite a gym.
External Ambience	N/A
Car Parking Availability	Only 30 spaces available
Website	thesalaamcentre.com/
Images on Website	  <p>Impression</p>
Google Images of internal	<p>Google Maps image shown from June 2021</p> 
Reviews <i>(Google reviews, Tripadvisor reviews, Facebook pages)</i>	No reviews since the venue is not yet operational
Guest Capacity	Unknown as venue not yet operational
Height/Size for staging	Unknown as venue not yet operational
Dietary requirements met? – Asian/halal	Halal only venue as it is an Islamic centre. No alcohol permitted.




and/or vegetarian kitchen	
Dry Hire only?	Unknown as venue not yet operational
Package of services offered - do they offer any wedding package	Unknown as venue not yet operational
Can venue accommodate gender segregated events? Cultural understanding, staffing, separate function areas?	Yes can accommodate gender segregation as a Muslim venue. Whilst the venue will welcome other communities, Hindu communities would not typically use this venue to host weddings.
Facilities	<p>The development will include a 'state of the art Gym and sports hall' and 'a theatre multimedia room and studio'. In addition, a library and seminar rooms will be provided for learning and development. Additional facilities on the site will include:</p> <ul style="list-style-type: none"> • Dedicated prayer hall • Additional multi-functional hall • Library • Restaurant • Gender specific gyms and Sports studio • Madrasah classrooms • Ghusl facilities • Children's play area • Beauty salon • Youth games room • Language lab and multimedia studio • Board room
Additional Comments	<p>At the time of writing, the Salaam Centre is seeking £2 million to complete phase 2 of the development⁷</p> <p>A local newspaper article (My London) stated in 2014: <i>"The centre, funded by the Battlers Well Foundation charity, has been in the pipeline for 12 years and will bring facilities including four badminton courts, a cafe, a prayer area and a library alongside 30 parking spaces"</i>⁸</p>

⁷ thesalaamcentre.com/news/

⁸ www.mylondon.news/news/local-news/hundreds-attend-salaam-centre-ceremony-6529245

Site 8 - Victoria Hall, Harrow

Venue Name	Victoria Hall
Local Authority	London Borough of Harrow
Venue Address	Sheepcote Rd, Harrow, Greater London, HA1 2JE
Contact Number	02030930710
Screenshot Map of Location	
Screenshot Map of Location (Aerial View)	
Nearby public Transport	<p>Greenhill Way and Harrow Town Centre bus stops are both located 0.1 miles from the venue.</p> <p>Harrow-on-the-Hill railway station is located 0.4 miles from the venue.</p>

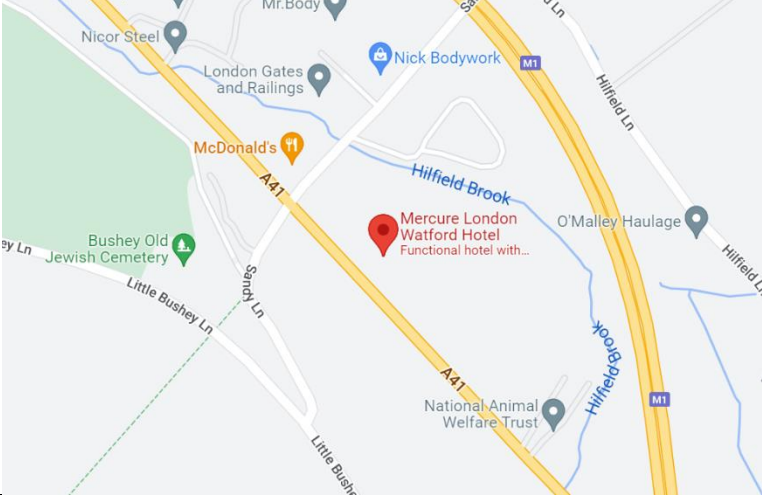
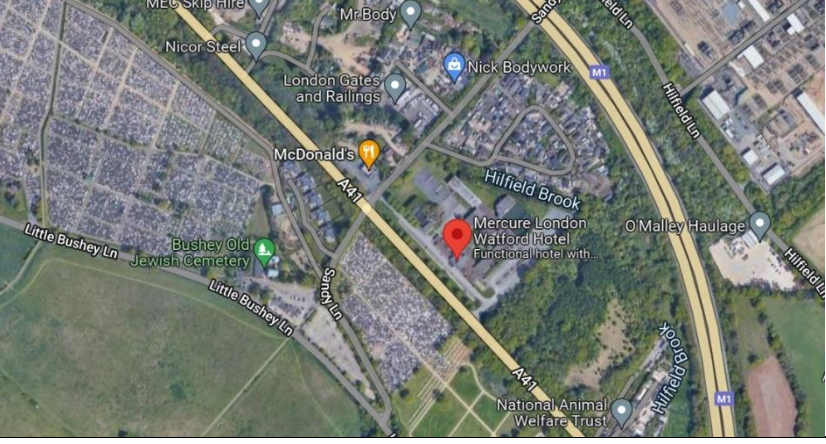
Locational Context-surrounding Uses	The Victoria Hall is located in Harrow Town Centre
External Ambience	N/A
Car Parking Availability	There are currently 22 car parking spaces available at the site
Website	victoria-hall.org/
Images on Website	
Google Images of internal	 
Reviews <i>(Google reviews, Tripadvisor reviews, Facebook pages)</i>	<p><i>“Fantastic space - light and airy and very clean. Situated in the centre of Harrow so lots of good transport links. Staff were very helpful on the day but also with booking the room” - Google Review</i></p> <p><i>“The venue has been newly refurbished and is excellent for all events. It’s in a great location with good public transport connectivity and lots of restaurants nearby. There are some parking spots available underground, however paid parking is not far away. Highly recommend the venue” - Google Review</i></p>
Guest Capacity	<p>Three rooms available.</p> <p>Space 1 – 200 guests in a banqueting layout (rectangle tables and chairs as per images above)</p>

	<p>Space 2 – 50 guests in a banqueting layout (rectangle tables and chairs as per images above)</p> <p>Space 3 – 79 guests in a banqueting layout (rectangle tables and chairs as per images above)</p> <p>Spaces 1 and 2 can be combined to host 250 guests in a banqueting layout (rectangle tables and chairs as per images above)</p>
Height/Size for staging	There is a stage platform which can be assembled and mandap can be accommodated. This is based on telephone call with the venue on 18/10/2022 at 13:05pm.
Dietary requirements met? – Asian/halal and/or vegetarian kitchen	No catering provided although could recommend external caterers.
Dry Hire only?	Yes – dry hire only
Package of services offered - do they offer any wedding package	No packages offered.
Can venue accommodate gender segregated events? Cultural understanding, staffing, separate function areas?	<p>Yes can accommodate various cultures – Sri Lankan, Muslim, Hindu based on telephone call with venue on 14/10/2022 at 12:26pm.</p> <p>Gender segregation restricted to 79 men or women.</p>
Facilities	There is a small private courtyard space as part of the venue. There is capacity to accommodate a stage platform, however this may reduce capacity further.
Additional Comments	<p>The website for the venue⁹ includes a news article promoting its reopening after its refurbishment in Autumn 2021 which indicates that the hall is for organisations who hold activities such as dance, drama and yoga classes, company AGM or business meetings and performers such as Harrow Philharmonic Choir. Held the Harrow Means Business exhibition in September 2022.</p> <p>The venue also appears to be assembled to accommodate smaller scale activities such as small craft groups, exercise clubs and choirs.</p>

⁹ victoria-hall.org/

	No mention of weddings/wedding offer on the website indicates the venue is not primarily used for weddings.
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Site 9 - Mercure London Watford Hotel (previously was Ramada), Hertsmere

Venue Name	Mercure London Watford Hotel (previously was Ramada)
Local Authority	Hertsmere Borough Council
Venue Address	A41 Watford Bypass, WD25 8JH Watford
Contact Number	020 8702 0012
Screenshot Map of Location	
Screenshot Map of Location (Aerial View)	
Nearby public Transport	<p>Mostyn Road bus stop is located 0.8 miles from the venue.</p> <p>Watford High Street railway station is located 2.4 miles from the venue and Watford Junction is located 2.6 miles from the venue.</p>
Locational Context-surrounding Uses	The Mercure London Watford Hotel is located off the A41 Watford Bypass, next to a McDonald's. The hotel is located 2.5 miles from Watford Town Centre
External Ambience	N/A

Car Parking Availability	350 spaces
Website	www.mercurewatford.co.uk/
Images on Website	   
Google Images of internal	 
Reviews <i>(Google reviews, Tripadvisor reviews, Facebook pages)</i>	<p><i>“Had my wedding here on the 31st August 2019 and I want to thank the staff for the wonderful atmosphere the food and drinks were amazing. The help and support we received here from the wedding planner vicky Lowe!!!! She went above and beyond” - Google Review</i></p> <p><i>“Attended the hotel for a wedding, nice space” - Google Review</i></p> <p><i>“The perfect personal space for a wedding” - Google Review</i></p>
Guest Capacity	<p>None of the three ceremony rooms can accommodate 300 guests for banqueting seating.</p> <p>Park Suite has a maximum capacity of 40 for dinner /dance.</p>


	<p>Aldenham Suite has a maximum capacity of 60 guests for dinner/dance.</p> <p>Ballroom Suite has a maximum capacity of 180 guests for dinner and dance.</p>
Height/Size for staging	Unknown – Telephone calls with venue were made on 14/10/2022, 17/10/2022 and 18/10/2022 but we were unable to get through to anyone at the venue.
Dietary requirements met? – Asian/halal and/or vegetarian kitchen	<p>No – Wedding packages brochure includes western menus¹⁰. Asian weddings would require external supply.</p> <p>Asian wedding brochure¹¹ states the following:</p> <p><i>“We welcome outside caterers, as long as they are approved before the event takes place. We provide a kitchen area to reheat your event food; your caterers will provide all the serving dishes and platters, ensuring you have the best food and service expected”.</i></p>
Dry Hire only?	No. The hotel offers a range of packages including a range of menus however the Asian wedding brochure states that external catering would be required to accommodate Asian weddings. It appears that external catering would be on a ‘reheat’ basis (see above).
Package of services offered - do they offer any wedding package	There are a range of packages outlined on the hotel website. There is a brochure on the website specifically for Asian Weddings though information is limited ¹² .
Can venue accommodate gender segregated events? Cultural understanding, staffing, separate function areas?	Yes - Three different rooms available however gender segregation limited to 60 men or women and may not be large enough for a single gender
Facilities	There is a Health Club located on site including a swimming pool, sauna and gym. There are also 15 flexible meeting rooms inside the hotel which can accommodate up to 200 people in a conference layout when combined.
Additional Comments	Site has been sold to developers for a major warehousing / distribution centre. The 21/1718/OUT application has been approved and a current application for

¹⁰ www.ahstatic.com/pdf/8326_wd_00_t_x_gb.pdf

¹¹ www.mercurewatford.co.uk/wp-content/uploads/sites/11/2017/07/Mercure-London-Watford-Hotel-Asian-Wedding-Brochure.pdf

¹² www.mercurewatford.co.uk/wp-content/uploads/sites/11/2017/07/Mercure-London-Watford-Hotel-Asian-Wedding-Brochure.pdf

doubling the size of the B8 storage / distribution proposals. See planning portal image below:

Demolition and redevelopment to comprise B8 (Storage and Distribution) Use of up to 30,000 sqm gross external, including ancillary offices. In addition to the above the Development will include car parking; creation of servicing areas and provision of associated services, including waste, refuse, cycle storage, lighting and sub station; and for the laying out of the buildings; routes and open spaces within the development; and all associated works and operations including but not limited to: demolition; earthworks; provision of attenuation infrastructure, engineering operations. (Outline Application with Access, Appearance, Layout, Scale and Landscaping Matters Reserved). 

The Mecure Hotel And Land To South East Tylers Way Watford Hertfordshire WD25 8JH

Ref. No: 22/1117/OUT | Received: Fri 24 Jun 2022 | Validated: Fri 24 Jun 2022 | Status: Awaiting decision

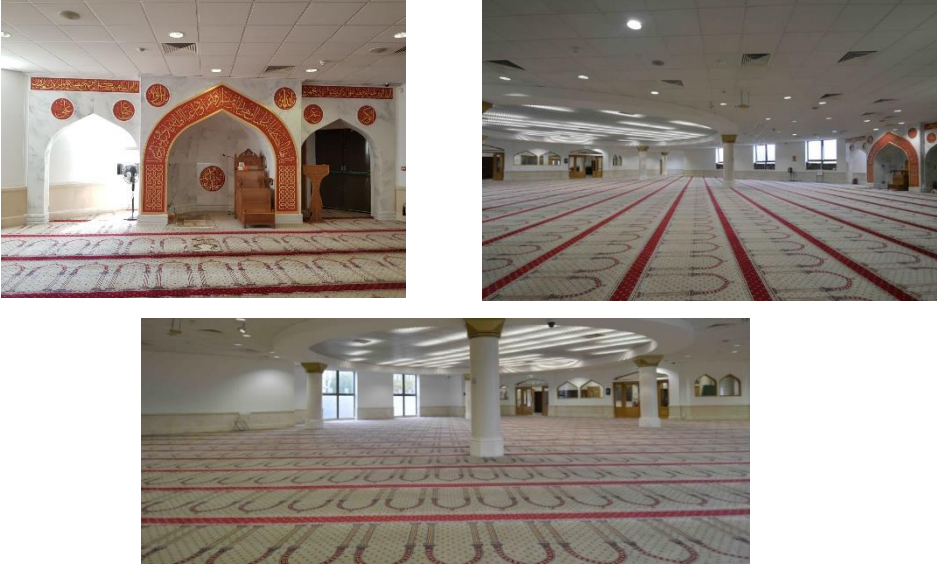
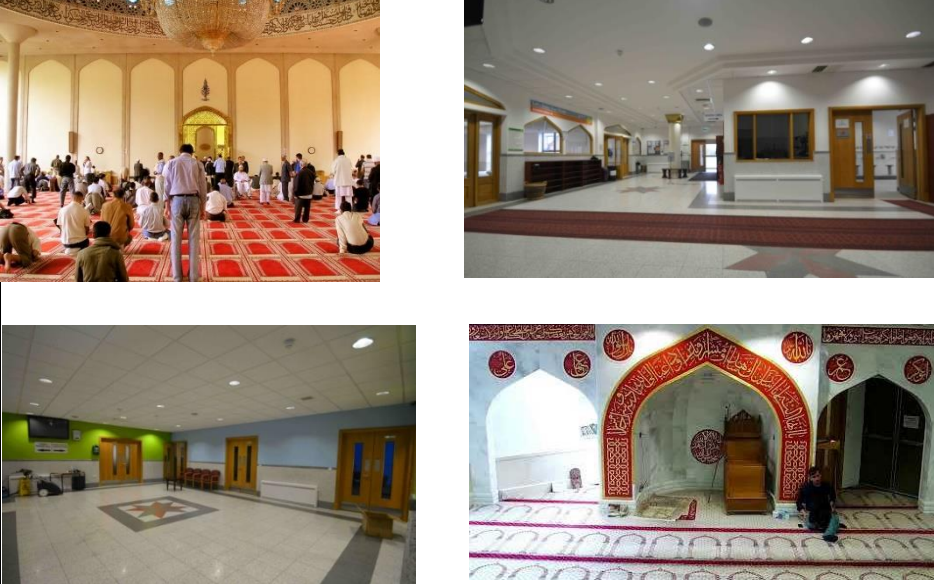
Demolition and redevelopment to comprise B8 (Storage and Distribution) use of up to 14,865 sqm gross external, including ancillary offices. Associated car parking; creation of servicing areas, waste, refuse, cycle storage, lighting and sub station; and for the laying out of the buildings; routes and open spaces within the development; and all associated works and operations including but not limited to: demolition; earthworks; provision of attenuation infrastructure, engineering operations. (Outline Application with Access, Appearance, Landscape, Layout & Scale Reserved)

The Mecure Hotel Tylers Way Watford Hertfordshire WD25 8JH

Ref. No: 21/1718/OUT | Received: Fri 20 Aug 2021 | Validated: Fri 20 Aug 2021 | Status: Decided

Site 10 - Harrow Central Sunni Mosque, Harrow

Venue Name	Harrow Central Sunni Mosque
Local Authority	London Borough of Harrow
Venue Address	34 Station Road, Harrow, HA1 2SQ
Contact Number	020 8861 1234
Screenshot Map of Location	
Screenshot Map of Location (Aerial View)	
Nearby public Transport	<p>The venue is located 0.1 miles from Harrow Civic Centre Bus Stop and 0.2 miles from Harrow and Wealdstone stop.</p> <p>Harrow and Wealdstone Railway Station is located 0.2 miles from the venue and Harrow-on-the-Hill railway station 0.8 miles from the venue.</p>
Locational Context-surrounding Uses	The Harrow Central Mosque is located opposite Harrow Council Civic Centre and adjacent to residential uses.
External Ambience	N/A

Car Parking Availability	<p>There does not appear to be a car park at the venue (from Google Maps) however ample space at Harrow Council Civic Centre car park opposite.</p>
Website	<p>harrowmosque.org.uk/</p>
Images on Website	
Google Images of internal	
Reviews <i>(Google reviews, Tripadvisor reviews, Facebook pages)</i>	<p><i>“Great atmosphere, friendly people ma sha Allah” - Google Review</i></p> <p><i>“Parking very near the Masjid is limited, but about 10 minutes walk there are spaces” - Google Review</i></p> <p><i>“Beautiful Masjid. Very spacious inside and is located in such a convenient and central location” - Google Review</i></p>
Guest Capacity	<p>300 in a banqueting layout</p>

Height/Size for staging	Yes – based on images
Dietary requirements met? – Asian/halal and/or vegetarian kitchen	Halal only venue. No alcohol permitted. Before hiring the Hall at the mosque, people must agree to the terms and conditions in the Harrow Central Mosque Agreement form. The Harrow Central Mosque agreements form states: “All food and drink served must be halal”.
Dry Hire only?	Yes – on-site kitchen is only used to warm food up. The Harrow Central Mosque Agreement form ¹³ states cooking on site is not allowed.
Package of services offered - do they offer any wedding package	No – no information on wedding packages on website
Can venue accommodate gender segregated events? Cultural understanding, staffing, separate function areas?	Yes as a Muslim venue. The Harrow Central Mosque Agreement form states that “ <i>Wedding hire at the HCM is only available for Islamic weddings.</i> ” The Harrow Central Mosque Agreement states that “ <i>It is recommended that any events where the majority of attendees are Muslim are segregated. Irrespective of whether segregation is adopted, the HCM dress code (Appendix 1) must still be adhered to.</i> ”
Facilities	The following facilities are available to hire at the Harrow Central Mosque: <ul style="list-style-type: none"> • Function Hall • Dome Hall (top floor) • Men’s Prayer Hall • Ladies’ Prayer Hall • Meeting Rooms with capacity 20-100 guests
Additional Comments	Harrow Central Mosque is one of the most important community centres for Sunni Muslim communities in Harrow. It hosts various community activities including classes for children, teenagers and adults take place at the Mosque. The Harrow Central Mosque Agreement form states the following restrictions in addition to permitting only Muslim weddings: “ <i>Please note that strictly no music, live or recorded, or any musical instruments are permitted in any part of the HCM irrespective of the type of activity.</i> ”

¹³ secureservercdn.net/160.153.138.249/y6p.481.myftpupload.com/wp-content/uploads/2019/02/HCM-Agreement-Form-1.1.pdf

The consumption of alcoholic drinks is strictly forbidden. No alcoholic drinks should be brought into the HCM.

All food brought into the HCM or consumed therein must be Halal. Guidance can be provided on sourcing halal food if required.

Chewing gum is not allowed in the HCM.

Paan/Beatle Nut is not to be consumed inside HCM premises or on its external grounds.”

Appendix 2: Table of Venues put forward on 13 October

Venues put forward by third party representatives on 13 October

Additional venues within sub-regional market area put forward by Dr Khanderia	Local Authority	Notes
Masefield Suite, Harrow ¹⁴	Harrow	<ul style="list-style-type: none"> • Telephone call with the venue on 17/10/2022 at 11:50am. • Only 200 guests can be accommodated in the banqueting layout • 450 parking spaces on site as part of the Harrow Leisure Centre site • A range of packages are available including catering services • Gender segregated events can be accommodated
Sangam Association of Asian Women, Harrow ¹⁵	Harrow	<ul style="list-style-type: none"> • Telephone call with the venue on 17/10/2022 at 11:26am. • The Sangam centre provides social welfare, law, immigration and debt advice and counselling services. • Venue can accommodate 250 guests in a banqueting layout¹⁶. Venue website states "The Meenal Mehta Auditorium is Sangam's premier function/event room, providing capacity for 300 sitting guests." Based on telephone call the venue can accommodate up to 400 people in a banqueting layout. • Small number of parking spaces (18-20 spaces) • Dry hire only • Internal decorations include table coverings and table and chair set up. • Used for a wide range of other activities including advice centre and counselling services, food bank, zumba classes every Monday, yoga classes every Tuesday, supervised bridge classes every Thursday, Friends of Sangam members social events,

¹⁴ Venue brochure found at: everyoneevents.com/ee-venues/harrow-events-venues/harrow-leisure-centre/masefield-suite/

¹⁵ sangamcentre.org.uk/

¹⁶ www.uk-hallhire.co.uk/halls/HA/80344.php

		senior ladies club every Tuesday, and church use on Sundays.
Shrinathdham National Haveli & Community Centre ¹⁷	Harrow	<ul style="list-style-type: none"> • Telephone call with the venue on 17/10/2022 at 11:34am. • Up to 300 guests can be accommodated in the banqueting layout based on telephone call. Website provides a layout for banqueting which includes 21 tables (12 guests per table) which shows capacity of 252 guests¹⁸. • 25 car parking spaces on site and more spaces available at civic centre • A range of packages are available including catering services. • Gujariti catering. Strict rules with regards to external catering - consumption of food containing onions, garlic and non-veg etc. are strictly prohibited on the premises. • Gender segregated events can be accommodated. • Various cultural and religious events planned including holy festivals which will limit date availability. • Focus on Hindu education, religion and spiritual activities including Vaishnav Youth Group for 18 to 30 year olds every Sunday, Kishore Pushti for 12 to 18 year olds every fortnightly Sundays and Balpushti Pasthshala for 4 to 12 year olds fortnightly Sundays.
The Grove ¹⁹ <i>Note: The Inspector is respectfully invited to visit the website for The Grove Hotel²⁰ (link in footnote) to obtain a fuller understanding of the high-end, super-luxury nature of the offering.</i>	Watford	<ul style="list-style-type: none"> • Telephone call with the venue on 18/10/2022 at 16:10. • Very high-end, super-luxury venue used by Premiership footballers and similar - should not be considered as an alternative to Premier Banqueting on the basis of affordability. • There are a range of activities such as conferences, corporate days, spa, golf

¹⁷ vaishnavsangh.org.uk/private-hire

¹⁸ vaishnavsangh.org.uk/private-hire

¹⁹ www.thegrove.co.uk/?utm_source=bing&utm_medium=cpc&utm_campaign=Brand%20-%20UK%20-%20Brand%20Terms%20-%20Search%20-%20Exact&utm_term=the%20grove%20watford&utm_content=Watford

²⁰ www.thegrove.co.uk

		<p>tournaments, archery lessons, woodland trails, school holiday activities, tennis, forest camps and 'shooting' which would present a conflict of uses with a wedding.</p> <ul style="list-style-type: none"> • Maximum capacity of 430 in the Amber Room in a banqueting layout. • Telephone call with the venue confirmed that a minimum number of bedrooms directly above the Amber Room in the hotel must be booked during weekends. This is especially the case during peak wedding season. • Dietary requirements are met as the Hotel works with an external Asian caterer Madhu. Madhu's are the only external caterer The Grove works with. • Sufficient space for a Mandap.
Double Tree by Hilton London Elstree ²¹	Hertsmere	<ul style="list-style-type: none"> • Only 260 guests in a banquet layout in the Dupont and Gate room. • Range of wedding packages to suit individual needs.
The Penridge Suite ²²	Barnet	<ul style="list-style-type: none"> • Telephone call with the venue on 17/10/2022 at 11:06am. • 280 guests for dinner and dance floor. Website states 300 maximum capacity but phone call confirmed 280 maximum capacity in banqueting layout. • No parking on site – on street car parking only. • Staging confirmed in phone call. However, the ceiling is very low so unlikely to accommodate a Mandap • In-house Mediterranean and Halal catering. There is a list of preferred external caterers that the venue can recommend. • Can separate the room to accommodate gender segregated events.

²¹ www.hilton.com/en/hotels/lonledi-doubletree-london-elstree/events/?WT.mc_id=zINDA0EMEA1DT2PSH3GGL4INTBPP5dkt6CTYHOCN7en_&epid!_&ebuy!_{dskeywordid}&gclsrc=aw.ds&msclkid=986251a6aeb017a7084032eb828a3f5a

²² www.thepenridge.co.uk/

Appendix 3: Religion of each venue considered

Indication of religion of every venue covered in my Proof of Evidence and Rebuttal

Venues covered in Amy Gilham's Proof/Appellants statement of case/Rebuttal	Local Authority	Communities venue accommodates
Dhamecha Lohana Centre	Harrow	Hindu
Kadwa Patidar Centre	Harrow	Hindu
Byron Hall, Harrow Leisure Centre	Harrow	Not restrictive
The Amber Suite, The Hive	Harrow	Not restrictive
Harrow School	Harrow	Christian
Canons Park School	Harrow	-
Langley Banqueting, Watford	Watford	Not restrictive
New Hertford Suite at Hilton London, Watford	Watford	Stricter cultural or religious requirements not met
Village Hotel, Watford	Watford	Stricter cultural or religious requirements not met
Watford Colosseum	Watford	Not restrictive
Clay Oven Banqueting Suites	Brent	Not restrictive
Cavendish Banqueting Colindale	Brent	Not restrictive
Sattavis Patidar Centre	Brent	Hindu
Grand Ballroom at Hilton London, Wembley	Brent	Stricter cultural or religious requirements not met
The Drum at Wembley	Brent	Not restrictive
Oakington Manor Primary School	Brent	Stricter cultural or religious requirements not met
Wembley Stadium	Brent	Not restrictive
Holiday Inn Wembley	Brent	Stricter cultural or religious requirements not met
Ariana Banqueting Hall	Barnet	Not restrictive
StoneX Stadium	Barnet	Not restrictive
Bushey Country Club	Hertsmere	Not restrictive
The Manor Elstree	Hertsmere	Stricter cultural or religious requirements not met

Krishna Temple, Bhaktivedanta Manor	Hertsmere	Hindu
Allum Manor Hall	Hertsmere	Stricter cultural or religious requirements not met

Indication of religion of every venue put forward by members of the public during the inquiry on 11th October (venues marked with * were further additional venues put forward by Dr Khanderia on 13 October)

Venues put forward by third party representatives during public inquiry	Local Authority	Communities venue accommodates
Blue Room Sports Venue	Harrow	Not restrictive
Shree Swaminarayan Temple, Wood Lane	Harrow	Hindu
Shrinathdham National Haveli and Community Centre Harrow*	Harrow	Hindu
Housseini Shia Islamic Centre	Harrow	Muslim – Shia
Harrow Central Sunni Mosque	Harrow	Muslim – Sunni
Sangam Association of Asian Women*	Harrow	Not restrictive
Shree Kutch Satsang Swaminarayan Temple, Kenton	Harrow	Hindu
Masefield Suite, Harrow Leisure Centre*	Harrow	Not restrictive
Victoria Hall, Harrow	Harrow	Not restrictive
The Salaam Centre	Harrow	Muslim
The Grove, Watford*	Watford	Not restrictive
Bushey Arena	Hertsmere	Not restrictive
Mercure (was Ramada) London	Hertsmere	Stricter cultural or religious requirements not met
Double Tree by Hilton London Elstree*	Hertsmere	Stricter cultural or religious requirements not met
Kenton Hall	Brent	Not restrictive
The Penridge Suite*	Barnet	Not restrictive

