

# Licensing Panel AGENDA

**DATE:** Thursday 1 March 2012

**TIME:** 7.00 pm \*

**VENUE:** Council Chamber, Harrow  
Civic Centre

\* THERE WILL BE A BRIEFING FOR MEMBERS FROM 6.00 PM IN COMMITTEE ROOM 6

## **MEMBERSHIP** (Quorum 3)

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**Chairman:** (To be appointed)

**Councillors:**

Varsha Parmar  
Krishna Suresh

John Nickolay

## **Reserve Members:**

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**Note:** There are no Reserve Members currently appointed to this Panel.

**Contact:** Mark Doherty, Democratic Services Officer  
Tel: 020 8416 8050 E-mail: mark.doherty@harrow.gov.uk

## **AGENDA - PART I**

### **1. APPOINTMENT OF CHAIRMAN**

To appoint a Chairman for the purposes of this meeting.

### **2. DECLARATIONS OF INTEREST**

To receive declarations of personal or prejudicial interests, arising from business to be transacted at this meeting, from:

- (a) all Members of the Panel;
- (b) all other Members present in any part of chamber.

### **3. MINUTES**

[Note: Licensing Panel minutes are:-

- (1) approved following each meeting by the Members serving on that particular occasion and signed as a correct record by the Chairman for that meeting;
- (2) not submitted to the next panel meeting for approval.

Reasons: The Licensing Panel is constituted from a pooled membership. Consequently, a subsequent Panel meeting is likely to comprise a different Chairman and Members who took no part in the previous meeting's proceedings. The process referred to at (1) above provides appropriate approval scrutiny].

### **4. PUBLIC QUESTIONS, PETITIONS AND DEPUTATIONS**

To receive any questions, petitions or deputations (if any), under the provisions of Committee Procedure Rules 17, 15 and 16 (Part 4B) of the Constitution respectively.

*[Note: These items are qualified by the requirements of the licensing legislation and will not be applicable to applications on the current agenda.]*

### **5. LICENSING PROCEDURES (Pages 1 - 2)**

Procedure to be followed at an oral hearing.

### **6. APPLICATION FOR A NEW PREMISES LICENCE IN RESPECT OF 'PINNERS HILL GOLF CLUB', SOUTH VIEW ROAD, PINNERS, HA5 3YA (Pages 3 - 282)**

Report of the Corporate Director of Community & Environment.

### **7. ANY OTHER URGENT BUSINESS**

Which cannot otherwise be dealt with.

## **AGENDA - PART II - NIL**

*This document provides a summary of the Panel's usual procedure for the conduct of an oral hearing in public.*

1. Introduction by chair of:
  - Members
  - Officers and Officers of Responsible Authorities
  - Applicants and Objectors
  - the procedure for the hearing.
  
2. Presentation of the report by Officers of the Relevant Authority.
  
3. Presentation by the applicant of their statement. Additional material may be submitted with the agreement of the Panel and the other party, subject to advice by the Council's legal advisor at the time.
  
4. Questioning of applicant by:
  - each of the objectors
  - the Panel
  
5. Presentation by the objectors, or their representative of their statements. Additional material may be submitted with the agreement of the Panel and the other party, subject to advice by the Council's legal advisor at the time.
  
6. Questioning of each objector by:
  - the applicant
  - the Panel
  
7. Concluding statement(s) by objectors.
  
8. Concluding statement by applicant.
  
9. The Panel together with their legal advisor and committee clerk withdraw to consider of the application. Should the Panel wish to clarify any point with any particular party, all sides are recalled for the questions to be asked.
  
10. The hearing is reconvened for the Panel to announce their decision. Should the application be refused or conditions be placed on the licence the Panel must give reasons for this action.

## **NOTES**

***WITNESSES:*** *Either side may call witnesses to support their case. Witnesses should have submitted written statements before the hearing which they present and on which they may be questioned. Witnesses introduced at short notice may speak with the agreement of the Panel and the other party, subject to advice by the Council's legal advisor at the time.*

***ADJOURNMENT:*** *The Panel may at any time adjourn to a later date for the further consideration of an application. The date and time should be agreed with all parties as far as possible*

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## REPORT FOR: LICENSING PANEL

<b>Date:</b>	1 March 2012
<b>Subject:</b>	Application for a new premises licence in respect of 'Pinner Hill Golf Club', South View Road, Pinner, HA5 3YA
<b>Responsible Officer:</b>	Brendon Hills – Corporate Director, Community & Environment
<b>Exempt:</b>	No
<b>Enclosures:</b>	Application for premises licence Harrow Council's Acknowledgement Letter Representations Club Premises Certificate Plan of the premises Location (GIS) Map

### Section 1 – Summary

The application for a new premises licence issued under the Licensing Act 2003 to 'Pinner Hill Golf Club', South View Road, Pinner, HA5 3YA has attracted representations from twenty three interested parties. As per the Council's Licensing Policy and delegation of Licensing functions, all applications with unresolved representations are to be dealt by the Licensing Panel.

### Representations received

From	Relevant Representations details
The Planning Authority	No representations received
Health & Safety	No representations received
Environmental Health Authority (Pollution and environmental enforcement)	No representations received
Trading Standards	No representations received
The Area Child Protection Service	No representations received
LFEPA	No representations received
Metropolitan Police	No representations received

### Representations from interested parties

From	Relevant Representations details
Interested Parties	Representations Received

## Section 2 – Report

### Current situation

2.1 An application has been made for a new premises licence in respect of “Pinner Hill Golf Club”, South View Road, Pinner, HA5 3YA (‘the Premises’).

2.2 The Premises currently has the benefit of a Club Premises Certificate which was granted in 2005.

2.3 Briefly, the application seeks to permit the following licensable activities during the following timings:

Live Music (indoor & outdoor):

Sundays to Thursdays	11.00am – 11.00pm
Fridays and Saturdays	11.00am – 01.30am (next day)

Recorded Music, Performance of Dance or anything similar, provision of facilities for making music & dancing:

Sundays to Thursdays	11.00am – 11.00pm
Fridays and Saturdays	11.00am – 01.30am (next day)

Late Night Refreshment (on or off the premises):

Fridays and Saturdays	11.00pm – 01.30am (next day)
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Sale of Alcohol (on or off the premises):

Sundays to Thursdays	11.00am – 11.00pm
Fridays and Saturdays	11.00am – 01.30am (next day)

Hours Open To Public:

Sundays to Thursdays	07.15am – 11.00pm
Fridays and Saturdays	07.15am – 01.30am (next day)

2.4 The current Club premises certificate authorises the following licensable activities and timings:

Supply of alcohol, live music, recorded music, facilities for dancing:

Sundays to Thursdays	11.00am – 11.00pm
Fridays and Saturdays	11.00am – 01.00am (next day)

2.5 The applicant’s proposed steps to promote the licensing objectives are listed in Section P of the application.

2.6 The premises will operate as golf club with a bar and restaurant. The premises are situated on South View Road. There are residential properties situated nearby. A map showing the area is attached to the report.

## **Representations**

- 2.7 The application for a new premises licence has attracted twenty three representations from interested parties. These representations primarily raise issues pertaining to the prevention of public nuisance which the panel should consider when determining the application. The panel cannot consider issues that do not go towards the promotion of the licensing objectives and can only consider matters pertaining to the licensing objectives raised in the representations and any supporting documentation submitted in accordance with the Licensing Act 2003 (Hearings) Regulations 2005.
- 2.8 Copies of all the representations received are attached to this report.

## **Consultation**

- 2.9 The application was advertised in accordance with the Regulations under the Licensing Act 2003.

## **Licensing Policy Implications**

- 2.10 In relation to the Council's Licensing policy at paragraphs 8.3 and 8.8, the applicant has addressed how he intends to promote the licensing objectives.

## **Legal Implications**

- 2.11 The Licensing Panel is required to hold a hearing to consider the application and any relevant representations unless all parties agree that a hearing is unnecessary. The hearing must be held in accordance with the Licensing Act 2003 (Hearings) Regulations 2005.
- 2.12 The Licensing Panel is required to give appropriate weight to the representations (including supporting information) presented by all the parties, the Guidance issued pursuant to section 182 of the Licensing Act 2003, the Council's statement of licensing policy and the steps that are necessary to promote the four licensing objectives.
- 2.13 Having considered those relevant matters, the Licensing Panel is required to take such of the following steps (if any) as it considers necessary for the promotion of the licensing objectives –

The steps are—

(a) to grant the licence subject to—

(i) conditions that are consistent with the operating schedule accompanying the application modified to such extent as the authority considers necessary for the promotion of the licensing objectives, and

(ii) any condition which must under section 19, 20 or 21 of the Licensing Act 2003 be included in the licence;

(b) to exclude from the scope of the licence any of the licensable activities to which the application relates;

(c) to refuse to specify a person in the licence as the premises supervisor;

(d) to reject the application

For the purposes of 2.13(a)(i) above, the conditions of the licence are modified if any of them is altered or omitted or any new conditions added.

2.14 It should be noted with all options that –

- Clear reasons should be given for the decision.
- Any additional or modified conditions should be practical and enforceable
- The applicant and any person who made relevant representations would have the right of appeal to a magistrates' court on one of the grounds provided in Schedule 5 to the Licensing Act 2003

2.15 In addition to determining the application in accordance with the legislation, Members must have regard to –

- The common law rules of natural justice
- The provisions of the Human Rights Act 1998
- The considerations in section 17 of the Crime and Disorder Act 1998

2.16 By section 6 of the Human Rights Act 1998, the Panel is required to act in a way that is compatible with rights under the European Convention for the Protection of Human Rights. The following provisions of the European convention seem relevant: Article 6 (right to a fair trial) Article 14 (prohibition of discrimination) and Article 1 of the First Protocol (protection of property).

## **Community Safety**

2.17 In relation to section 17 of the Crime and Disorder Act 1998, this states:

'Without prejudice to any other obligation imposed on it, it shall be the duty of each authority to which this section applies to exercise its various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent, crime and disorder in its area.'

The Borough Commander has not made a representation against this application.

## **Financial Implications**

2.18 There are no financial implications.



## Risk Management Implications

- 2.19 If any party is aggrieved with the decision of the licensing panel on one of the grounds set out in Schedule 5 to the Licensing Act 2003, they can appeal to a Magistrates' Court. The Appeal period is 21 days from notification of the decision.

## Section 3 - Statutory Officer Clearance

Name: Kanta Hirani	<input checked="" type="checkbox"/>	on behalf of the Chief Financial Officer
Date: 15 February 2012		
Name: Paresh Mehta	<input checked="" type="checkbox"/>	on behalf of the Monitoring Officer
Date: 14 February 2012		

## Section 4 - Contact Details and Background Papers

**Contact:** P Sivashankar, Licensing Services Manager x 6237

**Background Papers:** Application for premises licence, Harrow Council's Acknowledgement Letter, Club Premises Certificate, Representations, Location (GIS) Map, Plan of the premises

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*[Insert name and address of relevant licensing authority and its reference number (optional)]*

**Application for a premises licence to be granted  
under the Licensing Act 2003**

**PLEASE READ THE FOLLOWING INSTRUCTIONS FIRST**

Before completing this form please read the guidance notes at the end of the form  
If you are completing this form by hand please write legibly in block capitals. In all cases ensure that  
your answers are inside the boxes and written in black ink. Use additional sheets if necessary.  
You may wish to keep a copy of the completed form for your records.

**✓ We** PINNER HILL GOLF CLUB  
*(Insert name(s) of applicant)* apply for a premises licence under section 17 of  
the Licensing Act 2003 for the premises described in Part 1 below (the premises)  
and **✓ we** are making this application to you as the relevant licensing authority in  
accordance with section 12 of the Licensing Act 2003

**Part 1 - Premises details**

Postal address of premises or, if none, Ordnance Survey map reference or description <u>SOUTHVIEW ROAD.</u>	
Post town <u>PINNER / HARLOW.</u>	Post code <u>HAS 3YA.</u>

Telephone number at premises (if any)

0208 866 0963

Non-domestic rateable value of premises

£ 127, 000

**Part 2 - Applicant details**

Please state whether you are applying for a premises licence as

Please tick  yes

- a) an individual or individuals\*  please complete section (A)
- b) a person other than an individual\*  
i. as a limited company  please complete section (B)  
ii. as a partnership  please complete section (B)  
iii. as an unincorporated association or  please complete section (B)  
iv. other (for example a statutory corporation)  please complete section (B)
- c) a recognised club  please complete section (B)
- d) a charity  please complete section (B)



- e) the proprietor of an educational establishment  please complete section (B)
- f) a health service body  please complete section (B)
- g) a person who is registered under Part 2 of the Care Standards Act 2000 (c14) in respect of an independent hospital  please complete section (B)
- h) the chief officer of police of a police force in England and Wales  please complete section (B)

\*If you are applying as a person described in (a) or (b) please confirm:

- Please tick ✓ yes
- I am carrying on or proposing to carry on a business which involves the use of the premises for licensable activities; or
  - I am making the application pursuant to a
    - statutory function or
    - a function discharged by virtue of Her Majesty's prerogative

**(A) INDIVIDUAL APPLICANTS (fill in as applicable)**

Mr  Mrs  Miss  Ms  Other title (for example, Rev)

Surname  First names

I am 18 years old or over  Please tick ✓ yes

Current postal address if different from premises address

Post Town  Postcode

Daytime contact telephone number

E-mail address (optional)

SECOND INDIVIDUAL APPLICANT (if applicable)

Mr  Mrs  Miss  Ms  Other title (for example, Rev)

Surname

First names

Please tick  
 yes

I am 18 years old or over

Current postal address if different from premises address

Post Town

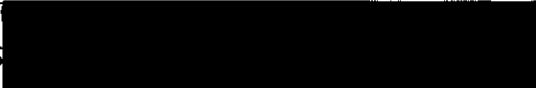
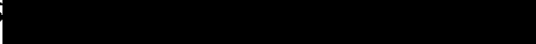
Postcode

Daytime contact telephone number

E-mail address (optional)

(B) OTHER APPLICANTS.

Please provide name and registered address of applicant in full. Where appropriate please give any registered number. In the case of a partnership or other joint venture (other than a body corporate), please give the name and address of each party concerned

Name	PINNER HILL GOLF CLUB.
Address	P.H.G.C SOUTHVIEW ROAD. PINNOR HILL HA5 3YA.
Registered number (where applicable)	00437263.
Description of applicant (for example partnership, company, unincorporated association etc)	P.L. COMPANY.
Telephone number (if applicable)	
E-mail address (optional)	

Part 3 Operating Schedule

When do you want the premises licence to start?

Day	Month	Year
01	01	2012

If you wish the licence to be valid only for a limited period, when do you want it to end?

Day	Month	Year

If 5,000 or more people are expected to attend the premises at any one time, please state the number expected to attend.

N/A.
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Please give a general description of the premises (please read guidance note 1)

WE HAVE A GRADE II LISTED BUILDING / MANSION HOUSE SITUATED ON A PRIVATE ESTATE AT THE TOP OF PINNER HILL. 3 STORY GOLF CLUB HOUSE BUILT CIRCA 1850 AND USED AS A PRIVATE MEMBERS AND GUESTS CLUB HOUSE. WE HOLD SOCIAL FUNCTIONS FOR MEMBERS + GUESTS APPROX 10-15 TIMES PER YEAR. VISITING GUESTS ON PAYMENT OF GREEN FEE CAN USE THE PREMISES SUBJECT TO THE SIGNING OF VISITOR BOOKS / SHEETS. WE PLAN TO USE THE FACILITY IN FUTURE TO HOLD SOME "FINE DINING" SOCIAL NIGHTS AND SOME WEDDINGS / FUNERALS FOR BOTH MEMBERS, MEMBER GUESTS AND NON MEMBERS ALIKE. SHOULD THIS APPLICATION BE AGREED.

What licensable activities do you intend to carry on from the premises?  
(Please see sections 1 and 14 of the Licensing Act 2003 and Schedule 1 and 2 to the Licensing Act 2003)

Please tick  yes

**Provision of regulated entertainment**

- a) plays (if ticking yes, fill in box A)
- b) films (if ticking yes, fill in box B)
- c) indoor sporting events (if ticking yes, fill in box C)
- d) boxing or wrestling entertainment (if ticking yes, fill in box D)
- e) live music (if ticking yes, fill in box E)
- f) recorded music (if ticking yes, fill in box F)
- g) performances of dance (if ticking yes, fill in box G)
- h) anything of a similar description to that falling within (e), (f) or (g)  
(if ticking yes, fill in box H)

**Provision of entertainment facilities for:**

- i) making music (if ticking yes, fill in box I)
- j) dancing (if ticking yes, fill in box J)
- k) entertainment of a similar description to that falling within (i) or (j)  
(if ticking yes, fill in box K)

**Provision of late night refreshment** (if ticking yes, fill in box L)

**Supply of alcohol** (if ticking yes, fill in box M)

In all cases complete boxes N, O and P

**A**

Plays Standard days and timings (please read guidance note 6)			Will the performance of a play take place indoors or outdoors or both – please tick [Y] (please read guidance note 2)	Indoors		
Day	Start	Finish		Outdoors		
Mon			Please give further details here (please read guidance note 3)			
Tue						
Wed				State any seasonal variations for performing plays (please read guidance note 4)		
Thur						
Fri				Non standard timings. Where you intend to use the premises for the performance of plays at different times to those listed in the column on the left, please list (please read guidance note 5)		
Sat						
Sun						

**B**

Films Standard days and timings (please read guidance note 6)			Will the exhibition of films take place indoors or outdoors or both – please tick [Y] (please read guidance note 2)	Indoors		
Day	Start	Finish		Outdoors		
Mon			Please give further details here (please read guidance note 3)			
Tue						
Wed				State any seasonal variations for the exhibition of films (please read guidance note 4)		
Thur						
Fri				Non standard timings. Where you intend to use the premises for the exhibition of films at different times to those listed in the column on the left, please list (please read guidance note 5)		
Sat						
Sun						



**C**

<b>Indoor sporting events</b> Standard days and timings (please read guidance note 6)			<b>Please give further details</b> (please read guidance note 3)
Day	Start	Finish	
Mon			/
Tue			
Wed			
Thur			
Fri			
Sat			
Sun			

**D**

<b>Boxing or wrestling entertainments</b> Standard days and timings (please read guidance note 6)			<b>Will the boxing or wrestling entertainment take place indoors or outdoors or both – please tick [Y]</b> (please read guidance note 2)	Indoors	Outdoors	Both
Day	Start	Finish				
Mon			/			
Tue						
Wed						
Thur						
Fri						
Sat						
Sun						

E

Live music Standard days and timings (please read guidance note 6)			Will the performance of live music take place indoors or outdoors or both - please tick [X] (please read guidance note 2)	Indoors	Y
Day	Start	Finish		Outdoors	Y
Mon	11:00	23:00	Please give further details here (please read guidance note 3) LIVE BANDS PLAYING BOTH AMPLIFIED + UNAMPLIFIED MUSIC THROUGHOUT THE PREMISES.	Both	
Tue	11:00	23:00			
Wed	11:00	23:00			
Thur	11:00	23:00			
Fri	11:00	01:00			
Sat	11:00	01:30			
Sun	11:00	23:00			
			State any seasonal variations for the performance of live music (please read guidance note 4) ONE WEEKEND FOR YEAR "SUMMER FESTIVAL" INCLUDES A MARQUEE		
			Non standard timings. Where you intend to use the premises for the performance of live music at different times to those listed in the column on the left, please list (please read guidance note 5) NEW YEARS EVE / DAY 11:00 - 01:30		

F

Recorded music Standard days and timings (please read guidance note 6)			Will the playing of recorded music take place indoors or outdoors or both - please tick [X] (please read guidance note 2)	Indoors	Y
Day	Start	Finish		Outdoors	
Mon	11:00	23:00	Please give further details here (please read guidance note 3) AMPLIFIED + NON AMPLIFIED MUSIC PLAY THROUGH INTERNAL SPEAKER SYSTEM.	Both	
Tue	11:00	23:00			
Wed	11:00	23:00			
Thur	11:00	23:00			
Fri	11:00	01:00			
Sat	11:00	01:30			
Sun	11:00	23:00			
			State any seasonal variations for playing recorded music (please read guidance note 4) NONE		
			Non standard timings. Where you intend to use the premises for the playing of recorded music entertainment at different times to those listed in the column on the left, please list (please read guidance note 5) NEW YEARS EVE / DAY. 11:00 / 01:30		

G

Performances of dance Standard days and timings (please read guidance note 6)			Will the performance of dance take place indoors or outdoors or both – please tick [X] (please read guidance note 2)	Indoors	<input checked="" type="checkbox"/>
Day	Start	Finish		Outdoors	
Mon	11:00	23:00	Please give further details here (please read guidance note 3) <b>MEMBERS DANCE CLASSES WITH INSTRUCTION</b>	Both	
Tue	11:00	23:00			
Wed	11:00	23:00	State any seasonal variations for the performance of dance (please read guidance note 4)		
Thur	11:00	23:00			
Fri	11:00	<del>01:00</del>	Non standard timings. Where you intend to use the premises for the performance of dance entertainment at different times to those listed in the column on the left, please list (please read guidance note 5)		
Sat		01:30			
	11:00	<del>01:00</del>			
Sun		01:30			
	11:00	23:00			

H

Anything of a similar description to that falling within (e), (f) or (g) Standard days and timings (please read guidance note 6)			Please give a description of the type of entertainment you will be providing		
			<b>KARAOKE</b>		
Day	Start	Finish	Will this entertainment take place indoors or outdoors or both – please tick [X] (please read guidance note 2)	Indoor	<input checked="" type="checkbox"/>
Mon	11:00	23:00		Outdoor	
Tue	11:00	23:00	Please give further details here (please read guidance note 3)	Both	
Wed	11:00	23:00			
Thur	11:00	23:00	State any seasonal variations for entertainment of a similar description to that falling within (e), (f) or (g) (please read guidance note 4)		
Fri	11:00	<del>01:00</del>		01:30	

SAT 11:00 - ~~01:00~~ 01:30  
SUN 11:00 - 23:00

Sat	<del>11:00</del>	<del>01:00</del>	<p><b>Non standard timings. Where you intend to use the premises for the entertainment of similar description to that falling within (e), (f) or (g) at different times to those listed in the column on the left, please list (please read guidance note 5)</b></p>
Sun			

<p><b>Provision of facilities for making music</b> Standard days and timings (please read guidance note 6)</p>			<p><b>Please give a description of the facilities for making music you will be providing</b></p> <p>PIANO AND MOBILE DJ.</p>							
			<p>Will the facilities for making music be indoors or outdoors or both – please tick [Y] (please read guidance note 2)</p>	<table border="1"> <tr><td>Indoors</td><td>Y</td></tr> <tr><td>Outdoors</td><td></td></tr> <tr><td>Both</td><td></td></tr> </table>	Indoors	Y	Outdoors		Both	
Indoors	Y									
Outdoors										
Both										
Day	Start	Finish	<p><b>Please give further details here (please read guidance note 3)</b></p>							
Mon	11:00	23:00	PIANO + MOBILE DJ.							
Tue	11:00	23:00								
Wed	11:00	23:00	<p><b>State any seasonal variations for the provision of facilities for making music (please read guidance note 4)</b></p> <p>NONE</p>							
Thur	11:00	23:00								
Fri	11:00	04:00	<p><b>Non standard timings. Where you intend to use the premises for provision of facilities for making music entertainment at different times to those listed in the column on the left, please list (please read guidance note 5)</b></p>							
Sat		01:30	NEW YEARS EVE / DAY.							
Sun	11:00	23:00								

<p><b>Provision of facilities for dancing</b> Standard days and timings (please read guidance note 6)</p>			<p><b>Will the facilities for dancing be indoors or outdoors or both – please tick [Y] (see guidance note 2)</b></p>							
			<table border="1"> <tr><td>Indoors</td><td>Y</td></tr> <tr><td>Outdoors</td><td></td></tr> <tr><td>Both</td><td></td></tr> </table>	Indoors	Y	Outdoors		Both		
Indoors	Y									
Outdoors										
Both										
Day	Start	Finish	<p><b>Please give a description of the facilities for dancing you will be providing</b></p> <p>PROVISION OF DANCE FLOOR.</p>							

Mon	11:00	23:00	Please give further details here (please read guidance note 3)
Tue	11:00	23:00	
Wed	11:00	23:00	State any seasonal variations for providing dancing facilities (please read guidance note 4)  NONE
Thur	11:00	23:00	
Fri	11:00	01:30	Non standard timings. Where you intend to use the premises for the provision of facilities for dancing entertainment at different times to those listed in the column on the left, please list (please read guidance note 5)  NEW YEAR'S EVE 11:00 - 01:30.
Sat	11:00	01:30	
Sun	11:00	23:00	

**K**

Provision of facilities for entertainment of a similar description to that falling within I or J Standard days and timings (please read guidance note 6)			Please give a description of the type of entertainment facility you will be providing	
Day	Start	Finish	Will the entertainment facility be indoors or outdoors or both - please tick [Y] (please read guidance note 2)	Indoor
Mon				Outdoor
				Both
Tue			Please give further details here (please read guidance note 3)	
Wed				
Thur			State any seasonal variations for the provision of facilities for entertainment of a similar description to that falling within j or k (please read guidance note 4)	
Fri				
Sat			Non standard timings. Where you intend to use the premises for the provision of facilities for entertainment of a similar description to that falling within I or J at different times to those listed in the column on the left, please list (please read guidance note 5)	
Sun				

L

Late night refreshment Standard days and timings (please read guidance note 6)			Will the provision of late night refreshment take place indoors or outdoors or both – please tick [Y] (please read guidance note 2)	Indoors		
Day	Start	Finish		Outdoors		
Mon			Please give further details here (please read guidance note 3)	Both	<input checked="" type="checkbox"/>	
Tue						
Wed				State any seasonal variations for the provision of late night refreshment (please read guidance note 4)		
Thur						
Fri	23.00	01.30		Non standard timings. Where you intend to use the premises for the provision of late night refreshment at different times, to those listed in the column on the left, please list (please read guidance note 5) 5) NEW YEARS EVE ENDS 01.30		
Sat	23.00	01.30				
Sun						

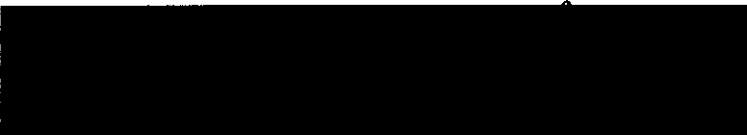
M


Supply of alcohol Standard days and timings (please read guidance note 6)			Will the sale of alcohol be for consumption (Please tick box Y) (please read guidance note 7)	On the premises			
Day	Start	Finish		Off the premises			
Mon			State any seasonal variations for the supply of alcohol (please read guidance note 4)	Both	<input checked="" type="checkbox"/>		
Tue	11.00	23.00		NONE			
Wed	11.00	23.00					
Thur	11.00	23.00		Non-standard timings. Where you intend to use the premises for the supply of alcohol at different times to those listed in the column on the left, please list (please read guidance note 5)			
Fri	11.00	01:30			POSSIBLE OVERSEE'S TV BROADCASTS LATE AT NIGHT OR EARLY MORNING IN UK.		
Sat	11.00	01:30					

Sun			
	11.00	23:00	

State the name and details of the individual whom you wish to specify on the licence as premises supervisor

Name: GRAHAM ARNOLD

Address: 

Postcode: 

Personal Licence number (if known) LN/000005049/2011/1

Issuing licensing authority (if known) HARROW COUNCIL

**N**

Please highlight any adult entertainment or services, activities, other entertainment or matters ancillary to the use of the premises that may give rise to concern in respect of children (please read guidance note 8)

NONE

**O**

Hours premises are open to the public Standard timings (please read guidance note 6)			State any seasonal variation (please read guidance note 4)
Day	Start	Finish	
Mon	07.15	23:00	
Tue	07.15	23:00	
Wed	07.15	23:00	
Thur	07.15	23:00	
Fri	07.15	<del>23:00</del> 01:30	<p><b>Non standard timings. Where you intend to use the premises to be open to the public at different times from those listed in the column on the left, please list (please read guidance note 5)</b></p> <p>NEW YEARS EVE 01:30</p>
Sat	07.15	<del>23:00</del> 01:30	
Sun	07.15	23:00	

P

Please describe any additional steps that you intend to take in order to promote the four licensing objectives if the proposed variation is granted:

**a) General – all four licensing objectives (b, c, d, e) (please read guidance note 9).**

- We have carefully considered the risks and benefits associated with the extra hours and other variations applied for and do not believe that any additional measures are necessary to promote the licensing objectives
- We will continue to train our staff to a high standard
- The style and operation will not differ significantly during the extended hours. The additional hours sought will of themselves promote the licensing objectives as stated in paragraph 3.29 of the Guidance, in allowing customers to emerge from the premises at a more gradual rate

**b) The prevention of crime and disorder**

- If a disc jockey is used on any night then he/she will ask customers to leave quietly
- Notices will be displayed at the exit to the premises asking customers to leave quietly
- The current level of lighting outside the premises will continue for the additional hours of trading
- Any person who appears to be intoxicated will not be allowed entry to the premises
- Our staff are trained in all aspects of crime and disorder prevention
- We take our obligations under existing legislation seriously. However the nature and the operation will not alter significantly during the additional hours and no further measures are considered necessary to promote this licensing objective

**c) Public safety**

- We have carried out a risk assessment
- We have a fire certificate
- We have a maintained emergency lighting system
- We have an effective emergency evacuation procedure
- We maintain clear escape routes
- We regularly check our fire extinguishers
- Our staff are trained in all safety areas.
- Any incidents are recorded in a health and safety book

**d) The prevention of public nuisance**

- If a disc jockey is used on any night then he/she will ask customers to leave quietly
- An extraction and filtration system is used within the premises' kitchen
- Litter bins are provided inside the club
- Notices will be displayed at the exit to the premises asking customers to leave quietly
- The current level of lighting outside the premises will continue for the additional hours of trading
- Reasonable steps will be taken to recognise the need of local residents and to encourage customers to leave quietly
- We take our obligations under existing legislation seriously. However the nature and the operation will not alter significantly during the additional hours and no further measures are considered necessary to promote this licensing objective

**e) The protection of children from harm**

- Children are not allowed to remain in the bar area after 2100
- We require proof of age where appropriate
- We take our obligations under existing legislation seriously. However the nature and the operation will not alter significantly during the additional hours and no further measures are considered necessary to promote this licensing objective




Please tick ✓ yes

- I have made or enclosed payment of the fee ✓
- I have enclosed the plan of the premises ✓
- I have sent copies of this application and the plan to responsible authorities and others where applicable ✓
- I have enclosed the consent form completed by the individual I wish to be premises supervisor, if applicable ✓
- I understand that I must now advertise my application ✓
- I understand that if I do not comply with the above requirements my application will be rejected ✓

**IT IS AN OFFENCE, LIABLE ON CONVICTION TO A FINE UP TO LEVEL 5 ON THE STANDARD SCALE, UNDER SECTION 158 OF THE LICENSING ACT 2003, TO MAKE A FALSE STATEMENT IN OR IN CONNECTION WITH THIS APPLICATION**

**Part 4 – Signatures** (please read guidance note 10)

Signature of applicant or applicant's solicitor or other duly authorised agent. (See guidance note 11) If signing on behalf of the applicant please state in what capacity.

Signature 

Date 21/11/11

Capacity GENERAL MANAGER

For joint applications signature of 2<sup>nd</sup> applicant or 2<sup>nd</sup> applicant's solicitor or other authorised agent. (please read guidance note 12) If signing on behalf of the applicant please state in what capacity.

Signature

Date

Capacity

Contact name (where not previously given) and postal address for correspondence associated with this application (please read guidance note 13)	
Post town	Post code
Telephone number (if any)	
If you would prefer us to correspond with you by e-mail your e-mail address (optional)	

Consent of individual to being specified as premises supervisor

I GRAHAM PAV ARNOLD  
[full name of prospective premises supervisor]

of...  
[redacted]  
[home address of prospective premises supervisor]

hereby confirm that I give my consent to be specified as the designated premises supervisor in relation to the application for

PREMISES LICENCE [type of application]

by PINNER HILL GOLF CLUB [name of applicant]

relating to a premises licence [number of existing licence, if any]

for PINNER HILL GOLF CLUB  
SOUTHVIEW RD.

PINNER HILL HAS 3YA.  
[name and address of premises to which the application relates]

and any premises licence to be granted or varied in respect of this application made

by ALAN PAV FIDUCIARY [name of applicant]

concerning the supply of alcohol at PINNER HILL GOLF CLUB

SOUTHVIEW RD PINNER HILL  
MIDDLESEX HAS 3YA.  
[name and address of premises to which application relates].

I also confirm that I am ~~applying for, intend to apply for or~~ currently hold a personal licence, details of which I set out below.

Personal licence number LN/00005049/2011/1  
[insert personal licence number, if any]

Personal licence issuing authority LB4 PO BOX 18 STATION RD HANWY  
[insert name and address and telephone number of personal licence issuing authority, if] HAI 2JT.

[redacted] signed

G. ARNOLD name (please print)

8TH DEC 11 dated

Community and Environment  
Corporate Director – Brendon Hills

Mr A Findlater  
Pinner Hill Golf Club  
Southview Road  
Pinner  
Middlesex  
HA3 3YA

Date: 6 January 2012

Our ref:

Dear Mr Findlater

**Premises Application: - Licensing Act 2003**

**The dates of your consultation period are 06 January 2012 – 03 February 2012**

The Authority has received a licence application in relation to the above address. However please be advised that should the Responsible Authorities fail to be notified within 48 hours of submitting the application to the Licensing Authority, your application will be rejected as invalid even though you have received this letter.

You must advertise your application publicly by displaying a notice for a period no less than 28 consecutive days starting on the day after the day on which the application was given to the relevant licensing authority. You must also advertise in a local paper on at least one occasion during the period of ten working days starting on the day after the day on which the application was given to the authority. Please see attached further information and guidance on public advertisement. Should you fail to advertise your application in accordance with the regulations, it will be rejected. You will be notified of this.

The earliest date shown above for the consultation period is the start date for the processing of your application. Should no representations be received within the consultation period, your licence will be issued within 2 weeks from the end of the consultation.

Should any representations be received in relation to your application, a panel hearing will be arranged for within 4 weeks of this date. Please ensure that you are available to attend such a hearing. The local authority is legally obliged to hold these panel hearings within specific timescales.

In your application you have offered certain conditions concerning the running of the business. Clear stipulations are used when establishing licensing conditions; we have extracted information from your application and have made them into the following wordings. **These are the conditions that will appear on any future licence; if these wordings were not your intention, please contact this office as soon as possible.**

1. Clear signage at all exits requesting patrons to respect the neighbouring residents and to leave quietly.

2. When a disc jockey is used on any night, he/she will ask customers to leave quietly.
3. A written incident record shall be maintained at the premises to record all incidents. The incident record shall be made available to an Officer of the Metropolitan Police or the Licensing Authority upon request.
4. No children to remain in the bar area after 21:00.
5. A 'Challenge 21' policy will be operated at the premises, whereby any person attempting to purchase alcohol (or other age restricted products) and who appears to be under the age of 21 years, will be asked to provide proof (i.e. passport, driver's licence or some other such accredited form of photo identification) that they over the age of 18 years. Notices will be displayed advising customers that the scheme is in operation. A record of age related refusals of sale will be kept and will be made available to officers of the police or local authority upon request.

If you have any questions relating to this letter, please contact the licensing team.

Yours sincerely

**Ash Waghela**

Licensing Support Officer  
Community Safety Services  
Harrow Council  
Tel: 0208 736 6257  
Email: [licensing@harrow.gov.uk](mailto:licensing@harrow.gov.uk)

**Making a Representation against an Application (New or variation) for a premises licence or club premises certificate under the Licensing Act 2003**

**PLEASE READ THE FOLLOWING INSTRUCTIONS FIRST**

Before completing this form please read the guidance notes at the end of the form  
If you are completing this form by hand please write legibly in block capitals. In all cases ensure that your answers are inside the boxes and written in black ink. Use additional sheets if necessary.

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

I ALAN FERGOSON..... make this representation under  
(Insert name of applicant)  
the Licensing Act 2003 for the premises described in Part 1 below (delete as applicable)

**Part 1 – Premises or club premises details**

Postal address of premises or club premises, or if none, ordnance survey map reference or description <u>PINNER HILL GOLF CLUB</u> <u>SOUTH VIEW ROAD</u>	
Post town <u>PINNER</u>	Post code (if known) <u>HAS 3TA</u>

Name of premises licence holder or club holding club premises certificate (if known) <u>PINNER HILL GOLF CLUB</u>
Number of premises licence or club premises certificate (if known) <u>NOT KNOWN</u>

**Part 2 - Applicant details**

I am

- 1) an interested party (please complete (A) or (B) below)
- a) a person living in the vicinity of the premises
  - b) a body representing persons living in the vicinity of the premises
  - c) a person involved in business in the vicinity of the premises
  - d) a body representing persons involved in business in the vicinity of the premises

Please tick ✓ yes



2) a responsible authority (please complete (C) below)

3) a member of the club to which this application relates  
(please complete (A) below)

**(A) DETAILS OF INDIVIDUAL APPLICANT (fill in as applicable)**

Mr  Mrs  Miss  Ms  Other title   
(for example, Rev)

Surname **FERGUSON**

First names **ALAN**

Please tick  yes

I am 18 years old or over

Current address



Post Town

Daytime contact  
Email address  
(optional)

**(B) DETAILS OF OTHER APPLICANT**

Name and address
Telephone number (if any)
E-mail (optional)

2

**(C) DETAILS OF RESPONSIBLE AUTHORITY APPLICANT**

Name and address
Telephone number (if any)
E-mail (optional)

**This representation relates to the following licensing objective(s)**

Please tick one or more boxes

- 1) the prevention of crime and disorder
- 2) public safety
- 3) the prevention of public nuisance
- 4) the protection of children from harm

**Please state the ground(s) for review (please read guidance note 1)**

(please see sheets attached)

\*

**Please provide as much information as possible to support the application (please read guidance note 2)**



# Grounds for Review



1) The prevention of crime and disorder  
Extended licensing hours and permission for a greater range of activities increases the likelihood of drunken disorderly behaviour which is a concern to residents of Pinner Hill. Additionally, such activities will bring a far greater number of people onto the Hill and therefore, it could be inferred that crime and disorder will rise as a result.

2) Public safety  
The roads are neither wide enough to accommodate an increase in traffic (particularly trucks and delivery vans) nor parked cars along the verges. This would undoubtedly increase the risk of accidents as well as wear and tear on the roads (which are totally funded and maintained by residents). Additionally, traffic and parking would reduce the enjoyment for individuals who choose to walk their dogs, ride horses or follow the footpaths through the Estate with young children, bikes and scooters.

During severe weather, the roads are not gritted by the Council, and at times are impassable. With increased traffic/parking at these times, accidents are inevitable.

3) The prevention of public nuisance  
The public nuisance resulting from the extension of licensing restrictions would be particularly related to noise pollution, not only from the sound of live or recorded music but also the arrival/departure of guests to/from the Club house well into the early hours of the morning.

The Club house is a listed building and not fitted with sound insulation. Music and loud-speakers can be heard beyond the boundary of the Club's grounds. Also Pinner Hill is a quiet area where sound travels and all the activities which this extension to licence would allow, would clearly disturb the peace.

## Additional Comments

The expansion of the Club's licensing application is excessive.

The Club currently holds a number of events throughout the year for members and their guests. Several of these events, and one outdoor/marquee event in particular, are particularly noisy and destroy the tranquil and peaceful environment into which we bought when moving to Pinner Hill. Whilst the noise levels at these times are excessive and, as neighbours we could easily have asked the environmental health department to investigate, we have not done so as these events are not numerous and are probably necessary to enhance the Club to members. Therefore, we have accepted the noise, inconvenience and disruption to our

household life. However, the current application could result in such events occurring every week of the year which would be unacceptable. When we bought our house (which is very close to the Club House and car park) we accepted there would be associated noise but we did not move here to live next door to what could in effect become a pub as a result of this proposed extension to the licence.

As mentioned above, opening the Club to non-members would cause additional traffic to use the roads on Pinner Hill, which are wholly maintained by the residents with only a nominal contribution from the Club. The increase in traffic on roads which are neither wide enough nor built for a heavy traffic flow would, in our view, increase the chance of accidents particularly as the Golf Club does not have adequate parking for large scale functions. The latter would result in visitors to the Club parking illegally on Pinner Hill roads and destroying the verges, which again are maintained and funded by the residents.

Please tick  
yes

Have you made a representation relating to this premises before

NO

If yes please state the date of that representation, Day Month Year

--	--	--

**If you have made representations before relating to this premises please state what they were and when you made them**

N/A

**IT IS AN OFFENCE, LIABLE ON CONVICTION TO A FINE UP TO LEVEL 5 ON THE STANDARD SCALE [AMOUNT], UNDER SECTION 158 OF THE LICENSING ACT 2003 TO MAKE A FALSE STATEMENT IN OR IN CONNECTION WITH THIS APPLICATION**

**Part 5 – Signatures** (please read guidance note 3)

**Signature of applicant or applicant's solicitor or other duly authorised agent.** (please read guidance note 4)  
If signing on behalf of the applicant please state in what capacity.

Signature



Date

18/11/12

Capacity

INDIVIDUAL

**Contact name (where not previously given) and address for correspondence associated with this application** (please read guidance note 5)

/

Post town

Post code

Telephone number (if any)

If you would prefer us to correspond with you using an email address your e mail address (optional)

**Notes for Guidance**

1. The ground(s) for representation must be based on one of the licensing objectives.
2. Please list any additional information or details for example dates of problems, which are included in the grounds for representation if available.
3. The application form must be signed.
4. An applicant's agent (for example solicitor) may sign the form on their behalf provided that they have actual authority to do so.
5. This is the address, which we shall use to correspond with you about this representation.

Relevant Representations means:

- a) are about the likely effect of the grant of the premises licence or club premises certificate on the promotion of the licensing objectives,
- b) that the representation were made by an interested party or responsible authority within the period prescribed, 28 days from the application was advertised.
- c) in the case of representations made by an interested party (who is not also a responsible authority) that they are not, in the opinion of the relevant Licensing Authority, frivolous or vexatious.

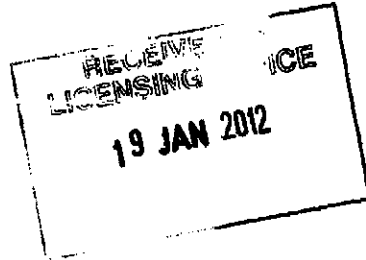
Further restrictions apply relating to Police Representations on DPS's and representations on provisional statements. Please check with the Licensing Section.

Harrow Council  
Licensing Section  
P.O. Box 18  
Station Road  
Harrow

ANGELA B. DAVIS

17<sup>th</sup> January 2012.

To Whom This concerns :-



Dear Sir,

Thank you for your letter to bring to the residents notice of The Pinner Hill Estate, of an application for an amendment of the current licensing arrangements of The Pinner Hill Golf Club i.e. a proposal to increase the licensing hours of the Club and also to provide music and entertainment open to non-members.

I wish to oppose such an application, on grounds of noise and increased traffic. Residents move attracted to The Pinner Hill Estate by the peace and tranquillity of this unique environment. It is something to treasure and should be

preserved from the vandalism of noise  
and traffic.

The roads on this estate belong to the  
residents, and they, the residents, are  
financially responsible for their  
 upkeep. They cannot be expected  
to bear the expense of increased use  
nor the noise and aggravation of  
traffic engendered by the increased  
use by Pinon Hill Golf Club.

Yours faithfully



Harrow Council, Licensing Section, P O Box 18, Station Road, Harrow.

**Making a Representation against an Application (New or variation) for a premises licence or club premises certificate under the Licensing Act 2003**

**PLEASE READ THE FOLLOWING INSTRUCTIONS FIRST**

Before completing this form please read the guidance notes at the end of the form  
If you are completing this form by hand please write legibly in block capitals. In all cases ensure that your answers are inside the boxes and written in black ink. Use additional sheets if necessary.

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

I BRIAN HAMILTON - BRITH make this representation under  
(Insert name of applicant)  
the Licensing Act 2003 for the premises described in Part 1 below (delete as applicable)

**Part 1 – Premises or club premises details**

Postal address of premises or club premises, or if none, Ordnance Survey map reference or description <b>PINNER HILL GOLF CLUB SOUTH VIEW ROAD</b>	
Post town <b>PINNER</b>	Post code (if known) <b>HA6 3TA</b>

Name of premises licence holder or club holding club premises certificate (if known)
Number of premises licence or club premises certificate (if known)

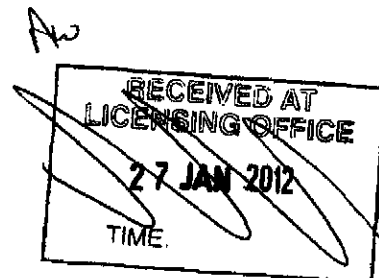
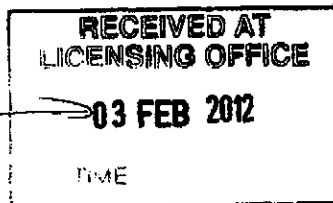
**Part 2 - Applicant details**

I am

- 1) an interested party (please complete (A) or (B) below)
  - a) a person living in the vicinity of the premises
  - b) a body representing persons living in the vicinity of the premises
  - c) a person involved in business in the vicinity of the premises
  - d) a body representing persons involved in business in the vicinity of the premises

Please tick  yes

RESUBMITTED



2) a responsible authority (please complete (C) below)

3) a member of the club to which this application relates  
(please complete (A) below)

**(A) DETAILS OF INDIVIDUAL APPLICANT (fill in as applicable)**

Mr  Mrs  Miss  Ms  Other title   
(for example, Rev)

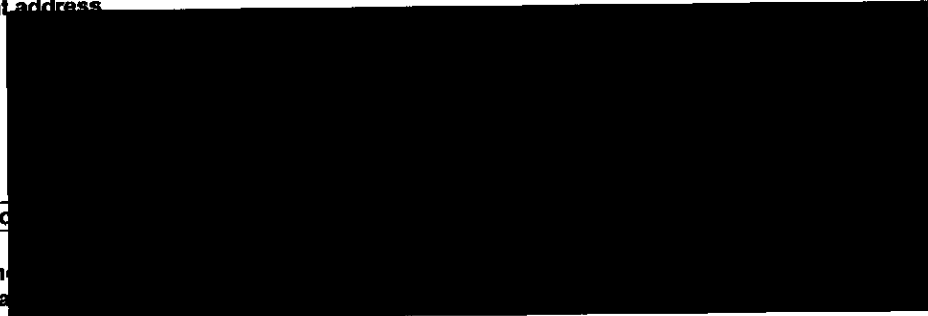
Surname HAMILTON-SMITH

First names BRIAN KEITH

Please tick  yes

I am 18 years old or over

Current address



Post Town

Daytime  
Email address  
(optional)

**(B) DETAILS OF OTHER APPLICANT**

Name and address
Telephone number (if any)
E-mail (optional)



2

**(C) DETAILS OF RESPONSIBLE AUTHORITY APPLICANT**

Name and address
Telephone number (if any)
E-mail (optional)

**This representation relates to the following licensing objective(s)**

Please tick one or more boxes

- |   |                                     |
|---|-------------------------------------|
| 1) the prevention of crime and disorder | <input checked="" type="checkbox"/> |
| 2) public safety                        | <input checked="" type="checkbox"/> |
| 3) the prevention of public nuisance    | <input checked="" type="checkbox"/> |
| 4) the protection of children from harm | <input type="checkbox"/>            |

Please state the ground(s) for review (please read guidance note 1)

PINNER HILL GOLF CLUB IS SITUATED IN THE MIDDLE OF A PRIVATE ESTATE WHICH IS ALSO A CONSERVATION AREA. THE ROADS SURROUNDING THE GOLF CLUB ARE MAINTAINED BY THE RESIDENTS AND ARE TOTALLY UNSUITED FOR LARGE TRAFFIC FLOW.

THE RESIDENTS HAVE, UP TO NOW, SHOWN FORBEARANCE WITH THE GOLF CLUB FUNCTIONS. HOWEVER, IF THE PROPOSED LICENSING EXTENSIONS ARE ALLOWED TO GO THROUGH THIS WOULD, WITHOUT DOUBT, CREATE AN ANTAGONISTIC FEELING TO THE CLUB.

**From:** "Brian" [REDACTED]  
**To:** "licensing" <licensing@harrow.gov.uk>  
**Date:** 03/02/2012 16:51  
**Subject:** RE: Representation against licence application - Pinner Hill GolfClub

Dear Sir

With regard this application I would add that there would probably be considerable disorder caused by late licensing

It should be noted that this is strictly a residential area and any extension of the existing license would cause disturbance and disorder

I would add that parking at the golf club could well be a problem resulting in cars being parked at the top of Potter Street Hill and Sandy Lane

This would inevitably cause considerable disturbance in the early hours of Sunday

The inevitable increase in traffic on such narrow roads could well increase the potential for serious accidents

Regards

Brian Hamilton-Smith

**Please provide as much information as possible to support the application (please read guidance note 2)**

**Please tick  
yes**

Have you made a representation relating to this premises before

If yes please state the date of that representation, Day Month Year

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**If you have made representations before relating to this premises please state what they were and when you made them**

--

**IT IS AN OFFENCE, LIABLE ON CONVICTION TO A FINE UP TO LEVEL 5 ON THE STANDARD SCALE [AMOUNT], UNDER SECTION 158 OF THE LICENSING ACT 2003 TO MAKE A FALSE STATEMENT IN OR IN CONNECTION WITH THIS APPLICATION**

**Part 5 – Signatures** (please read guidance note 3)

**Signature of applicant or applicant's solicitor or other duly authorised agent.** (please read guidance note 4)  
If signing on behalf of the applicant please state in what capacity.

Signature

Date: 24 JANUARY 2012

Capacity

**Contact name (where not previously given) and address for correspondence associated with this application** (please read guidance note 5)

**Post town**

**Post code**

**Telephone number (if any)**

**If you would prefer us to correspond with you using an email address your e mail address (optional)**

**Notes for Guidance**

1. The ground(s) for representation must be based on one of the licensing objectives.
2. Please list any additional information or details for example dates of problems, which are included in the grounds for representation if available.
3. The application form must be signed.
4. An applicant's agent (for example solicitor) may sign the form on their behalf provided that they have actual authority to do so.
5. This is the address, which we shall use to correspond with you about this representation.

**Relevant Representations means;**

- a) are about the likely effect of the grant of the premises licence or club premises certificate on the promotion of the licensing objectives,
- b) that the representation were made by an interested party or responsible authority within the period prescribed, 28 days from the application was advertised.
- c) in the case of representations made by an interested party (who is not also a responsible authority) that they are not, in the opinion of the relevant Licensing Authority, frivolous or vexatious.

Further restrictions apply relating to Police Representations on DPS's and representations on provisional statements. Please check with the Licensing Section.

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Harrow Council, Licensing Section, P O Box 18, Station Road, Harrow.

**Making a Representation against an Application (New or variation) for a premises licence or club premises certificate under the Licensing Act 2003**

**PLEASE READ THE FOLLOWING INSTRUCTIONS FIRST**

Before completing this form please read the guidance notes at the end of the form. If you are completing this form by hand please write legibly in block capitals. In all cases ensure that your answers are inside the boxes and written in black ink. Use additional sheets if necessary.

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

I, CHRISTOPHER RALPH make this representation under  
(Insert name of applicant)  
the Licensing Act 2003 for the premises described in Part 1 below (delete as applicable)

**Part 1 - Premises or club premises details**

Postal address of premises or club premises, or if none, ordnance survey map reference or description	<u>PINNER HILL GOLF CLUB</u> <u>SOUTH VIEW ROAD</u>
Post town	<u>PINNER</u>
Post code (if known)	<u>HA5 3YA</u>

Name of premises licence holder or club holding club premises certificate (if known)	<u>GRAHAM ARNOLD</u>
Number of premises licence or club premises certificate (if known)	<u>LN/0000 07029/2011/1</u>

**Part 2 - Applicant details**

I am	Please tick <input checked="" type="checkbox"/> yes
1) an interested party (please complete (A) or (B) below)	<input checked="" type="checkbox"/>
a) a person living in the vicinity of the premises	<input type="checkbox"/>
b) a body representing persons living in the vicinity of the premises	<input checked="" type="checkbox"/>
c) a person involved in business in the vicinity of the premises	<input type="checkbox"/>
d) a body representing persons involved in business in the vicinity of the premises	<input type="checkbox"/>



- 2) a responsible authority (please complete (C) below)
- 3) a member of the club to which this application relates (please complete (A) below)

**(A) DETAILS OF INDIVIDUAL APPLICANT (fill in as applicable)**

Mr  Mrs  Miss  Ms  Other title   
 (for example, Rev)

Surname

First names

I am 18 years old or over

Please tick  yes

Current address

Post Town

Post Code

Daytime contact telephone number  
 Email address (optional)

**(B) DETAILS OF OTHER APPLICANT**

Name and address	CHRISTOPHER DALRYMP
Tele	
E-ma	



2

**(C) DETAILS OF RESPONSIBLE AUTHORITY APPLICANT**

Name and address
Telephone number (if any)
E-mail (optional)

**This representation relates to the following licensing objective(s)**

Please tick one or more boxes

- |   |                                     |
|---|-------------------------------------|
| 1) the prevention of crime and disorder | <input type="checkbox"/>            |
| 2) public safety                        | <input type="checkbox"/>            |
| 3) the prevention of public nuisance    | <input checked="" type="checkbox"/> |
| 4) the protection of children from harm | <input type="checkbox"/>            |

Please state the ground(s) for review (please read guidance note 1)

see attached sheet

Pinner Hill is a conservation area and an area of natural beauty. It consists of private roads paid for and kept in good order by the residents. The Golf Club uses the roads for access for the purpose of golf and there is generally a low volume of traffic.

The application for increased events and a public restaurant available to non members and other guests would cause considerably more traffic on the narrow roads with calming humps and further accompanying noise.

The area is already attractive to burglars and a significant increase in vehicles would allow greater cover for these deeds particularly as CCTV is not allowed on the estate.

When the clubhouse holds events, there is considerable music noise in addition to the noise of late night traffic leaving the club.

Many residents purchased their properties on the Pinner Hill Estate because of the "private" nature and quiet surroundings. A public venue in such an area removes the atmosphere and essence of a quiet private area.

Finally the narrow roads with no kerb to the verges (which are also owned and managed by the residents) do not lend themselves to excess numbers of cars and coaches which an extension of the license would encourage.

Please provide as much information as possible to support the application (please read guidance note 2)

NO SUPPORT FOR  
APPLICATION



**Please tick  
yes**

Have you made a representation relating to this premises before

If yes please state the date of that representation, Day Month Year

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**If you have made representations before relating to this premises please state what they were and when you made them**

**IT IS AN OFFENCE, LIABLE ON CONVICTION TO A FINE UP TO LEVEL 5 ON THE STANDARD SCALE [AMOUNT], UNDER SECTION 158 OF THE LICENSING ACT 2003 TO MAKE A FALSE STATEMENT IN OR IN CONNECTION WITH THIS APPLICATION**

**Part 5 – Signatures** (please read guidance note 3)

Signature of applicant or applicant's solicitor or other duly authorized agent. (please read guidance note 4)  
If signing [redacted] please state in what capacity.

Signature

Date: 26/11/17

Capacity: RESIDENT

Contact name (where not previously given) and address for correspondence associated with this application (please read guidance note 5)	
<i>given</i>	
Post town	Post code
Telephone number (if any)	
If you would prefer us to correspond with you using an email address your e mail address (optional)	

**Notes for Guidance**

1. The ground(s) for representation must be based on one of the licensing objectives.
2. Please list any additional information or details for example dates of problems, which are included in the grounds for representation if available.
3. The application form must be signed.
4. An applicant's agent (for example solicitor) may sign the form on their behalf provided that they have actual authority to do so.
5. This is the address, which we shall use to correspond with you about this representation.

**Relevant Representations means;**

- a) are about the likely effect of the grant of the premises licence or club premises certificate on the promotion of the licensing objectives.
- b) that the representation were made by an interested party or responsible authority within the period prescribed, 28 days from the application was advertised.
- c) in the case of representations made by an interested party (who is not also a responsible authority) that they are not, in the opinion of the relevant Licensing Authority, frivolous or vexatious.

Further restrictions apply relating to Police Representations on DPS's and representations on provisional statements. Please check with the Licensing Section.

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Harrow Council, Licensing Section, P O Box 18, Station Road, Harrow.

**Making a Representation against an Application (New or variation) for a premises licence or club premises certificate under the Licensing Act 2003**

**PLEASE READ THE FOLLOWING INSTRUCTIONS FIRST**

Before completing this form please read the guidance notes at the end of the form  
If you are completing this form by hand please write legibly in block capitals. In all cases ensure that your answers are inside the boxes and written in black ink. Use additional sheets if necessary.

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

I DAVID JOHN CHAMBERS make this representation under  
(Insert name of applicant)  
the Licensing Act 2003 for the premises described in Part 1 below (delete as applicable)

**Part 1 – Premises or club premises details**

Postal address of premises or club premises, or if none, ordnance survey map reference or description <u>PINNER HILL GOLF CLUB</u> <u>SOUTH VIEW ROAD PINNER</u>	
Post town <u>PINNER</u>	Post code (if known) <u>HA5 3YA</u>

Name of premises licence holder or club holding club premises certificate (if known)
Number of premises licence or club premises certificate (if known)

**Part 2 - Applicant details**

- I am
- |   | Please tick ✓ yes                   |
|---|-------------------------------------|
| 1) an interested party (please complete (A) or (B) below)                           | <input checked="" type="checkbox"/> |
| a) a person living in the vicinity of the premises                                  | <input checked="" type="checkbox"/> |
| b) a body representing persons living in the vicinity of the premises               | <input type="checkbox"/>            |
| c) a person involved in business in the vicinity of the premises                    | <input type="checkbox"/>            |
| d) a body representing persons involved in business in the vicinity of the premises | <input type="checkbox"/>            |



2) a responsible authority (please complete (C) below)

3) a member of the club to which this application relates (please complete (A) below)

**(A) DETAILS OF INDIVIDUAL APPLICANT (fill in as applicable)**

Mr  Mrs  Miss  Ms  Other title   
(for example, Rev)

Surname CHAMBERS

First names DAVID JOHN

Please tick  yes

I am 18 years old or over

Current address



Post Town

Daytime  
Email address  
(optional)

**(B) DETAILS OF OTHER APPLICANT**

Name and address
Telephone number (if any)
E-mail (optional)



2

**(C) DETAILS OF RESPONSIBLE AUTHORITY APPLICANT**

Name and address
Telephone number (if any)
E-mail (optional)

**This representation relates to the following licensing objective(s)**

Please tick one or more boxes

- 1) the prevention of crime and disorder
- 2) public safety
- 3) the prevention of public nuisance
- 4) the protection of children from harm

Please state the ground(s) for review (please read guidance note 1)

Any EXTENSION OF THE LICENSING REGULATIONS BEYOND THOSE ALREADY IN EXISTENCE WOULD SERIOUSLY DISTURB RESIDENTS AND DAMAGE THE QUALITY OF THIS CONSERVATION AREA

① LATE AT NIGHT & IN EARLY MORNINGS ON FRIDAYS AND SATURDAYS THROUGHOUT THE YEAR

② DURING THE DAY / EVENING DUE TO GREATLY INCREASED TRAFFIC AND NOISE FROM NON-MEMBERS OF THE CLUB

③ USE OF ROADS MAINTAINED BY THE RESIDENTS (APART FROM £2000 A YEAR FROM THE GOLF CLUB

④ SOUTH VIEW ROAD, OUTSIDE OUR HOUSE, IS VERY NARROW, WITH BARELY ENOUGH ROOM FOR TWO CARS TO PASS TO AND FROM THE GOLF CLUB MAIN PARKING AREA

Please provide as much information as possible to support the application (please read guidance note 2)

\_\_\_\_\_

**Please tick  
yes**

Have you made a representation relating to this premises before

If yes please state the date of that representation, Day Month Year


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**If you have made representations before relating to this premises please state what they were and when you made them**

**IT IS AN OFFENCE, LIABLE ON CONVICTION TO A FINE UP TO LEVEL 5 ON THE STANDARD SCALE [AMOUNT], UNDER SECTION 158 OF THE LICENSING ACT 2003 TO MAKE A FALSE STATEMENT IN OR IN CONNECTION WITH THIS APPLICATION**

**Part 5 – Signatures** (please read guidance note 3)

**Signature of applicant or applicant's solicitor or other duly authorised agent.** (please read guidance note 4)  
**If signing on behalf of the applicant please state in what capacity.**

Signature   
Date..... *16 January 2012*  
Capacity *Personal*

<b>Contact name (where not previously given) and address for correspondence associated with this application</b> (please read guidance note 5)	
<b>Post town</b>	<b>Post code</b>
<b>Telephone number (if any)</b>	
<b>If you would prefer us to correspond with you using an email address your e mail address (optional)</b>	

**Notes for Guidance**

1. The ground(s) for representation must be based on one of the licensing objectives.
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- c) in the case of representations made by an interested party (who is not also a responsible authority) that they are not, in the opinion of the relevant Licensing Authority, frivolous or vexatious.

Further restrictions apply relating to Police Representations on DPS's and representations on provisional statements. Please check with the Licensing Section.

[REDACTED]

16 January 2012

Licensing Department  
Harrow Council,

Dear Sirs,

I understand that Pinner Hill Golf Club have asked for extensive extensions to their licensing, which already causes considerable noise and practical inconvenience during the summer. We have not complained about this before, thinking that it was only on an occasional basis, though the noise from the dance band, and the rowdiness of the departing guests has been considerable.

Any extension of the present licensing hours – and of allowing non-members to hire the Club premises for late night / early morning music, dancing and late night refreshments/alcohol – and of extended opening hours until 1.30 am on Fridays and Saturdays would clearly disturb us very considerably.

In fact we will apply for a reduction in our rateable value if any extensions beyond those already in effect should be allowed.

On a separate account, no parking is allowed on the estate roads, which are maintained, with only a very modest contribution from the Golf Club each year. The roads on the estate are narrow and winding -- that outside our house, on the way to the main Club parking area, has barely enough room for two cars to pass, and the noise and turmoil of late night parking, compounded by the fact of including non-members of the club, would add considerably to the disturbance of residents.

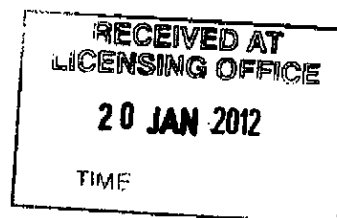
I understand that the Golf Club's application has been in your hands for some time, and am much concerned that we have had no notice of this from the Council. I should be grateful if you would let me know why this is, and confirm that ample notice will be given to us all of any similar proposals made in the future.

I enclose formal Representation as required.

Yours faithfully,

[REDACTED]

David Chambers



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Harrow Council, Licensing Section, P O Box 18, Station Road, Harrow.

## Making a Representation against an Application (New or variation) for a premises licence or club premises certificate under the Licensing Act 2003

### PLEASE READ THE FOLLOWING INSTRUCTIONS FIRST

Before completing this form please read the guidance notes at the end of the form. If you are completing this form by hand please write legibly in block capitals. In all cases ensure that your answers are inside the boxes and written in black ink. Use additional sheets if necessary.

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

I, DAVID MESSIAS make this representation under  
(Insert name of applicant)  
the Licensing Act 2003 for the premises described in Part 1 below (delete as applicable)

#### Part 1 - Premises or club premises details

Postal address of premises or club premises, or if none, ordnance survey map reference or description	PINNER HILL GOLF CLUB PINNER HILL	
Post town	PINNER	Post code (if known)

Name of premises licence holder or club holding club premises certificate (if known)	PINNER HILL GOLF CLUB
Number of premises licence or club premises certificate (if known)	PINNER HILL GOLF CLUB

#### Part 2 - Applicant details

I am

	Please tick <input type="checkbox"/> yes
1) an interested party (please complete (A) or (B) below)	<input checked="" type="checkbox"/>
a) a person living in the vicinity of the premises	<input checked="" type="checkbox"/>
b) a body representing persons living in the vicinity of the premises	<input type="checkbox"/>
c) a person involved in business in the vicinity of the premises	<input type="checkbox"/>
d) a body representing persons involved in business in the vicinity of the premises	<input type="checkbox"/>



2) a responsible authority (please complete (C) below)

3) a member of the club to which this application relates (please complete (A) below)

**(A) DETAILS OF INDIVIDUAL APPLICANT (fill in as applicable)**

Mr  Mrs  Miss  Ms  Other title   
(for example, Rev)

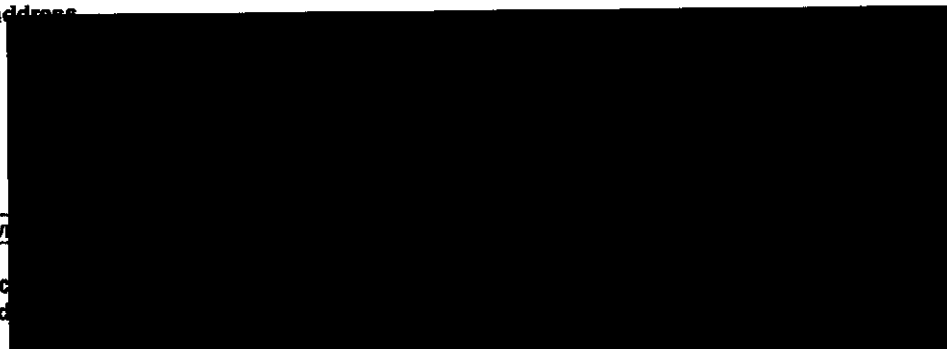
Surname MESSIAS

First names DAVID

Please tick  yes

I am 18 years old or over

Current address



Post Town

Daytime contact  
Email address  
(optional)

**(B) DETAILS OF OTHER APPLICANT**

Name and address	<u>Miss E.C. MESSIAS</u> <u>(as above)</u>
Telephone number (if any)	<u>as above</u>
E-mail (optional)	<u>as above</u>



Please provide as much information as possible to support the application (please read guidance note 2)

The Golf Club is in the heart of the Pinewind Hill Estates, a conservation area. Therefore subject to strict environmental and planning requirements

We and other residents are entitled to protection of our quiet residential area and not to be adversely affected by noise and traffic

The residents are responsible for the upkeep and maintenance of roads and will be adversely affected by the increased costs arising from additional traffic. The roads are neither built nor designed for this increased commercial traffic.

Public safety on these roads could be at risk from late night traffic and from drivers who may have unbibbed.

2

**(C) DETAILS OF RESPONSIBLE AUTHORITY APPLICANT**

Name and address
Telephone number (if any)
E-mail (optional)

**This representation relates to the following licensing objective(s)**

Please tick one or more boxes

- |   |                                     |
|---|-------------------------------------|
| 1) the prevention of crime and disorder | <input checked="" type="checkbox"/> |
| 2) public safety                        | <input type="checkbox"/>            |
| 3) the prevention of public nuisance    | <input checked="" type="checkbox"/> |
| 4) the protection of children from harm | <input type="checkbox"/>            |

Please state the ground(s) for review (please read guidance note1)

*please see page (3)  
information*

Please tick  
yes

Have you made a representation relating to this premises before

If yes please state the date of that representation, Day Month Year

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If you have made representations before relating to this premises please state what they were and when you made them

*None*

**IT IS AN OFFENCE, LIABLE ON CONVICTION TO A FINE UP TO LEVEL 5 ON THE STANDARD SCALE [AMOUNT], UNDER SECTION 158 OF THE LICENSING ACT 2003 TO MAKE A FALSE STATEMENT IN OR IN CONNECTION WITH THIS APPLICATION**

**Part 5 – Signatures** (please read guidance note 3)

**Signature of applicant or applicant's solicitor or other duly authorised agent.** (please read guidance note 4)  
**If signing on behalf of the applicant please state in what capacity.**

Signature



Date

17 January 2012

Capacity

Applicant / Resident

**Contact name (where not previously given) and address for correspondence associated with this application** (please read guidance note 5)

see above

Post town

Post code

Telephone number (if any)

**If you would prefer us to correspond with you using an email address your e mail address (optional)**

**Notes for Guidance**

1. The ground(s) for representation must be based on one of the licensing objectives.
2. Please list any additional information or details for example dates of problems, which are included in the grounds for representation if available.
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- c) in the case of representations made by an interested party (who is not also a responsible authority) that they are not, in the opinion of the relevant Licensing Authority, frivolous or vexatious.

Further restrictions apply relating to Police Representations on DPS's and representations on provisional statements. Please check with the Licensing Section.

Harrow Council, Licensing Section, P O Box 18, Station Road, Harrow.

**Making a Representation against an Application (New or variation) for a premises licence or club premises certificate under the Licensing Act 2003**

**PLEASE READ THE FOLLOWING INSTRUCTIONS FIRST**

Before completing this form please read the guidance notes at the end of the form  
If you are completing this form by hand please write legibly in block capitals. In all cases ensure that your answers are inside the boxes and written in black ink. Use additional sheets if necessary.

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

I, DAVID REEMAN..... make this representation under  
(Insert name of applicant)  
the Licensing Act 2003 for the premises described in Part 1 below (delete as applicable)

**Part 1 - Premises or club premises details**

Postal address of premises or club premises, or if none, ordnance survey map reference or description	
PINNER HILL GOLF CLUB SOUTHVIEW ROAD	
Post town	PINNER
Post code (if known)	HA5

Name of premises licence holder or club holding club premises certificate (if known)
Number of premises licence or club premises certificate (if known)

**Part 2 - Applicant details**

I am

Please tick ✓ yes

1) an interested party (please complete (A) or (B) below)



a) a person living in the vicinity of the premises



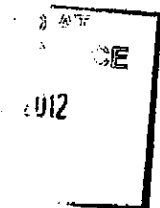
b) a body representing persons living in the vicinity of the premises



c) a person involved in business in the vicinity of the premises



d) a body representing persons involved in business in the vicinity of the premises



2) a responsible authority (please complete (C) below)

3) a member of the club to which this application relates (please complete (A) below)

**(A) DETAILS OF INDIVIDUAL APPLICANT (fill in as applicable)**

Mr  Mrs  Miss  Ms  Other title   
(for example, Rev)

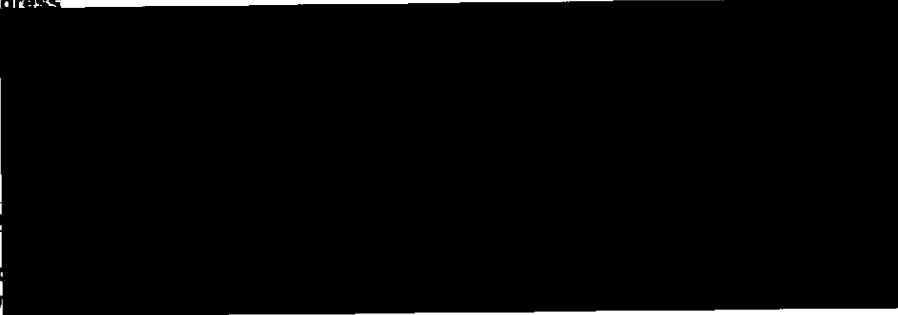
Surname REEMAN

First names DAVID

Please tick  yes

I am 18 years old or over

Current address



Post Town

Daytime contact  
Email address  
(optional)

**(B) DETAILS OF OTHER APPLICANT**

Name and address	<u>N/A</u>
Telephone number (if any)	
E-mail (optional)	

2

**(C) DETAILS OF RESPONSIBLE AUTHORITY APPLICANT**

Name and address	N/A
Telephone number (if any)	
E-mail (optional)	

**This representation relates to the following licensing objective(s)**

Please tick one or more boxes

- 1) the prevention of crime and disorder
- 2) public safety
- 3) the prevention of public nuisance
- 4) the protection of children from harm



Please state the ground(s) for review (please read guidance note 1)

1. THE GOLF CLUB IS SITUATED IN THE HEART OF PINNER HILL ESTATE, THAT IS A CONSERVATION AREA AND SUBJECT TO VERY STRICT ENVIRONMENTAL AND PLANNING REQUIREMENTS
2. THE GOLF CLUB IS ON THE 3RD PROPERTY FROM MY LOCALLY LISTED HOUSE
3. THE GOLF CLUB'S APPLICATION WOULD ALLOW VERY HIGH LEVELS OF NOISE AND TRAFFIC EVERY WEEKEND THROUGH TO THE EARLY HOURS OF THE MORNING.
4. ACCESS TO THE GOLF CLUB IS VIA PINNER HILL ESTATE PRIVATE ROADS ONLY. THE ROADS ARE NOT WIDE ENOUGH OR BUILT FOR EXTENSIVE TRAFFIC AND PARKING IS NOT ALLOWED ON THE ROADS

Please tick  
yes

Have you made a representation relating to this premises before

If yes please state the date of that representation, Day Month Year

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If you have made representations before relating to this premises please state what they were and when you made them


N/A

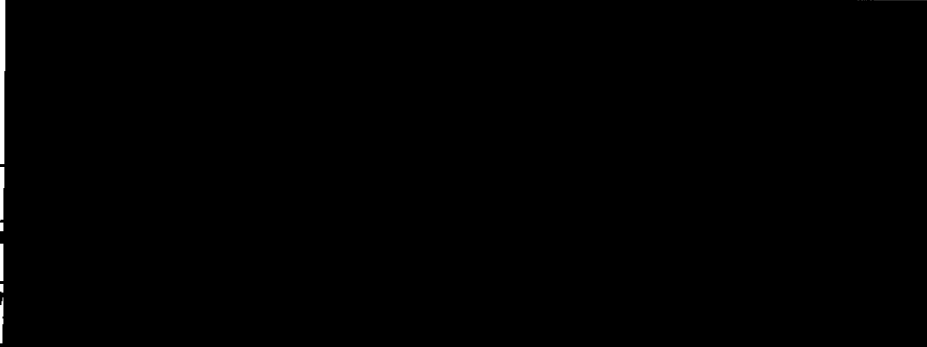


**IT IS AN OFFENCE, LIABLE ON CONVICTION TO A FINE UP TO LEVEL 5 ON THE STANDARD SCALE [AMOUNT], UNDER SECTION 158 OF THE LICENSING ACT 2003 TO MAKE A FALSE STATEMENT IN OR IN CONNECTION WITH THIS APPLICATION**

**Part 5 – Signatures** (please read guidance note 3)

Signature of applicant or applicant's solicitor or other duly authorised agent. (please read guidance note 4)  
If signing on behalf of the applicant please state in what capacity.

Signature   
Date 17.01.2012  
Capacity PERSON LIVING IN VICINITY OF THE PREMISES

<b>Contact name (where not previously given) and address for correspondence associated with this application (please read guidance note 5)</b>	
	
Post town	
Telephone number	
If you would prefer to be contacted by (e.g. email)	

**Notes for Guidance**

1. The ground(s) for representation must be based on one of the licensing objectives.
2. Please list any additional information or details for example dates of problems, which are included in the grounds for representation if available.
3. The application form must be signed.
4. An applicant's agent (for example solicitor) may sign the form on their behalf provided that they have actual authority to do so.
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- c) in the case of representations made by an interested party (who is not also a responsible authority) that they are not, in the opinion of the relevant Licensing Authority, frivolous or vexatious.

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**Making a Representation against an Application (New or variation) for a premises licence or club premises certificate under the Licensing Act 2003**

**PLEASE READ THE FOLLOWING INSTRUCTIONS FIRST**

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

I ISLEANDOR LEUTTON make this representation under  
(Insert name of applicant)  
the Licensing Act 2003 for the premises described in Part 1 below (delete as applicable)

**Part 1 – Premises or club premises details**

Postal address of premises or club premises, or if none, ordnance survey map reference or description	
PINNER HILL GOLF CLUB SOUTH VIEW ROAD PINNER HILL	
Post town	Post code (if known)

Name of premises licence holder or club holding club premises certificate (if known)
Number of premises licence or club premises certificate (if known)

**Part 2 - Applicant details**

I am

1) an interested party (please complete (A) or (B) below)

Please tick ✓ yes

- |   |                                     |
|---|-------------------------------------|
| a) a person living in the vicinity of the premises                                  | <input checked="" type="checkbox"/> |
| b) a body representing persons living in the vicinity of the premises               | <input type="checkbox"/>            |
| c) a person involved in business in the vicinity of the premises                    | <input type="checkbox"/>            |
| d) a body representing persons involved in business in the vicinity of the premises | <input type="checkbox"/>            |



2) a responsible authority (please complete (C) below)

3) a member of the club to which this application relates (please complete (A) below)

**(A) DETAILS OF INDIVIDUAL APPLICANT (fill in as applicable)**

Mr  Mrs  Miss  Ms  Other title   
(for example, Rev)

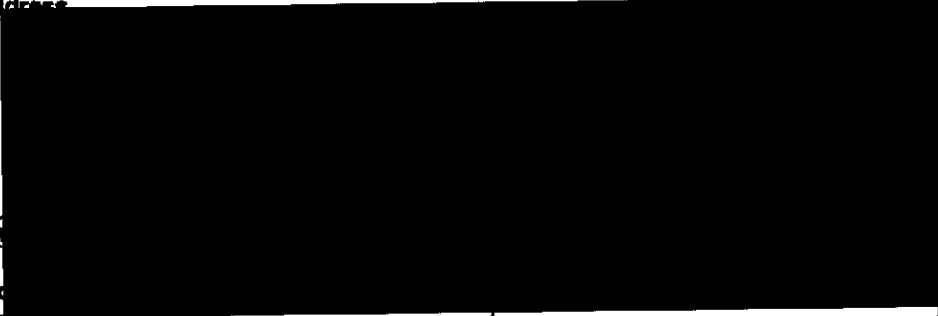
Surname LEVITON

First names JACK

I am 18 years old or over

Please tick  yes

Current address



Post Town

Daytime contact  
Email address  
(optional)

[Redacted contact information]

**(B) DETAILS OF OTHER APPLICANT**

Name and address	<u>ELEANOR LEVITON</u>
Telephone number	[Redacted]
E-mail (optional)	[Redacted]

Please provide as much information as possible to support the application (please read guidance note 2)

This is an objection by both Eleanor & Jack Leviton. We have lived in S.V. Road for 23 yrs. It has become busier with traffic to the Golf Club, & events at night at the Golf Club. -

We are mostly, A quiet PRIVATE estate, to have people arriving for different events, will add to the noise & traffic, parking & security & the most important of all. The security of Pinner Hill will be damaged by others arriving who may NOT have consideration for those living on the Estate.

It is a shame that in this day & age things cannot be left as they are, & committees wish to change "a way of life" - sometimes this can be for the better - but in this instance there is absolutely no advantage for the people living on Pinner Hill - to have this change, & we can only feel, that our security & privacy will be damaged by this -.

WE STRONGLY OBJECT TO  
THE GOLF CLUBS' PROPOSAL.



**IT IS AN OFFENCE, LIABLE ON CONVICTION TO A FINE UP TO LEVEL 5 ON THE STANDARD SCALE [AMOUNT], UNDER SECTION 158 OF THE LICENSING ACT 2003 TO MAKE A FALSE STATEMENT IN OR IN CONNECTION WITH THIS APPLICATION**

**Part 5 – Signatures** (please read guidance note 3)

**Signature of applicant or applicant's solicitor or other duly authorised agent.** (please read guidance note 4)  
**If signing on behalf of the applicant please state in what capacity.**

Signature 

Date 19 Jan 2012

Capacity Homemaker

<b>Contact name (where not previously given) and address for correspondence associated with this application</b> (please read guidance note 5)	
<b>Post town</b>	<b>Post code</b>
<b>Telephone number (if any)</b>	
<b>If you would prefer us to correspond with you using an email address your e mail address (optional)</b>	

**Notes for Guidance**

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Harrow Council, Licensing Section, P O Box 18, Station Road, Harrow.

**Making a Representation against an Application (New or variation) for a premises licence or club premises certificate under the Licensing Act 2003**

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

I JAYENDRA LAKSHMI..... make this representation under  
(Insert name of applicant)  
the Licensing Act 2003 for the premises described in Part 1 below (delete as applicable)

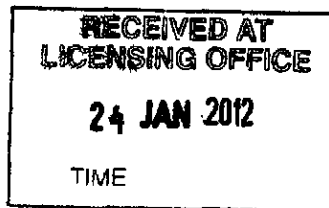
**Part 1 – Premises or club premises details**

Postal address of premises or club premises, or if none, ordnance survey map reference or description	
PINNER HILL GOLF CLUB SOUTH VIEW ROAD	
Post town <u>PINNER</u>	Post code (if known) <u>HA5 3YA</u>

Name of premises licence holder or club holding club premises certificate (if known)
Number of premises licence or club premises certificate (if known) <u>LP 10000-5049/2011/1</u>

**Part 2 - Applicant details**

- I am
- |   |   |
|---|---|
| 1) an interested party (please complete (A) or (B) below)                           | Please tick <input checked="" type="checkbox"/> yes |
| a) a person living in the vicinity of the premises                                  | <input checked="" type="checkbox"/>                 |
| b) a body representing persons living in the vicinity of the premises               | <input type="checkbox"/>                            |
| c) a person involved in business in the vicinity of the premises                    | <input type="checkbox"/>                            |
| d) a body representing persons involved in business in the vicinity of the premises | <input type="checkbox"/>                            |



2) a responsible authority (please complete (C) below)

3) a member of the club to which this application relates (please complete (A) below)

**(A) DETAILS OF INDIVIDUAL APPLICANT (fill in as applicable)**

Mr  Mrs  Miss  Ms  Other title   
(for example, Rev)

Surname LAYMAN

First names JAYENDA

I am 18 years old or over

Please tick  yes

Current address



Post Town

Daytime contact

Email address (optional)

**(B) DETAILS OF OTHER APPLICANT**

Name and address
Telephone number (if any)
E-mail (optional)



2

**(C) DETAILS OF RESPONSIBLE AUTHORITY APPLICANT**

Name and address
Telephone number (if any)
E-mail (optional)

**This representation relates to the following licensing objective(s)**

Please tick one or more boxes

- |   |                                     |
|---|-------------------------------------|
| 1) the prevention of crime and disorder | <input checked="" type="checkbox"/> |
| 2) public safety                        | <input checked="" type="checkbox"/> |
| 3) the prevention of public nuisance    | <input checked="" type="checkbox"/> |
| 4) the protection of children from harm | <input type="checkbox"/>            |

**Please state the ground(s) for review (please read guidance note1)**

- The Golf Club is situated in the heart of the Pinner Hill estate, which is a Conservation area and subject to very strict environmental and planning requirements.
- The Golf Club's application requests for permission for live/recorded music, dance performances/classes, karaoke, dancing and late night refreshment/alcohol with extended opening hours until 1.30am on both Friday and Saturday night/morning. Most residents purchased property on the Hill because of it being such a quiet residential area and this is reflected in the value of the properties. The Club currently holds a number of golfing/social events throughout the year and, whilst residents rarely complain openly about the noise and traffic, many find the peace and tranquility of their homes affected on these weekends. Residents have, however, been tolerant due to the fact that there are only a handful of such events throughout the year, with a current music and licensing restriction of midnight. This new application would allow these greater levels of noise and traffic every weekend throughout the year, with guests/staff leaving the Club in the early hours of the morning.
- The Estate comprises private roads which are the responsibility of the residents, who pay for their maintenance and upkeep. The Golf Club makes a nominal contribution. If members of the public and not just Golf Club members are allowed to attend, the number of cars would increase, meaning much heavier traffic on roads which are neither wide nor built for extensive traffic flow. This problem would be exacerbated by the delivery/collection of audio/dance equipment etc, etc. Additionally, only residents are allowed to park on the Estate roads, with the exception of a small stretch of road close to the Golf Club. The Residents Association do and will continue to enforce vigorously the No Parking restrictions and therefore, the ability of the Golf Club to provide adequate parking for the general public as well as members is questionable.

**Please provide as much information as possible to support the application (please read guidance note 2)**

**Please tick  
yes**

Have you made a representation relating to this premises before

If yes please state the date of that representation, Day Month Year

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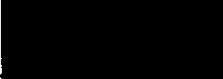
**If you have made representations before relating to this premises please state what they were and when you made them**

--

**IT IS AN OFFENCE, LIABLE ON CONVICTION TO A FINE UP TO LEVEL 5 ON THE STANDARD SCALE [AMOUNT], UNDER SECTION 158 OF THE LICENSING ACT 2003 TO MAKE A FALSE STATEMENT IN OR IN CONNECTION WITH THIS APPLICATION**

**Part 5 – Signatures** (please read guidance note 3)

**Signature of applicant or applicant's solicitor or other duly authorised agent.** (please read guidance note 4)  
If signing on behalf of the applicant please state in what capacity.

Signature   
.....  
Date 23/01/2012  
.....  
Capacity  
.....

<b>Contact name (where not previously given) and address for correspondence associated with this application</b> (please read guidance note 5)	
<b>Post town</b>	<b>Post code</b>
<b>Telephone number (if any)</b>	
<b>If you would prefer us to correspond with you using an email address your e mail address (optional)</b>	

**Notes for Guidance**

1. The ground(s) for representation must be based on one of the licensing objectives.
2. Please list any additional information or details for example dates of problems, which are included in the grounds for representation if available.
3. The application form must be signed.
4. An applicant's agent (for example solicitor) may sign the form on their behalf provided that they have actual authority to do so.
5. This is the address, which we shall use to correspond with you about this representation.

Relevant Representations means;

- a) are about the likely effect of the grant of the premises licence or club premises certificate on the promotion of the licensing objectives,
- b) that the representation were made by an interested party or responsible authority within the period prescribed, 28 days from the application was advertised.
- c) In the case of representations made by an interested party (who is not also a responsible authority) that they are not, in the opinion of the relevant Licensing Authority, frivolous or vexatious.

Further restrictions apply relating to Police Representations on DPS's and representations on provisional statements. Please check with the Licensing Section.

Harrow Council, Licensing Section, P O Box 18, Station Road, Harrow.

**Making a Representation against an Application (New or variation) for a premises licence or club premises certificate under the Licensing Act 2003**

**PLEASE READ THE FOLLOWING INSTRUCTIONS FIRST**

Before completing this form please read the guidance notes at the end of the form. If you are completing this form by hand please write legibly in block capitals. In all cases ensure that your answers are inside the boxes and written in black ink. Use additional sheets if necessary.

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

I... John & Rita HANFORD make this representation under  
(Insert name of applicant)  
the Licensing Act 2003 for the premises described in Part 1 below (delete as applicable)

**Part 1 – Premises or club premises details**

Postal address of premises or club premises, or if none, ordnance survey map reference or description	
PINNER HILL GOLF CLUB South View Road 1	
Post town	PINNER
Post code (if known)	HA5 3TA

Name of premises licence holder or club holding club premises certificate (if known)
Number of premises licence or club premises certificate (if known)

**Part 2 - Applicant details**

I am

- 1) an interested party (please complete (A) or (B) below)
- a) a person living in the vicinity of the premises
  - b) a body representing persons living in the vicinity of the premises
  - c) a person involved in business in the vicinity of the premises
  - d) a body representing persons involved in business in the vicinity of the premises

Please tick ✓ yes



2

**(C) DETAILS OF RESPONSIBLE AUTHORITY APPLICANT**

Name and address	PINNER HALL GOLF CLUB G Arnold.
Telephone number (if any)	0208 866 0963
E-mail (optional)	

**This representation relates to the following licensing objective(s)**

Please tick one or more boxes

- 1) the prevention of crime and disorder
- 2) public safety
- 3) the prevention of public nuisance
- 4) the protection of children from harm

- 
- 
- 
- 

**Please state the ground(s) for review (please read guidance note 1)**

- 1) We live on a private estate in a conservation area
- 2) We value the environment.
- 3) We support the Residents Committee objections but would make the following points
- 4) Rather than an outright objection we suggest a trial period of one year
- 5) Weekday functions should be limited to 3 days in any one weekday.
- 6) Weekend functions should cease at midnight
- 7) Golf Club must make substantial contribution to Residents Road fund (over the current nominal amount) to compensate for additional traffic and wear and tear.

Please provide as much information as possible to support the application (please read guidance note 2)

- 1) We understand (but do not know) that the Golf Club has financial problems and is therefore wanting further revenue
- 2) I would not be in the interests of the Residents for the Golf Club to fail.
- 3) We therefore feel that to reject the application entirely would be inappropriate

Please tick  
yes

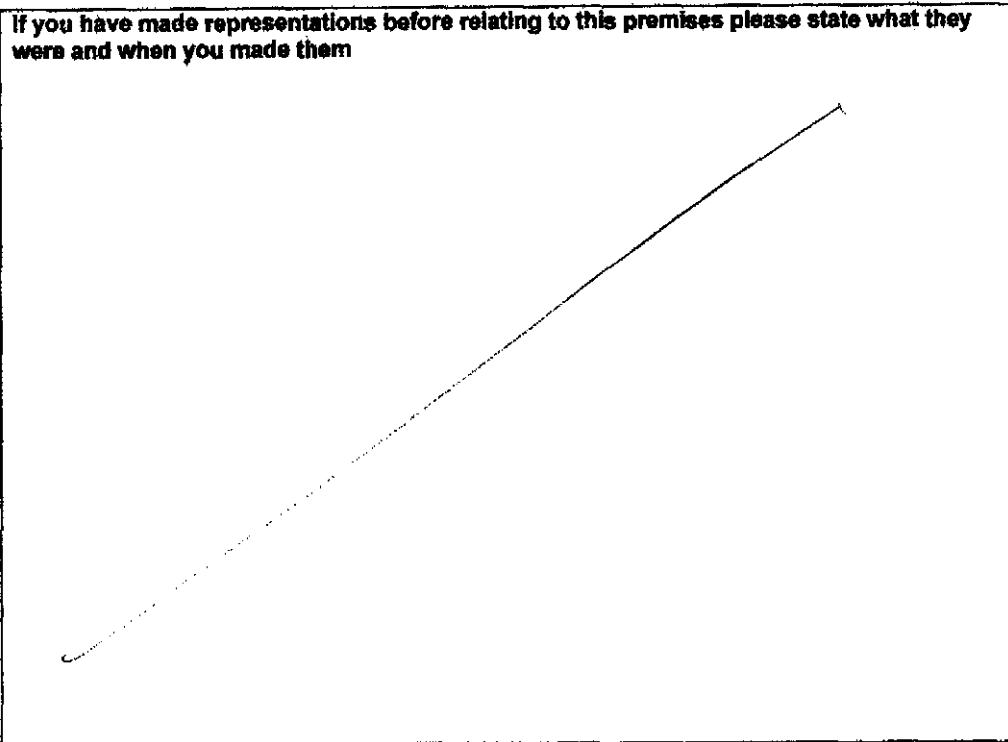
Have you made a representation relating to this premises before

*NI*

If yes please state the date of that representation, Day Month Year

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**If you have made representations before relating to this premises please state what they were and when you made them**





2) a responsible authority (please complete (C) below)

3) a member of the club to which this application relates (please complete (A) below)

**(A) DETAILS OF INDIVIDUAL APPLICANT (fill in as applicable)**

Mr  Mrs  Miss  Ms  Other title   
(for example, Rev)

Surname HANFORD

First names Lois

I am 18 years old or over

Please tick  yes

Current address



Post Town

Daytime contact  
Email address  
(optional)

**(B) DETAILS OF OTHER APPLICANT**

Name and address	
<u>RITA HANFORD</u>	
Telephone	
E-mail (optional)	

IT IS AN OFFENCE, LIABLE ON CONVICTION TO A FINE UP TO LEVEL 5 ON THE STANDARD SCALE [AMOUNT], UNDER SECTION 158 OF THE LICENSING ACT 2003 TO MAKE A FALSE STATEMENT IN OR IN CONNECTION WITH THIS APPLICATION

**Part 5 – Signatures** (please read guidance note 3)

Signature of applicant or applicant's solicitor or other duly authorised agent. (please read guidance note 4)  
If signing on behalf of the applicant please state in what capacity.

Signature



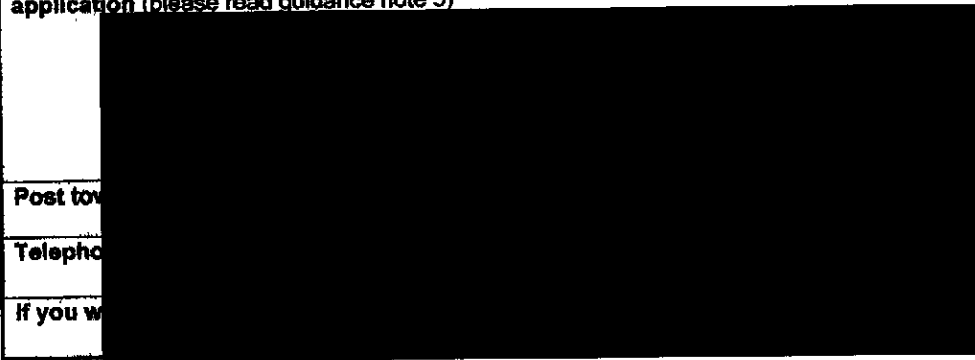
Date

17/1/12

Capacity

Pinner Hill Resident

Contact name (where not previously given) and address for correspondence associated with this application (please read guidance note 5)



Post to

Telephone

If you wish

fax (optional)

**Notes for Guidance**

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2. Please list any additional information or details for example dates of problems, which are included in the grounds for representation if available.
3. The application form must be signed.
4. An applicant's agent (for example solicitor) may sign the form on their behalf provided that they have actual authority to do so.
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- b) that the representation were made by an interested party or responsible authority within the period prescribed, 28 days from the application was advertised.
- c) in the case of representations made by an interested party (who is not also a responsible authority) that they are not, in the opinion of the relevant Licensing Authority, frivolous or vexatious.

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Harrow Council, Licensing Section, P O Box 18, Station Road, Harrow.

**Making a Representation against an Application (New or variation) for a premises licence or club premises certificate under the Licensing Act 2003**

**PLEASE READ THE FOLLOWING INSTRUCTIONS FIRST**

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If you are completing this form by hand please write legibly in block capitals. In all cases ensure that your answers are inside the boxes and written in black ink. Use additional sheets if necessary.

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

I, John Bridgewater JOHN BRIDGEWATER  
(Insert name of applicant) make this representation under  
the Licensing Act 2003 for the premises described in Part 1 below (delete as applicable)

**Part 1 – Premises or club premises details**

Postal address of premises or club premises, or if none, ordnance survey map reference or description	
Pinner HM Golf Club SOSM View Rd Pinner	
Post town	Post code (if known)

Name of premises licence holder or club holding club premises certificate (if known)
Pinner Hill Golf Club
Number of premises licence or club premises certificate (if known)

**Part 2 - Applicant details**

I am

1) an interested party (please complete (A) or (B) below)

Please tick ✓ yes

a) a person living in the vicinity of the premises

b) a body representing persons living in the vicinity of the premises

c) a person involved in business in the vicinity of the premises

d) a body representing persons involved in business in the vicinity of the premises

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2) a responsible authority (please complete (C) below)

3) a member of the club to which this application relates (please complete (A) below)

(A) DETAILS OF INDIVIDUAL APPLICANT (fill in as applicable)

Mr  Mrs  Miss  Ms  Other title  *Dr*  
(for example, Rev)

Surname *BRIDGFATER*

First names *JON*

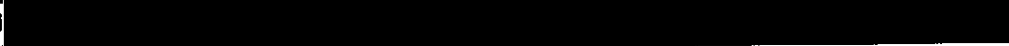
Please tick  yes

I am 18 years old or over

Current 

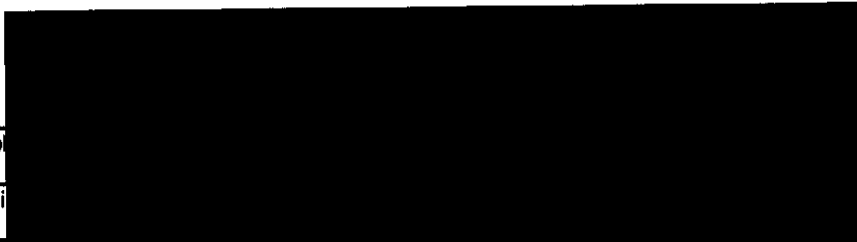


Post 

Daytime 

Email 

(optional)

(B) DETAILS OF OTHER APPLICANT

Name and address	
<i>GOODHILD Kate Dr</i>	
	
Telephone	
E-mail	

2

**(C) DETAILS OF RESPONSIBLE AUTHORITY APPLICANT**

Name and address
Telephone number (if any)
E-mail (optional)

**This representation relates to the following licensing objective(s)**

Please tick one or more boxes

- 1) the prevention of crime and disorder
- 2) public safety
- 3) the prevention of public nuisance
- 4) the protection of children from harm

Please state the ground(s) for review (please read guidance note1)

Pinner Hill is a quiet suburban estate and we live on Park View Rd, the primary approach for the Golf Club. We are doctors and have worked in the NHS for over 20 years. We have 2 children who attend a local school. As such the Pinner Hill Estate and our road presents

an excellent, quiet environment in which to bring up our young children.  
(P.T.O.)

(cont.)

Please provide as much information as possible to support the application (please read guidance note 2)

When there is a local event likely to lead to noise late at night or more traffic, residents on the estate are in general very considerate and let us have good warnings.

This permission would lead to more regular antisocial events in a residential area and as such not only significantly affect the quality of our lives, but also the value of our property.

I am sure that the Council are sensitive to the particular special features of this area that make living here so attractive.

I would be willing to make further representations if necessary.

Please tick  
yes

Have you made a representation relating to this premises before

No

If yes please state the date of that representation, Day Month Year

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**If you have made representations before relating to this premises please state what they were and when you made them**

--

**IT IS AN OFFENCE, LIABLE ON CONVICTION TO A FINE UP TO LEVEL 5 ON THE STANDARD SCALE [AMOUNT], UNDER SECTION 158 OF THE LICENSING ACT 2003 TO MAKE A FALSE STATEMENT IN OR IN CONNECTION WITH THIS APPLICATION**

**Part 5 – Signatures** (please read guidance note 3)

Signature of applicant or applicant's solicitor or other duly authorised agent. (please read guidance note 4)  
If signing on behalf of a company please state in what capacity.

Signature



Date

21/1/12

Capacity

Local Resident

Contact name (where not previously given) and address for correspondence associated with this application (please read guidance note 5)

Post town

Post code

Telephone number (if any)

If you would prefer us to correspond with you using an email address your e mail address (optional)

**Notes for Guidance**

1. The ground(s) for representation must be based on one of the licensing objectives.
2. Please list any additional information or details for example dates of problems, which are included in the grounds for representation if available.
3. The application form must be signed.
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- c) in the case of representations made by an interested party (who is not also a responsible authority) that they are not, in the opinion of the relevant Licensing Authority, frivolous or vexatious.

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Harrow Council, Licensing Section, P O Box 18, Station Road, Harrow.

## Making a Representation against an Application (New or variation) for a premises licence or club premises certificate under the Licensing Act 2003

### PLEASE READ THE FOLLOWING INSTRUCTIONS FIRST

Before completing this form please read the guidance notes at the end of the form  
If you are completing this form by hand please write legibly in block capitals. In all cases ensure that your answers are inside the boxes and written in black ink. Use additional sheets if necessary.

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

I JOHN CLAREW PRUST make this representation under  
(Insert name of applicant)  
the Licensing Act 2003 for the premises described in Part 1 below (delete as applicable)

### Part 1 – Premises or club premises details

Postal address of premises or club premises, or if none, ordnance survey map reference or description	
PINNER HILL GOLF CLUB, HAS 3YA	
Post town PINNER	Post code (if known)

Name of premises licence holder or club holding club premises certificate (if known)
Number of premises licence or club premises certificate (if known)

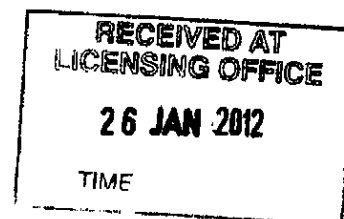
### Part 2 - Applicant details

I am

1) an interested party (please complete (A) or (B) below)

Please tick  yes

- a) a person living in the vicinity of the premises
- b) a body representing persons living in the vicinity of the premises
- c) a person involved in business in the vicinity of the premises
- d) a body representing persons involved in business in the vicinity of the premises



2) a responsible authority (please complete (C) below)

3) a member of the club to which this application relates (please complete (A) below)

**(A) DETAILS OF INDIVIDUAL APPLICANT (fill in as applicable)**

Mr  Mrs  Miss  Ms  Other title   
(for example, Rev)

Surname PRUST

First names JOHN MATTHEW

Please tick  yes

I am 18 years old or over

Current address



Post Town

Daytime contact number  
Email address  
(optional)

**(B) DETAILS OF OTHER APPLICANT**

Name and address
Telephone number (if any)
E-mail (optional)

2

**(C) DETAILS OF RESPONSIBLE AUTHORITY APPLICANT**

Name and address
Telephone number (if any)
E-mail (optional)

**This representation relates to the following licensing objective(s)**

Please tick one or more boxes

- 1) the prevention of crime and disorder
- 2) public safety
- 3) the prevention of public nuisance
- 4) the protection of children from harm

Please state the ground(s) for review (please read guidance note 1)

Pinner Hill Golf Club is set in the middle of a private residential estate, and our property is one of the nearest to the club. We already incur high noise levels on a regular basis, and it would be completely intolerable for all the local residents if this was allowed to increase in regularity. Our quality of life would be adversely affected in a major way. Moreover this estate is home to many elderly residents, and any extension of licensing hours would be completely unfair on them in particular.

In addition to the above, it must be questionable whether our small private roads with many speed bumps could accommodate any increase in traffic.

**Please provide as much information as possible to support the application (please read guidance note 2)**

**Please tick  
yes**

Have you made a representation relating to this premises before

If yes please state the date of that representation, Day Month Year

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**If you have made representations before relating to this premises please state what they were and when you made them**

--

**IT IS AN OFFENCE, LIABLE ON CONVICTION TO A FINE UP TO LEVEL 5 ON THE STANDARD SCALE [AMOUNT], UNDER SECTION 158 OF THE LICENSING ACT 2003 TO MAKE A FALSE STATEMENT IN OR IN CONNECTION WITH THIS APPLICATION**

**Part 5 – Signatures** (please read guidance note 3)

**Signature of applicant or applicant's solicitor or other duly authorised agent.** (please read guidance note 4)  
**If signing on behalf of the applicant please state in what capacity.**

Signature  .....

Date..... 23rd January 2012 .....

Capacity .....

<b>Contact name (where not previously given) and address for correspondence associated with this application</b> (please read guidance note 5)	
<b>Post town</b>	<b>Post code</b>
<b>Telephone number (if any)</b>	
<b>If you would prefer us to correspond with you using an email address your e mail address (optional)</b>	

**Notes for Guidance**

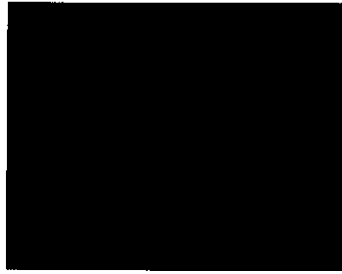
1. The ground(s) for representation must be based on one of the licensing objectives.
2. Please list any additional information or details for example dates of problems, which are included in the grounds for representation if available.
3. The application form must be signed.
4. An applicant's agent (for example solicitor) may sign the form on their behalf provided that they have actual authority to do so.
5. This is the address, which we shall use to correspond with you about this representation.

**Relevant Representations means;**

- a) are about the likely effect of the grant of the premises licence or club premises certificate on the promotion of the licensing objectives,
- b) that the representation were made by an interested party or responsible authority within the period prescribed, 28 days from the application was advertised.
- c) in the case of representations made by an interested party (who is not also a responsible authority) that they are not, in the opinion of the relevant Licensing Authority, frivolous or vexatious.

Further restrictions apply relating to Police Representations on DPS's and representations on provisional statements. Please check with the Licensing Section.

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LICENSING OFFICE  
19 JAN 2012  
TIME



17/1/12

To Licensing Application Dept.

Re File 10796/Pinner Hill Golf Club HAS3YA

Dear Sir,

I wish to register a strong objection to this application.

The small roads are not fit to take any increase in traffic - it is already chaos getting to ones house when the golf club has a special day.

The noise till the early hours every weekend is completely unacceptable to residents.

The spill over parking on the narrow roads around the golf club will be a nightmare to residents and their guests.

Yours Sincerely



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Harrow Council, Licensing Section, P O Box 18, Station Road, Harrow.

**Making a Representation against an Application (New or variation) for a premises licence or club premises certificate under the Licensing Act 2003**

**PLEASE READ THE FOLLOWING INSTRUCTIONS FIRST**

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

I, JULIAN LEWIS make this representation under  
(Insert name of applicant)  
the Licensing Act 2003 for the premises described in Part 1 below (delete as applicable)

**Part 1 – Premises or club premises details**

Postal address of premises or club premises, or if none, ordnance survey map reference or description	PINNER HILL GOLF SOUTH VIEW ROAD PINNER MIDDLESEX	
Post town	PINNER	Post code (if known) HAS 3YA

Name of premises licence holder or club holding club premises certificate (if known)
Number of premises licence or club premises certificate (if known)

**Part 2 - Applicant details**

- I am
- |   | Please tick <input checked="" type="checkbox"/> yes |
|---|---|
| 1) an interested party (please complete (A) or (B) below)                           | <input checked="" type="checkbox"/>                 |
| a) a person living in the vicinity of the premises                                  | <input type="checkbox"/>                            |
| b) a body representing persons living in the vicinity of the premises               | <input checked="" type="checkbox"/>                 |
| c) a person involved in business in the vicinity of the premises                    | <input type="checkbox"/>                            |
| d) a body representing persons involved in business in the vicinity of the premises | <input type="checkbox"/>                            |

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LICENSING OFFICE  
24 JAN 2012  
TIME

2) a responsible authority (please complete (C) below)

3) a member of the club to which this application relates (please complete (A) below)

**(A) DETAILS OF INDIVIDUAL APPLICANT (fill in as applicable)**

Mr  Mrs  Miss  Ms  Other title   
(for example, Rev)

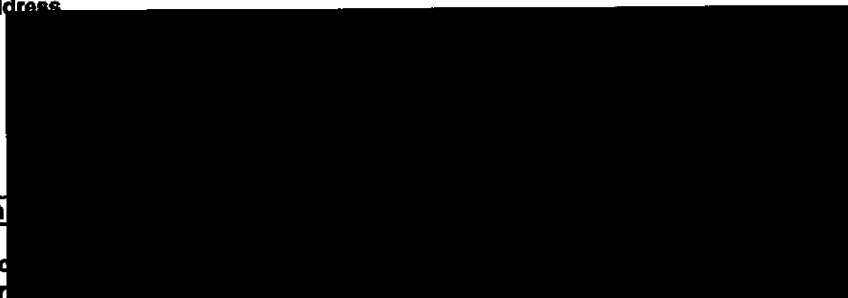
Surname LEWIS

First names JULIAN

Please tick  yes

I am 18 years old or over

Current address



Post Town

Daytime contact  
Email address  
(optional)

**(B) DETAILS OF OTHER APPLICANT**

Name and address
Telephone number (if any)
E-mail (optional)

2

**(C) DETAILS OF RESPONSIBLE AUTHORITY APPLICANT**

Name and address
Telephone number (if any)
E-mail (optional)

**This representation relates to the following licensing objective(s)**

Please tick one or more boxes

- 1) the prevention of crime and disorder
- 2) public safety
- 3) the prevention of public nuisance
- 4) the protection of children from harm

Please state the ground(s) for review (please read guidance note 1)

I THINK THE COUNCIL SHOULD REFUSE THE LICENSING APPLICATION FROM PINNER HILL GOLF CLUB FOR THE FOLLOWING REASONS;

- 1) NOISE AND NUISANCE. PINNER HILL IS A QUIET RESIDENTIAL AREA. IT IS NOT ZONED FOR COMMERCIAL ACTIVITIES. THE PROPOSED APPLICATION WOULD INVOLVE INDOOR AND OUTDOOR MUSIC AT UNREASONABLE HOURS.
- 2) THE PROPOSAL WOULD GENERATE CONSIDERABLE ADDITIONAL TRAFFIC, FURTHER DISTURBING THE QUIET NATURE OF THE ESTATE. SINCE ROADS ARE PRIVATE, IT IS IMPOSSIBLE TO ENFORCE SPEED LIMITS. MANY USERS OF THE GOLF COURSE DRIVE AT EXCESSIVE SPEED THIS ENDANGERING CHILDREN AND ADULTS.
- 3) PINNER HILL ESTATE HAS OFTEN BEEN THE TARGET FOR THIEVES. INCREASED TRAFFIC TO THE ESTATE MEAN THAT POLICING AND PREVENTION OF THEFT AND OTHER FORMS OF CRIME BECOME EVEN MORE DIFFICULT.

Please provide as much information as possible to support the application (please read guidance note 2)

4) REGRETTABLY OUR EXPERIENCE OF RECENT LATE NIGHT EVENTS HELD AT PINNER HILL GOLF CLUB, WHEN THESE HAVE BEEN OPEN TO NON-MEMBERS, HAS NOT BEEN PLEASANT. WE HAVE OBSERVED INSTANCES OF INTOXICATION AND THESE HAVE INCLUDED PEOPLE SLEEPING OVERNIGHT IN CARS OUTSIDE OUR HOUSE AND VOMITING ONTO VERGES AND DRIVEWAYS. IN ANOTHER INCIDENT A FEW YEARS AGO A GUEST WHO HAD ATTENDED A DINNER FUNCTION AT THE CLUB LOST CONTROL OF HIS CAR ON DEPARTURE, DRIVING IT THROUGH THE WOODEN FENCE DIVIDING OUR GARDEN FROM THE GOLF CLUB CAR PARK, ACROSS OUR FLOWERBED AND INTO THE REAR WALL OF OUR GARAGE, DEMOLISHING IT.

5) THE APPLICATION IS FOR SCOPE AND SCALE OF ACTIVITIES FAR BEYOND WHAT CAN BE CONSIDERED TO BE ANCILLARY TO THOSE ASSOCIATED WITH GOLFING. IT APPEARS THAT GOLF CLUB MANAGEMENT HAVE DECIDED TO EMBARK ON AN ENTIRELY NEW BUSINESS VENTURE, TO BE CONDUCTED FOR PROFIT AND WITHOUT REGARD TO THE ENVIRONMENT OR THE INTERESTS OF LOCAL RESIDENTS.

**Please tick  
yes**

**Have you made a representation relating to this premises before**

**If yes please state the date of that representation, Day Month Year**


--	--	--

**If you have made representations before relating to this premises please state what they were and when you made them**

**IT IS AN OFFENCE, LIABLE ON CONVICTION TO A FINE UP TO LEVEL 5 ON THE STANDARD SCALE [AMOUNT], UNDER SECTION 158 OF THE LICENSING ACT 2003 TO MAKE A FALSE STATEMENT IN OR IN CONNECTION WITH THIS APPLICATION**

**Part 5 – Signatures** (please read guidance note 3)

Signature of applicant or applicant's solicitor or other duly authorised agent. (please read guidance note 4)  
If signing on behalf of the applicant please state in what capacity.

Signature   
 Date 23 January 2012  
 Capacity Neighbour

Contact name (where not previously given) and address for correspondence associated with this application (please read guidance note 5)	
Post town	Post code
Telephone number (if any)	
If you would prefer us to correspond with you using an email address your e mail address (optional)	

**Notes for Guidance**

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3. The application form must be signed.
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5. This is the address, which we shall use to correspond with you about this representation.

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- a) are about the likely effect of the grant of the premises licence or club premises certificate on the promotion of the licensing objectives,
- b) that the representation were made by an interested party or responsible authority within the period prescribed, 28 days from the application was advertised.
- c) in the case of representations made by an interested party (who is not also a responsible authority) that they are not, in the opinion of the relevant Licensing Authority, frivolous or vexatious.

Further restrictions apply relating to Police Representations on DPS's and representations on provisional statements. Please check with the Licensing Section.

Harrow Council, Licensing Section, P O Box 18, Station Road, Harrow.

**Making a Representation against an Application (New or variation) for a premises licence or club premises certificate under the Licensing Act 2003**

**PLEASE READ THE FOLLOWING INSTRUCTIONS FIRST**

Before completing this form please read the guidance notes at the end of the form. If you are completing this form by hand please write legibly in block capitals. In all cases ensure that your answers are inside the boxes and written in black ink. Use additional sheets if necessary.

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

I ...LEONARD...SCHNEIDER... make this representation under  
(Insert name of applicant)  
the Licensing Act 2003 for the premises described in Part 1 below (delete as applicable)

**Part 1 – Premises or club premises details**

Postal address of premises or club premises, or if none, ordnance survey map reference or description <u>PINNER HILL GOLF CLUB</u> <u>SOUTHVIEW ROAD</u>
Post town <u>PINNER/HARROW</u> Post code (if known) <u>HA5 3YA</u>

Name of premises licence holder or club holding club premises certificate (if known) <u>PINNER HILL GOLF CLUB</u>
Number of premises licence or club premises certificate (if known)

**Part 2 - Applicant details**

I am

1) an interested party (please complete (A) or (B) below)

Please tick  yes

a) a person living in the vicinity of the premises

b) a body representing persons living in the vicinity of the premises

c) a person involved in business in the vicinity of the premises

d) a body representing persons involved in business in the vicinity of the premises

RECEIVED AT LICENSING OFFICE  <b>18 JAN 2012</b>  TIME
---

2) a responsible authority (please complete (C) below)

3) a member of the club to which this application relates  
(please complete (A) below)

**(A) DETAILS OF INDIVIDUAL APPLICANT (fill in as applicable)**

Mr  Mrs  Miss  Ms  Other title   
(for example, Rev)

Surname SCHWEIDER

First names LEONARD

I am 18 years old or over

Please tick  yes

Current address



Post Town

Daytime contact  
Email address  
(optional)

**(B) DETAILS OF OTHER APPLICANT**

Name and address
Telephone number (if any)
E-mail (optional)



2

**(C) DETAILS OF RESPONSIBLE AUTHORITY APPLICANT**

Name and address
Telephone number (if any)
E-mail (optional)

**This representation relates to the following licensing objective(s)**

Please tick one or more boxes

- 1) the prevention of crime and disorder
- 2) public safety
- 3) the prevention of public nuisance
- 4) the protection of children from harm

- 
- 
- 
- 

**Please state the ground(s) for review (please read guidance note 1)**

I LIVE VERY CLOSE TO PINNER HILL GOLF CLUB. WHENEVER THERE IS A FUNCTION AT THE CLUB THE MUSIC STOPS US SLEEPING DESPITE US HAVING SECONDARY GLAZING. PINNER HILL GOLF CLUB HAS NO LARGE ROOM FOR ITS FUNCTIONS & USES A MARQUEE EVERYTIME. BECAUSE OF THIS THE NOISE IS EXCESSIVE. I DONT BELIEVE REGULAR FUNCTIONS IN A MARQUEE ARE ACCEPTABLE IN A RESIDENTIAL DISTRICT & DO NOT OCCUR ANYWHERE ELSE IN LONDON. I THEREFORE STRONGLY OBJECT TO THIS APPLICATION AS IT WILL STOP ME, MY FAMILY & ANY OTHER RESIDENTS WITHIN SEVERAL HUNDRED METRES SLEEPING AT NORMAL HOURS AND IS THEREFORE AGAINST THE HUMAN RIGHTS ACT

**Please provide as much information as possible to support the application (please read guidance note 2)**

**Please tick  
yes**

Have you made a representation relating to this premises before

If yes please state the date of that representation, Day Month Year

--	--	--


**If you have made representations before relating to this premises please state what they were and when you made them**

--

**IT IS AN OFFENCE, LIABLE ON CONVICTION TO A FINE UP TO LEVEL 5 ON THE STANDARD SCALE [AMOUNT], UNDER SECTION 158 OF THE LICENSING ACT 2003 TO MAKE A FALSE STATEMENT IN OR IN CONNECTION WITH THIS APPLICATION**

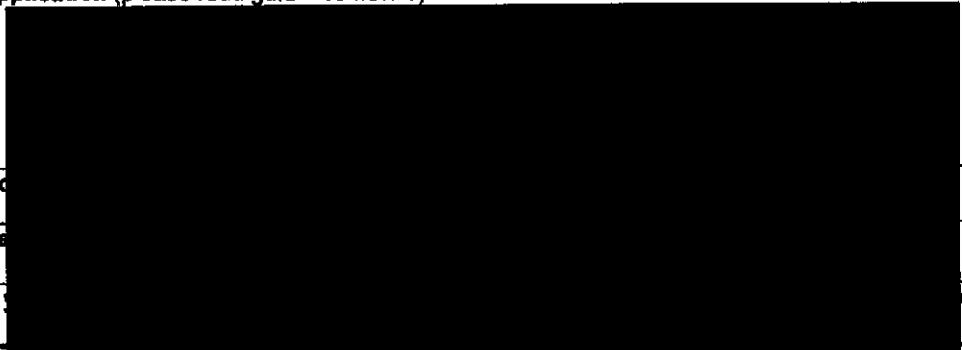
**Part 5 – Signatures** (please read guidance note 3)

Signature of applicant or applicant's solicitor or other duly authorised agent. (please read guidance note 4) if signing on behalf of the applicant please state in what capacity.

Signature 

Date.....16-01-2012.....

Capacity HOME OWNER.....

<b>Contact name (where not previously given) and address for correspondence associated with this application (please read guidance note 5)</b>	
	
Postcode	
Telephone	
If you are a company, please state the name of the company	as (optional)

**Notes for Guidance**

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2. Please list any additional information or details for example dates of problems, which are included in the grounds for representation if available.
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4. An applicant's agent (for example solicitor) may sign the form on their behalf provided that they have actual authority to do so.
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- a) are about the likely effect of the grant of the premises licence or club premises certificate on the promotion of the licensing objectives,
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Harrow Council, Licensing Section, P O Box 18, Station Road, Harrow.

**Making a Representation against an Application (New or variation) for a premises licence or club premises certificate under the Licensing Act 2003**

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

I, MARION SEWELL..... make this representation under  
(Insert name of applicant)  
the Licensing Act 2003 for the premises described in Part 1 below (delete as applicable)

**Part 1 – Premises or club premises details**

Postal address of premises or club premises, or if none, ordnance survey map reference or description	
Pinner Hill Golf Club South View Road Pinner	
Post town	Pinner
Post code (if known)	HA6 3YA

Name of premises licence holder or club holding club premises certificate (if known)
Number of premises licence or club premises certificate (if known)

**Part 2 - Applicant details**

- I am
- |   | Please tick <input checked="" type="checkbox"/> yes |
|---|---|
| 1) an interested party (please complete (A) or (B) below)                           | <input checked="" type="checkbox"/>                 |
| a) a person living in the vicinity of the premises                                  | <input checked="" type="checkbox"/>                 |
| b) a body representing persons living in the vicinity of the premises               | <input type="checkbox"/>                            |
| c) a person involved in business in the vicinity of the premises                    | <input type="checkbox"/>                            |
| d) a body representing persons involved in business in the vicinity of the premises | <input type="checkbox"/>                            |



2) a responsible authority (please complete (C) below)

3) a member of the club to which this application relates (please complete (A) below)

**(A) DETAILS OF INDIVIDUAL APPLICANT (fill in as applicable)**

Mr  Mrs  Miss  Ms  Other title   
(for example, Rev)

Surname **SEIFERT**

First names **MALCOLM**

Please tick  yes

I am 18 years old or over

Current address



Post Town

Daytime contact  
Email address  
(optional)

**(B) DETAILS OF OTHER APPLICANT**

Name and address
Telephone number (if any)
E-mail (optional)

**Subject:** Objection to proposed licensing requests by Pinner Hill Golf Club

2

**From:** MALCOLM SEIFERT

**To:** licensing@harrow.gov.uk;

**Date:** Thursday, 26 January 2012, 17:08

Dear Sirs,

Re: Pinner Hill Golf Club, HA5 3YA;

Objection to application dated 5 January 2012 to extend licensing hours and licence for music and entertainment to non-members

As a resident on Pinner Hill Estate [REDACTED], I am extremely concerned about the above named proposal and strenuously object to it on the following grounds:

Pinner Hill Golf Club is situated in a conservation area and subject to very strict environmental and planning requirements.

There would be increased vehicle traffic to and from Pinner Hill Golf Club. This includes both private vehicles attending events as well as trade vehicles providing services. The roads on Pinner Hill are wholly maintained by the residents with only a nominal contribution from the Club. The roads are neither wide enough nor built for a heavy traffic flow.

The Golf Club does not have adequate parking for large scale functions. This would likely result in visitors to the Club parking illegally on Pinner Hill roads and destroying the verges, which again are maintained and funded by the residents.

Opening the Golf Club to non-members would cause additional traffic to the roads on Pinner Hill, thus exacerbating these problems.

Traffic and parking would reduce the enjoyment for individuals who choose to walk their dogs, ride horses or follow the footpaths through Pinner Hill with young children, bikes and scooters.

2

**(C) DETAILS OF RESPONSIBLE AUTHORITY APPLICANT**

Name and address
Telephone number (if any)
E-mail (optional)

**This representation relates to the following licensing objective(s)**

Please tick one or more boxes

- 1) the prevention of crime and disorder
- 2) public safety
- 3) the prevention of public nuisance
- 4) the protection of children from harm

<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>
<input type="checkbox"/>

Please state the ground(s) for review (please read guidance note 1)

*See attached*





Extended licensing hours and permission for a greater range of activities increases the likelihood of drunken disorderly behaviour. Such activities will bring a far greater number of people onto Pinner Hill increasing the likelihood of crime and disorder on Pinner Hill.

The extension of licensing hours would increase noise pollution from both the sound of live/recorded music and also the arrival/departure of guests to/from the Golf Club house well into the early hours of the morning.

The Golf Club is a listed building and not fitted with sound insulation. Music and loud-speakers can be heard beyond the boundary of the Club's grounds. Pinner Hill is a quiet area where sound travels and all the activities which this licence extension would allow, could clearly disturb the peace.

Yours faithfully,

Malcolm Seifert



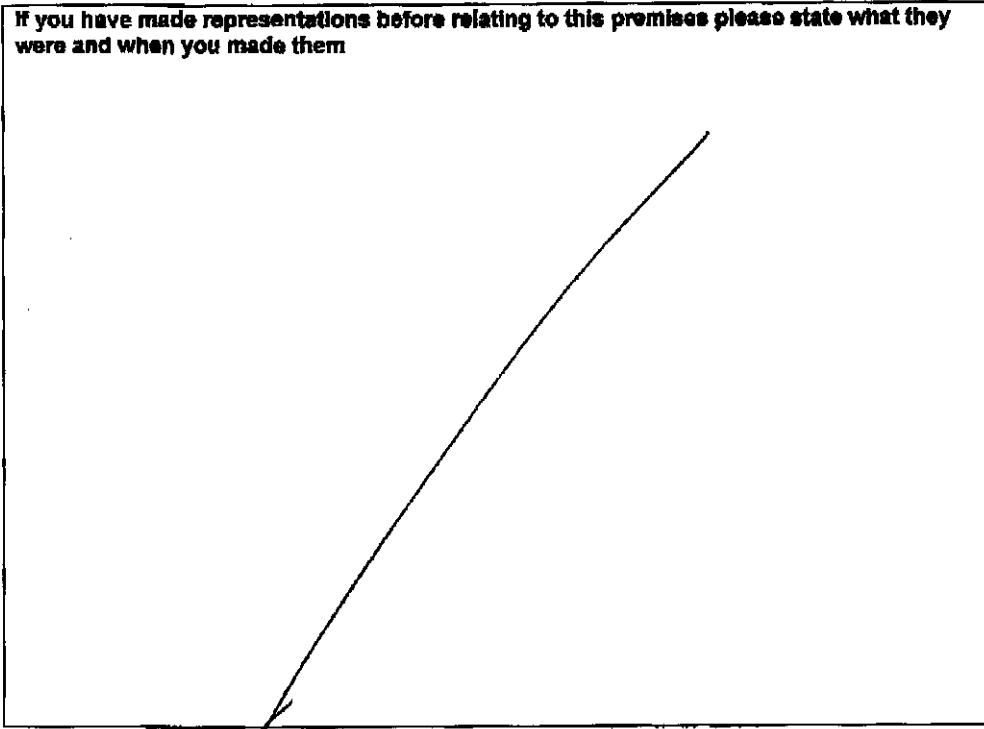
Please tick  
yes

Have you made a representation relating to this premises before

If yes please state the date of that representation, Day Month Year

--	--	--

If you have made representations before relating to this premises please state what they were and when you made them



**IT IS AN OFFENCE, LIABLE ON CONVICTION TO A FINE UP TO LEVEL 5 ON THE STANDARD SCALE [AMOUNT], UNDER SECTION 158 OF THE LICENSING ACT 2003 TO MAKE A FALSE STATEMENT IN OR IN CONNECTION WITH THIS APPLICATION**

**Part 5 – Signatures** (please read guidance note 3)

**Signature of applicant or applicant's solicitor or other duly authorised agent. (please read guidance note 4)**  
If signing on behalf of the applicant please state in what capacity.

Signature

Date 26.01.2012

Capacity Represent

Contact name (where not previously given) and address for correspondence associated with this application (please read guidance note 5)

**Notes for Guidance**

1. The ground(s) for representation must be based on one of the licensing objectives.
2. Please list any additional information or details for example dates of problems, which are included in the grounds for representation if available.
3. The application form must be signed.
4. An applicant's agent (for example solicitor) may sign the form on their behalf provided that they have actual authority to do so.
5. This is the address, which we shall use to correspond with you about this representation.

Relevant Representations means;

- a) are about the likely effect of the grant of the premises licence or club premises certificate on the promotion of the licensing objectives,
- b) that the representation were made by an interested party or responsible authority within the period prescribed, 28 days from the application was advertised.
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Harrow Council, Licensing Section, P O Box 18, Station Road, Harrow.

**Making a Representation against an Application (New or variation) for a premises licence or club premises certificate under the Licensing Act 2003**

**PLEASE READ THE FOLLOWING INSTRUCTIONS FIRST**

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

I MICHELLE WOSKASZKA make this representation under  
(Insert name of applicant)  
the Licensing Act 2003 for the premises described in Part 1 below (delete as applicable)

**Part 1 – Premises or club premises details**

Postal address of premises or club premises, or if none, ordnance survey map reference or description <u>PINNER HILL GOLF CLUB</u> <u>SOUTHVIEW ROAD</u>
Post town <u>PINNER/HARROW</u> (Post code (if known) <u>HA5 3YA</u> )

Name of premises licence holder or club holding club premises certificate (if known)
Number of premises licence or club premises certificate (if known)

**Part 2 - Applicant details**

I am

1) an interested party (please complete (A) or (B) below)

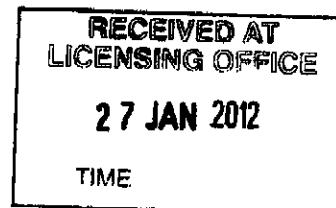
a) a person living in the vicinity of the premises

b) a body representing persons living in the vicinity of the premises

c) a person involved in business in the vicinity of the premises

d) a body representing persons involved in business in the vicinity of the premises

Please tick ✓ yes



2) a responsible authority (please complete (C) below)

3) a member of the club to which this application relates (please complete (A) below)

**(A) DETAILS OF INDIVIDUAL APPLICANT (fill in as applicable)**

Mr  Mrs  Miss  Ms  Other title   
(for example, Rev)

Surname WEERASEKERA

First names MICHELLE

I am 18 years old or over

Please tick  yes

Current address



Post Town

Daytime contact  
Email address  
(optional)

**(B) DETAILS OF OTHER APPLICANT**

Name and address
Telephone number (if any)
E-mail (optional)

2

**(C) DETAILS OF RESPONSIBLE AUTHORITY APPLICANT**

Name and address
Telephone number (if any)
E-mail (optional)

**This representation relates to the following licensing objective(s)**

Please tick one or more boxes

- |   |                                     |
|---|-------------------------------------|
| 1) the prevention of crime and disorder | <input type="checkbox"/>            |
| 2) public safety                        | <input type="checkbox"/>            |
| 3) the prevention of public nuisance    | <input checked="" type="checkbox"/> |
| 4) the protection of children from harm | <input type="checkbox"/>            |

Please state the ground(s) for review (please read guidance note 1)

The extended bar licence times until 1.30am on both Friday and Saturday evenings will cause a public nuisance to both the properties surrounding the club and also the other houses on the estate through increased <sup>noise and</sup> traffic, late at night. These owners have chosen to live in this area because of it's tranquility and peacefulness. If allowed this licence will have a major detrimental effect, and cause a public nuisance on a weekly basis, with increased party problems and congestion.

Please provide as much information as possible to support the application (please read guidance note 2)

I make this objection to the licence based on the following points.

- the increased noise, through both the music late at night and the traffic
- the increased congestion, there are no pavements on the estate, parking could cause a problem and spill onto the roads
- with increased traffic, will come increased security risks for the properties on the estate.
- the peace and tranquility that exists and is an asset to the estate will be affected and have a significant detrimental impact on the property owners.



Please tick  
yes

Have you made a representation relating to this premises before

If yes please state the date of that representation, Day Month Year

--	--	--

**If you have made representations before relating to this premises please state what they were and when you made them**

**IT IS AN OFFENCE, LIABLE ON CONVICTION TO A FINE UP TO LEVEL 5 ON THE STANDARD SCALE [AMOUNT], UNDER SECTION 158 OF THE LICENSING ACT 2003 TO MAKE A FALSE STATEMENT IN OR IN CONNECTION WITH THIS APPLICATION**

**Part 5 – Signatures** (please read guidance note 3)

**Signature of applicant or applicant's solicitor or other duly authorised agent.** (please read guidance note 4)  
If signing on behalf of the applicant please state in what capacity.

Signature  .....

Date 24/1/12 .....

Capacity .....

<b>Contact name (where not previously given) and address for correspondence associated with this application</b> (please read guidance note 5) <p style="text-align: center;"><i>As Above.</i></p>	
<b>Post town</b>	<b>Post code</b>
<b>Telephone number (if any)</b>	
<b>If you would prefer us to correspond with you using an email address your e mail address (optional)</b>	

**Notes for Guidance**

1. The ground(s) for representation must be based on one of the licensing objectives.
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3. The application form must be signed.
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- b) that the representation were made by an interested party or responsible authority within the period prescribed, 28 days from the application was advertised.
- c) in the case of representations made by an interested party (who is not also a responsible authority) that they are not, in the opinion of the relevant Licensing Authority, frivolous or vexatious.

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THE LONDON BOROUGH OF HARROW  
LICENSING DEPARTMENT  
FILE 10796, APPLICATION BY  
PINNER HILL GOLF CLUB 5<sup>th</sup> JANUARY 2011



21<sup>st</sup> JANUARY 2012

Dear Sirs

We write to object to the above application for the following reasons:

1. our property is adjacent to the Golf Club carpark and close to the club house. We already experience considerable disturbance from the various events held by the Club because of increased traffic and noise until after midnight. If allowed the new proposal will mean these activities will be extended to every weekday and into the early hours of Saturdays and Sundays all through the year.
2. Pinner Hill is a private estate and a Conservation Area. The narrow roads are maintained at considerable cost by the Residents. Increased clientele at the Golf Club will effectively mean the roads will become "Public" and the resultant wear and tear will cause additional outlay for the Residents which will obviously be totally unacceptable.
3. Parking on the estate roads is for Residents only and this is rigorously enforced. Therefore the <sup>roads</sup> would not be available to the general public as an overflow area which would mean that the Golf Club would have great difficulty in providing adequate parking for visitors during the many events and functions it anticipates holding if its requests are approved.

Yours faithfully  
Mr and Mrs B. Pike



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24 JAN 2012
TIME.

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Harrow Council, Licensing Section, P O Box 18, Station Road, Harrow.

### Making a Representation against an Application (New or variation) for a premises licence or club premises certificate under the Licensing Act 2003

#### PLEASE READ THE FOLLOWING INSTRUCTIONS FIRST

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

I ..... P.W. JUSTIN ..... make this representation under  
(Insert name of applicant)  
the Licensing Act 2003 for the premises described in Part 1 below (delete as applicable)

#### Part 1 – Premises or club premises details

Postal address of premises or club premises, or if none, ordnance survey map reference or description	
PINNER HILL GOLF CLUB SOUTHVIEW ROAD PINNER	
Post town <u>PINNER/HARROW</u>	Post code (if known) <u>HAS 3YA</u>

Name of premises licence holder or club holding club premises certificate (if known)
Number of premises licence or club premises certificate (if known)

#### Part 2 - Applicant details

I am

1) an interested party (please complete (A) or (B) below)

a) a person living in the vicinity of the premises

b) a body representing persons living in the vicinity of the premises

c) a person involved in business in the vicinity of the premises

d) a body representing persons involved in business in the vicinity of the premises

Please tick ✓ yes

RECEIVED AT  
LICENSING OFFICE

25 JAN 2012

TIME.

2) a responsible authority (please complete (C) below)

3) a member of the club to which this application relates (please complete (A) below)

**(A) DETAILS OF INDIVIDUAL APPLICANT (fill in as applicable)**

Mr  Mrs  Miss  Ms  Other title   
(for example, Rev)

Surname JUSTIN

First names PETER

Please tick  yes

I am 18 years old or over

Current address

[Redacted address area]

Post T

Daytime  
Email a  
(optional)

**(B) DETAILS OF OTHER APPLICANT**

Name and address
Telephone number (if any)
E-mail (optional)

**(C) DETAILS OF RESPONSIBLE AUTHORITY APPLICANT**

Name and address
Telephone number (if any)
E-mail (optional)

**This representation relates to the following licensing objective(s)**

Please tick one or more boxes

- 1) the prevention of crime and disorder
- 2) public safety
- 3) the prevention of public nuisance
- 4) the protection of children from harm

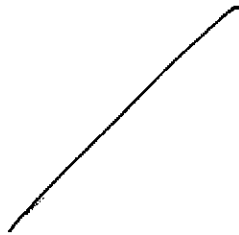
- 
- 
- 
- 

Please state the ground(s) for review (please read guidance note1)

The proposed licensing changes will have an adverse effect on the Pinner Hill Conservation Area, in particular, its residents. This area is subject to very strict planning and environmental rules. The proposed licensing changes allow the introduction of non-golf related activities and represent a 'change of use' of the Golf Club premises. The increase in traffic flow and the noise levels that will be generated are totally unacceptable in an otherwise quiet residential area. The car parking facilities at the Golf Club are very limited and the no parking rules on the estate are strictly enforced. Consequently, many problems will arise from the increased numbers of vehicles parking at the Golf Club.

The proposed, extended licensing hours - to 1:30 am - will also cause a great deal of nuisance at a time when the surrounding Pinner Hill estate is very quiet. The residents of Pinner Hill have co-existed happily with the Golf Club for many decades. However, approval of this licensing application will cause a great deal of nuisance and problems never previously experienced.

Please provide as much information as possible to support the application (please read guidance note 2)





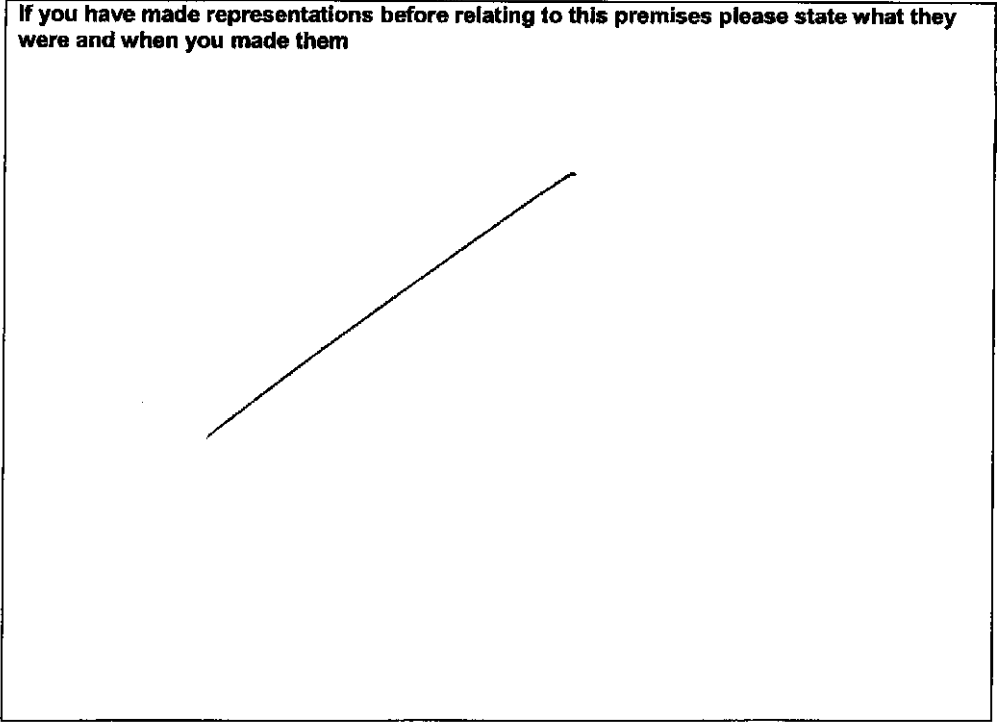
Please tick  
yes

Have you made a representation relating to this premises before

If yes please state the date of that representation, Day Month Year

--	--	--

**If you have made representations before relating to this premises please state what they were and when you made them**



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**Part 5 – Signatures** (please read guidance note 3)

**Signature of applicant or applicant's solicitor or other duly authorised agent.** (please read guidance note 4)  
If signing on behalf of the applicant please state in what capacity.

Signature



(P.W. JOSEPH)

Date

22/1/12

Capacity

LOCAL RESIDENT.

<b>Contact name (where not previously given) and address for correspondence associated with this application</b> (please read guidance note 5)	
<b>Post town</b>	<b>Post code</b>
<b>Telephone number (if any)</b>	
<b>If you would prefer us to correspond with you using an email address your e mail address (optional)</b>	

**Notes for Guidance**

1. The ground(s) for representation must be based on one of the licensing objectives.
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I PHILIPPA LEWIS..... make this representation under  
(Insert name of applicant)  
the Licensing Act 2003 for the premises described in Part 1 below (delete as applicable)

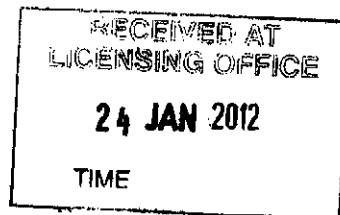
**Part 1 – Premises or club premises details**

Postal address of premises or club premises, or if none, ordnance survey map reference or description	
PINNER HILL GOLF CLUB, SOUTHVIEW ROAD PINNER	
Post town	Post code (if known) HA5 3YA

Name of premises licence holder or club holding club premises certificate (if known)
Number of premises licence or club premises certificate (if known)

**Part 2 - Applicant details**

- I am
- |   | Please tick ✓ yes                   |
|---|-------------------------------------|
| 1) an interested party (please complete (A) or (B) below)                           | <input checked="" type="checkbox"/> |
| a) a person living in the vicinity of the premises                                  | <input checked="" type="checkbox"/> |
| b) a body representing persons living in the vicinity of the premises               | <input type="checkbox"/>            |
| c) a person involved in business in the vicinity of the premises                    | <input type="checkbox"/>            |
| d) a body representing persons involved in business in the vicinity of the premises | <input type="checkbox"/>            |



2) a responsible authority (please complete (C) below)

3) a member of the club to which this application relates (please complete (A) below)

**(A) DETAILS OF INDIVIDUAL APPLICANT (fill in as applicable)**

Mr  Mrs  Miss  Ms  Other title   
(for example, Rev)

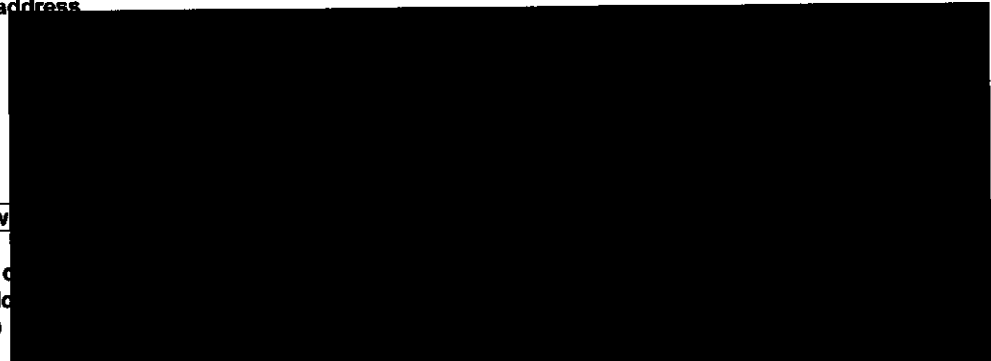
Surname LEWIS

First names PHILIPPA

Please tick  yes

I am 18 years old or over

Current address



Post Town

Daytime contact  
Email address  
(optional)

**(B) DETAILS OF OTHER APPLICANT**

Name and address
Telephone number (if any)
E-mail (optional)

2

**(C) DETAILS OF RESPONSIBLE AUTHORITY APPLICANT**

Name and address <i>N/A</i>
Telephone number (if any)
E-mail (optional)

**This representation relates to the following licensing objective(s)**

Please tick one or more boxes

- |   |                                     |
|---|-------------------------------------|
| 1) the prevention of crime and disorder | <input type="checkbox"/>            |
| 2) public safety                        | <input type="checkbox"/>            |
| 3) the prevention of public nuisance    | <input checked="" type="checkbox"/> |
| 4) the protection of children from harm | <input type="checkbox"/>            |

**Please state the ground(s) for review (please read guidance note1)**

*See attached.*

**Please provide as much information as possible to support the application (please read guidance note 2)**

*See attached.*

**Representation against Application by Pinner Hill Golf Club, 5 January 2012  
for a premises licence or club premises certificate under the Licensing Act  
2003.**

Additional pages to the submission by Philippa Lewis of [REDACTED]  
[REDACTED] 22 January 2012.

**'Information to support the application'.**

**Grounds for review:**

Pinner Hill is a normally quiet neighbourhood and the type of noise, or 'anti-social behaviour' that would result if the licence were to be granted, would cause a significant disruption and make it very uncomfortable to live here.

The application does not conform to the legal requirement that licensed premises should minimise the disturbance to their neighbours.

Specifically, disturbance will be caused by:

- The playing of loud music indoors and outdoors, karaoke, piano and a DJ, and overseas TV broadcasts until 1.30 am on a Friday or Saturday and 11pm on other evenings.
- Provision of refreshments both indoors and outdoors (with accompanying guest noise).
- Sale of alcohol for consumption on and off the premises may cause disturbance of the peace as guests take their purchases for consumption elsewhere.

All guests will arrive and leave in their own vehicles or taxis. Virtually no-one walks to the Pinner Hill Golf Club, as it is a significant distance from any public transport.

Hence it will be impossible for the guests to 'leave quietly', regardless of any request from the DJ. They will chat and laugh as they leave and open and close their car doors and drive off. All vehicles and their doors make a significant noise. Residents living on the estate will inevitably be disturbed.

The golf club's proposal that they will 'prevent admission of persons who appear intoxicated' does not deal with the problems of those who become intoxicated, or just a little 'merry' after a few drinks, whilst in the club and create a disturbance as they leave.

The extra traffic on the roads will cause excessive wear, and the need for more frequent resurfacing on roads that are not built to high specification and are not intended to withstand regular busy traffic. The financial cost of repairing the roads, and the disturbance this will cause, will have a significant impact on the residents of the estate.

The application is totally unacceptable and out of keeping with the neighbourhood and should therefore, be refused.

**'Please provide as much information as possible to support the application':**

At present, when the golf club holds events that continue late at night and into the early morning, the noise of music and people outside, talking and slamming car doors and driving off makes it impossible to get to sleep, and can also disturb our sleep.

The application form does not require the golf club to specify the expected number of guests, as the number is below 5,000. In recent years, whenever there has been a large function, visitors to the golf club park on the surrounding roads, causing significant inconvenience to the residents. Parking at the junction on Park View and Southview Road also causes a danger as drivers' views of oncoming traffic is obstructed. Visitors to the club do not have a right to park on the roads, but past experience has shown that this has been ignored, and it is probable that this would become a common occurrence if the extension to the licence were granted.

In recent years, the frequency of large functions that cause a disturbance late at night has increased. We have not previously objected, and have tolerated being woken at night by loud music, and DJs, and by the sound of car doors slamming and car engines as people leave the premises.

It would, however, become impossible to tolerate this sort of noise if it were to become a regular Friday and Saturday night event.

Residents have not been notified individually of any previous applications by the golf club for an extension of the licensing arrangements for the club.

I consider that the application to allow live music on a regular basis on Friday and Saturday night until 1.30 am is a request to legalise the creation of a routine 'public nuisance' or 'noise nuisance' which will regularly disturb the resident's sleep.

This application should therefore be refused as it is not a 'reasonable' request, and will cause a disturbance that is out of keeping with a residential area.



Please tick  
yes

NO

Have you made a representation relating to this premises before

If yes please state the date of that representation, Day Month Year

--	--	--


If you have made representations before relating to this premises please state what they were and when you made them

Not applicable.

**IT IS AN OFFENCE, LIABLE ON CONVICTION TO A FINE UP TO LEVEL 5 ON THE STANDARD SCALE [AMOUNT], UNDER SECTION 158 OF THE LICENSING ACT 2003 TO MAKE A FALSE STATEMENT IN OR IN CONNECTION WITH THIS APPLICATION**

**Part 5 – Signatures** (please read guidance note 3)

**Signature of applicant or applicant's solicitor or other duly authorised agent.** (please read guidance note 4)  
If signing on behalf of the applicant please state in what capacity.

Signature   
Date 20 January 2012  
Capacity APPLICANT

<b>Contact name (where not previously given) and address for correspondence associated with this application</b> (please read guidance note 5) <u>As overleaf.</u>	
<b>Post town</b>	<b>Post code</b>
<b>Telephone number (if any)</b>	
<b>If you would prefer us to correspond with you using an email address your e mail address (optional)</b>	


**Notes for Guidance**

1. The ground(s) for representation must be based on one of the licensing objectives.
2. Please list any additional information or details for example dates of problems, which are included in the grounds for representation if available.
3. The application form must be signed.
4. An applicant's agent (for example solicitor) may sign the form on their behalf provided that they have actual authority to do so.
5. This is the address, which we shall use to correspond with you about this representation.

Relevant Representations means;

- a) are about the likely effect of the grant of the premises licence or club premises certificate on the promotion of the licensing objectives,
- b) that the representation were made by an interested party or responsible authority within the period prescribed, 28 days from the application was advertised.
- c) in the case of representations made by an interested party (who is not also a responsible authority) that they are not, in the opinion of the relevant Licensing Authority, frivolous or vexatious.

Further restrictions apply relating to Police Representations on DPS's and representations on provisional statements. Please check with the Licensing Section.



Harrow Council,  
Licensing Section,  
PO Box 18,  
Station road,  
Harrow

22 January 2012


Pinner Hill Golf Club; Representation against Licensing Application

Dear Sir,

I enclose a representation against the Pinner Hill Golf Club's Licensing application received in your office on 5 January 2012.

Please acknowledge receipt of this representation and keep me informed of progress.

Yours faithfully,



Philippa Lewis

This page is intentionally left blank

Harrow Council, Licensing Section, P O Box 18, Station Road, Harrow.

**Making a Representation against an Application (New or variation) for a premises licence or club premises certificate under the Licensing Act 2003**

**PLEASE READ THE FOLLOWING INSTRUCTIONS FIRST**

Before completing this form please read the guidance notes at the end of the form  
If you are completing this form by hand please write legibly in block capitals. In all cases ensure that your answers are inside the boxes and written in black ink. Use additional sheets if necessary.

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

**PINNER HILL RESIDENTS ASSOCIATION AND**

**PINNER HILL ESTATE LIMITED** make this representation under

(Insert name of applicant)

the Licensing Act 2003 for the premises described in Part 1 below (delete as applicable)

**Part 1 – Premises or club premises details**

Postal address of premises or club premises, or if none, ordnance survey map reference or description	
PINNER HILL GOLF CLUB (PINNER HILL) SOUTH VIEW ROAD	
Post town PINNER	Post code (if known) HA5 3TA

Name of premises licence holder or club holding club premises certificate (if known)
GRAHAM ARNOLD LN/0000 5049/2011
Number of premises licence or club premises certificate (if known)
NOT KNOWN

**Part 2 - Applicant details**

I am

1) an interested party (please complete (A) or (B) below)

Please tick ✓ yes

a) a person living in the vicinity of the premises

b) a body representing persons living in the vicinity of the premises

c) a person involved in business in the vicinity of the premises

d) a body representing persons involved in business in the vicinity of the premises

2) a responsible authority (please complete (C) below)

3) a member of the club to which this application relates (please complete (A) below)

**(A) DETAILS OF INDIVIDUAL APPLICANT (fill in as applicable)**

Mr  Mrs  Miss  Ms  Other title   
(for example, Rev)

Surname

First names

Please tick  yes

I am 18 years old or over

Current address

Post Town

Post Code

Daytime contact telephone number

Email address  
(optional)

**(B) DETAILS OF OTHER APPLICANT**

Name and address	PINNER HILL RESIDENTS ASSOCIATION & PINNER HILL ESTATE LIMITED

2

**(C) DETAILS OF RESPONSIBLE AUTHORITY APPLICANT**

Name and address
Telephone number (if any)
E-mail (optional)

**This representation relates to the following licensing objective(s)**

Please tick one or more boxes

- |   |                                     |
|---|-------------------------------------|
| 1) the prevention of crime and disorder | <input checked="" type="checkbox"/> |
| 2) public safety                        | <input type="checkbox"/>            |
| 3) the prevention of public nuisance    | <input checked="" type="checkbox"/> |
| 4) the protection of children from harm | <input type="checkbox"/>            |

Please state the ground(s) for review (please read guidance note1)

See attached letter

Please tick  
yes

Have you made a representation relating to this premises before

If yes please state the date of that representation, Day Month Year

--	--	--

**If you have made representations before relating to this premises please state what they were and when you made them**



Please provide as much information as possible to support the application (please read guidance note 2)

See attached letter

IT IS AN OFFENCE, LIABLE ON CONVICTION TO A FINE UP TO LEVEL 5 ON THE STANDARD SCALE [AMOUNT], UNDER SECTION 158 OF THE LICENSING ACT 2003 TO MAKE A FALSE STATEMENT IN OR IN CONNECTION WITH THIS APPLICATION

**Part 5 – Signatures** (please read guidance note 3)

Signature of applicant or applicant's solicitor or other duly authorised agent. (please read guidance note 4)  
If signing on behalf of the applicant please state in what capacity.

Signature



Date

25.1.12

Capacity

Chairman, Pinner Hill Residents Association  
Director, PINNER HILL ESTATE LTD

Contact name (where not previously given) and address for correspondence associated with this application (please read guidance note 5)

As above

Post town

Post code

Telephone number (if any)

If you would prefer us to correspond with you using an email address your e mail address (optional)

**Notes for Guidance**

1. The ground(s) for representation must be based on one of the licensing objectives.
2. Please list any additional information or details for example dates of problems, which are included in the grounds for representation if available.
3. The application form must be signed.
4. An applicant's agent (for example solicitor) may sign the form on their behalf provided that they have actual authority to do so.
5. This is the address, which we shall use to correspond with you about this representation.

Relevant Representations means;

- a) are about the likely effect of the grant of the premises licence or club premises certificate on the promotion of the licensing objectives,
- b) that the representation were made by an interested party or responsible authority within the period prescribed, 28 days from the application was advertised.
- c) in the case of representations made by an interested party (who is not also a responsible authority) that they are not, in the opinion of the relevant Licensing Authority, frivolous or vexatious.

Further restrictions apply relating to Police Representations on DPS's and representations on provisional statements. Please check with the Licensing Section.

# Pinner Hill Residents Association



Date: 25th January 2012

Harrow Council  
Licensing Applications - Oppositions  
Civic Centre  
Station Road  
Harrow HA1 2XY

By Email and Post  
[environmental.health@harrow.gov.uk](mailto:environmental.health@harrow.gov.uk)  
[licensing@harrow.gov.uk](mailto:licensing@harrow.gov.uk)



Dear Sirs,

**Representations of Pinner Hill Residents Association (PHRA) and Pinner Hill Estate Ltd (PHEL) on Application of Pinner Hill Golf Club dated 21<sup>st</sup> November 2011, first advertised 5<sup>th</sup> January 2012 for a premises licence (Application)**

1. PHRA is an Association governed by Rules whose members consist of the freehold owners of the 88 houses in its privately owned roads Pinner Hill, South View Road, Hillside Road and Park View Road (collectively called Pinner Hill Estate) and numbers 1-5 Potter Street Heights, 125-131 Potter Street and the 16 named houses in Potter Street Hill-in total 114 dwellings. Pinner Hill Estate is in a Conservation Area and in 1990 was designated an Area of Natural Beauty whose tranquillity is thus recognised. Pinner Hill Estate is self contained and the private roads merely serve the purpose of access from and to Pinner Hill Road, Potter Street and Potter Street Hill; in other words they lead effectively to nowhere from outside the Estate and are used only by residents and invitees and eligible golfers and golf club personnel- a very limited number of users with low volumes of traffic. Pinner Hill Estate Ltd is a company owned by the residents. It owns the roads and verges on the estate.

2. It is against that background as well as an awareness of the terms of the existing premises licence and of the four key objectives of the Licensing Act 2003 that these representations are made against the Application.

3. **Material Variations:** The material variations applied for are:-

- (i) "Fine Dining Social Nights"
- (ii) weddings and funerals for non members-we presume that the intention is to hold receptions for weddings and funerals rather than the substantive event

**Chairman: Susan Singleton    Vice-Chairman: Chris Ralph  
Secretary: Sarah Ferauson**

(iii) as an increase in the proposed hours of music, live or recorded, on Fridays and Saturdays throughout the year until 01.30 instead of 01.00 the following morning.

There is to be no limit to the numbers of such proposed events which could be held in any one year.

Residents at present tolerate the holding of the Club's Summer Ball in a marquee with amplified sound, in recognition of its significance to the Club. The proposed additional activities are understood to be motivated by commercial considerations and it is unreasonable to expect residents to show the same degree of tolerance.

4. For the reasons set out below we formally object to each of these proposals on the following grounds within the following key objectives:

#### 4.1 Crime and Disorder

The increase in any one of these activities as a result of their availability to the public at large (as opposed to the very limited class of persons currently able to enjoy them) is bound to increase traffic to strangers. There is a well recognised causal relationship between cars and the commission of criminal offences. With the use of the Golf Clubhouse available up to 11pm on four weekdays and to much later on Fridays and Saturdays to the early hours of the following morning, there would thus be an increased risk of, and opportunities for, crime, particularly against property on the Estate.

#### 4.2 Public Nuisance

Music. The Clubhouse does not enjoy any modern soundproofing and the escape of noise from and associated with music, for example disc jockeying- as well the music itself, on the extra number of occasions which the Application asks for has the potential to cause substantial public nuisance in the daytime as well as in the evening and further into the night. This is especially the case in the summer when, depending on the weather, the windows and outside doors will almost inevitably be open and thus allow noise to escape and be heard by a substantial number of households on the Estate and beyond.

#### 4.3 Traffic

The only realistic access to the Golf Clubhouse is to drive there over one or more of the four private roads. The prospective numbers of additional visitors would by reason of the traffic noise, especially at unsocial hours, have the real and credible potential to be the cause of

**Chairman: Susan Singleton    Vice-Chairman: Chris Ralph**  
**Secretary: Sarah Ferauson**

public nuisance in what is essentially a haven of quietness. Moreover whereas visitors could be encouraged to leave quietly the effective cause of the nuisance, the volume and potential lateness of traffic could not be restrained by any action of the Golf Club, its employees or the event organisers or their staff.

These are our reasons for objecting. We understand there is a be a meeting for the hearing of objections and we would be grateful to be informed when that will be in due course.

Our comments have been put together from consultation both with our committee but also more widely from residents too. We understand individual residents may be putting in their own objections as well. We have also completed the form which refers to this letter for the detail of our objections.

Yours faithfully



Ms E Susan Singleton  
Chairman  
Pinner Hill Residents Association

Director, Pinner Hill Estate Ltd

**Chairman: Susan Singleton    Vice-Chairman: Chris Ralph  
Secretary: Sarah Ferauson**

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Harrow Council, Licensing Section, P O Box 18, Station Road, Harrow.

**Making a Representation against an Application (New or variation) for a premises licence or club premises certificate under the Licensing Act 2003**

**PLEASE READ THE FOLLOWING INSTRUCTIONS FIRST**

Before completing this form please read the guidance notes at the end of the form. If you are completing this form by hand please write legibly in block capitals. In all cases ensure that your answers are inside the boxes and written in black ink. Use additional sheets if necessary.

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

I RICHARD ROSENBERG make this representation under  
(insert name of applicant)  
the Licensing Act 2003 for the premises described in Part 1 below (delete as applicable)

**Part 1 – Premises or club premises details**

Postal address of premises or club premises, or if none, ordnance survey map reference or description <u>PINNER HILL GOLF CLUB</u> <u>SOUTHVIEW ROAD</u>
Post town <u>PINNER</u> Post code (if known) <u>HA5 3YA</u>

Name of premises licence holder or club holding club premises certificate (if known) <u>PINNER HILL GOLF CLUB</u>
Number of premises licence or club premises certificate (if known)

**Part 2 - Applicant details**

I am

1) an interested party (please complete (A) or (B) below)

a) a person living in the vicinity of the premises

b) a body representing persons living in the vicinity of the premises

c) a person involved in business in the vicinity of the premises

d) a body representing persons involved in business in the vicinity of the premises

Please tick  yes



<b>RECEIVED AT LICENSING OFFICE</b>
<b>24 JAN 2012</b>
TIME

2) a responsible authority (please complete (C) below)

3) a member of the club to which this application relates (please complete (A) below)

**(A) DETAILS OF INDIVIDUAL APPLICANT (fill in as applicable)**

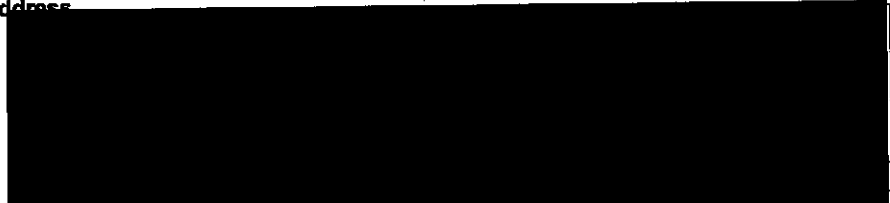
Mr  Mrs  Miss  Ms  Other title   
(for example, Rev)

Surname ROSENBERG

First names ALICIA


Please tick  yes

I am 18 years old or over

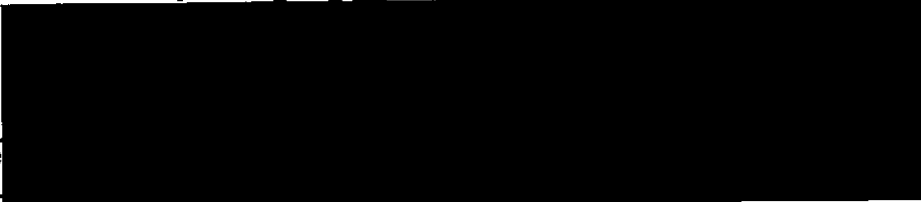
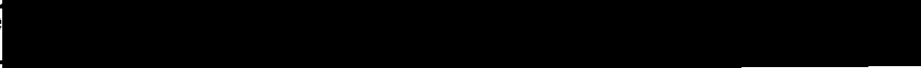

Current address 

Post Town 

Daytime contact number 

Email address (optional) 

**(B) DETAILS OF OTHER APPLICANT**

Name and address	
<u>MARYL ROSENBERG</u>	
	
Tele	
E-mail (optional)	



**(C) DETAILS OF RESPONSIBLE AUTHORITY APPLICANT**

Name and address	
PINNAC HILL GOLF CLUB SOUTHVIEW ROAD PINNAC HARROLD HAS34A	
Telephone number (if any)	[REDACTED]
E-mail (optional)	

**This representation relates to the following licensing objective(s)**

Please tick one or more boxes

- 1) the prevention of crime and disorder
- 2) public safety
- 3) the prevention of public nuisance
- 4) the protection of children from harm

- 
- 
- 
- 

Please state the ground(s) for review (please read guidance note 1)

MY WIFE AND I ARE NEARING RETIREMENT AND LIVE ON PINNAC HILL FOR THE QUIET AND TRANQUILITY.

MRS ROSENBERG IS IN PERMISSION FROM UNCLE AND FAMILY RECENTLY

Please provide as much information as possible to support the application (please read guidance note 2)

HAD A KIDNEY TRANSPLANT  
WE DO NOT WANT TO  
MOVE AS A RESULT  
OF THE NOISE AND  
EXTRA TRAFFIC THAT  
MAY OCCUR AS A  
RESULT OF THE  
APPLICATION BY PINNER  
HILL GOLF CLUB.  
THE GOLF CLUB DESCRIBE  
THE SITUATION OF THE GOLF  
CLUB AS ON A PRIVATE  
ESTATE AND AT NIGHT IT  
SHOULD STAY AS SUCH.

**Please tick  
yes**

Have you made a representation relating to this premises before

If yes please state the date of that representation, Day Month Year

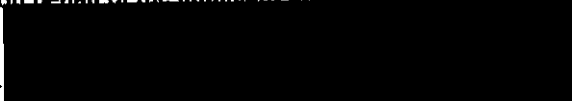
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**If you have made representations before relating to this premises please state what they were and when you made them**

**IT IS AN OFFENCE, LIABLE ON CONVICTION TO A FINE UP TO LEVEL 5 ON THE STANDARD SCALE [AMOUNT], UNDER SECTION 158 OF THE LICENSING ACT 2003 TO MAKE A FALSE STATEMENT IN OR IN CONNECTION WITH THIS APPLICATION**

**Part 5 – Signatures** (please read guidance note 3)

Signature of applicant or applicant's solicitor or other duly authorised agent. (please read guidance note 4)  
If signing on behalf of the applicant please state in what capacity.

Signature   
Date 20/11/12  
Capacity RESIDENT ON PINNACR HILL

Contact name (where not previously given) and address for correspondence associated with this application (please read guidance note 5)	
Post town	Post code
Telephone number (if any)	
If you would prefer us to correspond with you using an email address your e mail address (optional)	

**Notes for Guidance**

1. The ground(s) for representation must be based on one of the licensing objectives.
2. Please list any additional information or details for example dates of problems, which are included in the grounds for representation if available.
3. The application form must be signed.
4. An applicant's agent (for example solicitor) may sign the form on their behalf provided that they have actual authority to do so.
5. This is the address, which we shall use to correspond with you about this representation.

Relevant Representations means:

- a) are about the likely effect of the grant of the premises licence or club premises certificate on the promotion of the licensing objectives,
- b) that the representation were made by an interested party or responsible authority within the period prescribed, 28 days from the application was advertised.
- c) in the case of representations made by an interested party (who is not also a responsible authority) that they are not, in the opinion of the relevant Licensing Authority, frivolous or vexatious.

Further restrictions apply relating to Police Representations on DPS's and representations on provisional statements. Please check with the Licensing Section.

**From:** "Susan Singleton" [REDACTED]  
**To:** <environmental.health@harrow.gov.uk>, "licensing" <licensing@harrow.gov.uk>  
**Date:** 16/01/2012 17:10  
**Subject:** Fw: Licensing Application - Pinner Hill Golf Club  
**Attachments:** LicensingNEW\_APPLICATION\_PINNER\_HILL\_GOLF\_CLUB\_05\_JAN\_2012[1].pdf; Conservation2009PinnerHill.pdf; GolfClubLicensingApp - Opp ESS.pdf; PinnerHillIObj form0030.pdf

Further to my email of earlier today I now understand there is an objection form you prefer to have completed and I now attach that - I cross refer to my original letter for the grounds in any event.

Susan Singleton

---

Ms. E. Susan Singleton, Solicitor, [REDACTED]

[REDACTED]

----- Original Message -----

**From:** Susan Singleton  
**To:** environmental.health@harrow.gov.uk ; licensing  
**Sent:** Monday, January 16, 2012 3:22 PM  
**Subject:** Fw: Licensing Application - Pinner Hill Golf Club

I have corrected the date on my letter - see new version attached.

----- Original Message -----

**From:** Susan Singleton  
**To:** environmental.health@harrow.gov.uk ; licensing  
**Sent:** Monday, January 16, 2012 3:20 PM  
**Subject:** Licensing Application - Pinner Hill Golf Club

Please see attached letter opposing the Licensing Application of Pinner Hill Golf Club at [http://www.harrow.gov.uk/downloads/file/10796/pinner\\_hill\\_golf\\_club\\_ha5\\_3ya-new\\_application\\_5th\\_January\\_2012](http://www.harrow.gov.uk/downloads/file/10796/pinner_hill_golf_club_ha5_3ya-new_application_5th_January_2012) ( copy attached for ease of reference).

These are my personal objections. The Pinner Hill Residents Association which I also chair will be putting in its own objections, as will other residents. My elderly next door neighbour Mrs P Preston has also just telephoned me about this a few moments ago. She is unable write due to disability, but wants to voice her objections. I suggested there may be a process by which she can dictate comments and perhaps she should contact Harrow Council.

The Residents Association wants to know what the process is from now and whether we can attend and be represented at any hearing in relation to this application as we would want the opportunity to do so if that be possible.

Attachments: Letter 16.1.11,  
and by email only : Conservation Document and Golf Club's Application

E. Susan Singleton

---



Harrow Council, Licensing Section, P O Box 18, Station Road, Harrow.

**Making a Representation against an Application (New or variation) for a premises licence or club premises certificate under the Licensing Act 2003**

**PLEASE READ THE FOLLOWING INSTRUCTIONS FIRST**

Before completing this form please read the guidance notes at the end of the form. If you are completing this form by hand please write legibly in block capitals. In all cases ensure that your answers are inside the boxes and written in black ink. Use additional sheets if necessary.

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

I E S Singleton BE Singleton J P Singleton S J Singleton  
RM Singleton make this representation under  
(Insert name of applicant)

the Licensing Act 2003 for the premises described in Part 1 below (delete as applicable)

**Part 1 - Premises or club premises details**

Postal address of premises or club premises, or if none, ordnance survey map reference or description	
Pinner Hill Golf Club Pinner Hill South View Road	
Post town	Post code (if known)
Pinner	HA5 3YA

Name of premises licence holder or club holding club premises certificate (if known)
GRAHAM ARNOLD LN/00005049/2011
Number of premises licence or club premises certificate (if known)
Not known

**Part 2 - Applicant details**

I am

1) an interested party (please complete (A) or (B) below)

- a) a person living in the vicinity of the premises
- b) a body representing persons living in the vicinity of the premises
- c) a person involved in business in the vicinity of the premises
- d) a body representing persons involved in business in the vicinity of the premises

Please tick ✓ yes

2) a responsible authority (please complete (C) below)

3) a member of the club to which this application relates (please complete (A) below)

**(A) DETAILS OF INDIVIDUAL APPLICANT (fill in as applicable)**

Mr  Mrs  Miss  Ms  Other title   
(for example, Rev)

Surname SINGLETON

First names ELIZABETH JEAN

Please tick  yes

I am 18 years old or over

Current address

Postcode

Date

Entry

(optional)

**(B) DETAILS OF OTHER APPLICANT**

Name and address	AM Singleton BE Singleton JP Singleton JJ Singleton As above
Telephone number (if any)	
E-mail (optional)	



2

**(C) DETAILS OF RESPONSIBLE AUTHORITY APPLICANT**

Name and address
Telephone number (if any)
E-mail (optional)

**This representation relates to the following licensing objective(s)**

Please tick one or more boxes

- 1) the prevention of crime and disorder
- 2) public safety
- 3) the prevention of public nuisance
- 4) the protection of children from harm

Please state the ground(s) for review (please read guidance note1)

See attached letter 16.1.11

Please provide as much information as possible to support the application (please read guidance note 2)

See attached letter

Please tick  
yes

Have you made a representation relating to this premises before

If yes please state the date of that representation, Day Month Year

--	--	--

**If you have made representations before relating to this premises please state what they were and when you made them**

--

IT IS AN OFFENCE, LIABLE ON CONVICTION TO A FINE UP TO LEVEL 5 ON THE STANDARD SCALE [AMOUNT], UNDER SECTION 158 OF THE LICENSING ACT 2003 TO MAKE A FALSE STATEMENT IN OR IN CONNECTION WITH THIS APPLICATION

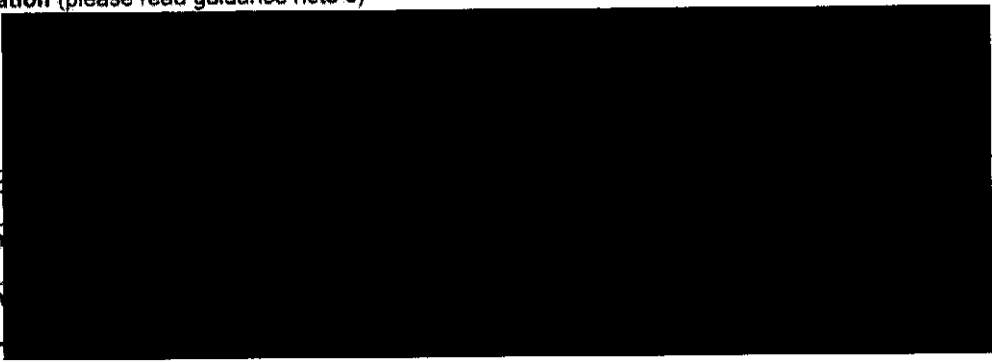
**Part 5 – Signatures** (please read guidance note 3)

Signature of applicant or applicant's solicitor or other duly authorised agent. (please read guidance note 4)  
If signing on behalf of the applicant please state in what capacity.

Signature 

Date 16.1.11

Capacity Applicant & on behalf of Rm, BE, SI & TP S. Helem

Contact name (where not previously given) and address for correspondence associated with this application (please read guidance note 5)	
	
Post to	
Telephone	
If you wish to be contacted by telephone (please provide a telephone number)	

**Notes for Guidance**

1. The ground(s) for representation must be based on one of the licensing objectives.
2. Please list any additional information or details for example dates of problems, which are included in the grounds for representation if available.
3. The application form must be signed.
4. An applicant's agent (for example solicitor) may sign the form on their behalf provided that they have actual authority to do so.
5. This is the address, which we shall use to correspond with you about this representation.

Relevant Representations means;

- a) are about the likely effect of the grant of the premises licence or club premises certificate on the promotion of the licensing objectives,
- b) that the representation were made by an interested party or responsible authority within the period prescribed, 28 days from the application was advertised.
- c) in the case of representations made by an interested party (who is not also a responsible authority) that they are not, in the opinion of the relevant Licensing Authority, frivolous or vexatious.

Further restrictions apply relating to Police Representations on DPS's and representations on provisional statements. Please check with the Licensing Section.

Ms E Susan Singleton

12th January 2012

Harrow Council  
Licensing Applications  
Opposition  
Civic Centre  
Station Road  
Harrow HA1 2XY

By Email  
[environmental.health@harrow.gov.uk](mailto:environmental.health@harrow.gov.uk)  
[licensing@harrow.gov.uk](mailto:licensing@harrow.gov.uk)  
and Post

Dear Sirs

**Pinner Hill Golf Club's Licensing Application - 5 January 2012**

1. I write in my private capacity to oppose Pinner Hill Golf Club's Licensing Application 2012 of 5th January 2012 (<http://www.harrow.gov.uk/downloads/file/10796/pinner-hill-golf-club-ha5-3ya-new-application-5th-january-2012>).

I write on behalf of the following residents only in this letter who all oppose the application:

Myself  
Rebecca Singleton  
Ben Singleton  
Joseph Singleton  
Sam Singleton

2. I also Chair the Pinner Hill Residents Association (of Pinner Hill) and am a director of Pinner Hill Estate Ltd which owns the roads on the Pinner Hill Estate, but these comments are not made on behalf the Association. We are currently preparing the Association's and PHEL's comments in opposition and a large number of residents are also going to write opposing the application, I understand.

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ES Singleton to Harrow Council 16th January 2012  
Golf Club Licensing Application 5.1.12 - Opposition

Page 1

3. I should start by pointing out that Harrow Council need to be careful of conflict of interest here. Harrow Council owns the freehold of Pinner Hill Golf Club and has a vested interest in ensuring its tenant remains viable. I trust that this will not influence the licensing decision in any way.

#### 4. The Application and Planning Issues

The application is for a licence for live music, recorded music, dance and other matters - making music and late night refreshment. It refers to "live band playing both amplified and unamplified music throughout the premises". They refer to music being played both indoors and outdoors. It includes an application for music to 1.30am on new Year's Eve/Day. They also refer to members' dance classes apparently to be held to 1.30am at weekends and Karaoke to 1.30am. There is reference to a piano and mobile DJ and dance floors and possible oversee (sic) TV broadcasts late at night or at early mornings. They propose (although planning law will not in any event permit it) to permit public dining. The Club is a private golf club and only members or their guests may currently use the Club. It is not a public licensed restaurant which would be a very fundamental change of use and should be subject to the full planning process.

The application on page 4 says:-

"We plan to use the facility in future to hold some "fine dining" social nights and some weddings/funerals for both member and members guests and non members alike should this application be agreed".

Obviously if the Club wanted to apply for a Change of Use it would need to ensure it did not breach the terms of its lease with Harrow Council and secondly that it went through the full planning process. The Club is not at liberty to offer such events to non-members and is only permitted to engage in activities related to golfing. We have not seen any such planning application and therefore I would argue that the licensing application is otiose in that area in relation to public events - there is no right to allow the public in for such purposes and thus there is no point in considering the licensing application even if it had any merit.

#### 5. The Area

Pinner Hill is a Conservation Area. Details are on the Harrow website and also on the link at the bottom of the page on our Association's website <http://www.pinnerhill.org/id15.html>

It is one of the most tranquil residential areas in Harrow.

I will attach with the emailed version of this letter the 2009 Conservation document of Harrow Council. That shows the character of the area with photographs. It is important to emphasise how close the club is to houses. South View Road ( the road

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E S Singleton to Harrow Council 16th January 2012  
Golf Club Licensing Application 5.1.12 - Opposition

Page 2

on which the Golf Club abuts - and it is very close to the road) and where I live a few doors down, is a quiet residential street. Horses go by. There are no shops. It is an area of almost total silence except for the once a year barrage on our ears and disturbance of our sleep caused by the Club's annual marquee event. It is not a busy high street with restaurants and pub chains nor an isolated field where noise may not matter.

6. Many residents have moved here for the peace and tranquility of the area. Children can walk safely on the private roads which we have chosen not to gate to maintain the character of the area. Plenty of small children live on the estate and near the Club and are in bed by 8pm, if not earlier. Any increase in current noise and traffic levels will be seriously disrupting to them. In addition there are many elderly people on the estate. My two immediate neighbours on South View Road are elderly ladies. Even I am usually in bed well before 11pm as many of us have to rise early for work. My younger adult daughter leaves before 6.15am for work and must be in bed getting a good sleep early on and would be seriously disturbed by any noise from the club. I can hear almost every word from the marquee from the amplified announcements to the horrendous "popular" music during the one weekend a year when the Club holds its one summer event.

7. Once a year Pinner Hill Golf Club currently erect a marquee and play extremely loud and awful music of the kind to which one would never choose to listen until very late. Residents cannot sleep. The elderly are disturbed. Babies are woken. People either go away or are kept awake very late indeed. It is a nightmare weekend. It is a massive relief when the noise stops at midnight, the current deadline. We tolerate it as it is once a year and we support the Golf Club on the Hill. The application refers to this in stating "one weekend per year "Summer Festival" includes a marquee".

8. I understand that it would in any event be a breach of environmental law if the amplified words can be heard (which they can) from our houses here on the current noisy weekend. To have this repeated throughout the year to 1.30am would be intolerable.

9. **Roads:** Pinner Hill Estate Ltd owns the roads on the estate. We currently permit Golf Club users to use the roads although they may not park (except in one small designated area) on the roads and this is policed. The Club has a car park and overflow car park although even that does not discourage all their members from illegal parking on the estate on a regular basis. If members of the public are allowed to visit the club without a member that will increase traffic, may mean that the club does not have enough parking space and also would damage the roads which we pay for out of our own pockets. There are no adopted roads. We also pay for all damage to drains and the like which is very expensive. Everyone on the estate will pay Council tax at the highest band. A very very small contribution to this roads cost comes from the Golf Club most years, even though arguably most of the damage to some of the roads is caused by lorries delivering beer and the like to the club.

In summary in my personal view and that of the other residents of our home here, the application should be refused in its entirety due to the disruption to the area that it would cause.

If you need any further information at all do not hesitate to get in touch. As I have said the Pinner Hill Residents Association and Pinner Hill Estate Limited will separately be submitting their comments in opposition as will other residents.

Yours faithfully,

Ms E Susan Singleton



and on behalf of Rebecca, Ben, Joseph and Sam Singleton



*[Insert name and address of relevant licensing authority and its reference number (optional)]*

**Application for a premises licence to be granted  
under the Licensing Act 2003**

**PLEASE READ THE FOLLOWING INSTRUCTIONS FIRST**

Before completing this form please read the guidance notes at the end of the form  
If you are completing this form by hand please write legibly in block capitals. In all cases ensure that  
your answers are inside the boxes and written in black ink. Use additional sheets if necessary.  
You may wish to keep a copy of the completed form for your records.

**PINNER HILL GOLF CLUB**  
We ..... apply for a premises licence under section 17 of  
*(insert name(s) of applicant)*  
the Licensing Act 2003 for the premises described in Part 1 below (the premises)  
and we are making this application to you as the relevant licensing authority in  
accordance with section 12 of the Licensing Act 2003

**Part 1 - Premises details**

Postal address of premises or, if none, Ordnance Survey map reference or description <b>SOUTHVIEW ROAD.</b>	
Post town <b>PINNER / HARROW.</b>	Post code <b>HAS 3YA.</b>

Telephone number at premises (if any)

**0208 866 0963**

Non-domestic rateable value of premises

**£ 127, 000**

**Part 2 - Applicant details**

Please state whether you are applying for a premises licence as

Please tick ✓ yes

- a) an individual or individuals\*  please complete section (A)
- b) a person other than an individual\*  
i. as a limited company  please complete section (B)  
ii. as a partnership  please complete section (B)  
iii. as an unincorporated association or  please complete section (B)  
iv. other (for example a statutory corporation)  please complete section (B)
- c) a recognised club  please complete section (B)
- d) a charity  please complete section (B)



- e) the proprietor of an educational establishment  please complete section (B)
- f) a health service body  please complete section (B)
- g) a person who is registered under Part 2 of the Care Standards Act 2000 (c14) in respect of an independent hospital  please complete section (B)
- h) the chief officer of police of a police force in England and Wales  please complete section (B)

\*If you are applying as a person described in (a) or (b) please confirm:

- Please tick ✓ yes
- \* I am carrying on or proposing to carry on a business which involves the use of the premises for licensable activities; or
  - \* I am making the application pursuant to a
    - o statutory function or
    - o a function discharged by virtue of Her Majesty's prerogative

**(A) INDIVIDUAL APPLICANTS (fill in as applicable)**

Mr  Mrs  Miss  Ms  Other title (for example, Rev)

Surname  First names

I am 18 years old or over  Please tick ✓ yes

Current postal address if different from premises address

Post Town  Postcode

Daytime contact telephone number

E-mail address (optional)

SECOND INDIVIDUAL APPLICANT (if applicable)

Mr  Mrs  Miss  Ms  Other title (for example, Rev)

Surname

First names

Please tick  
✓ yes

I am 18 years old or over

Current postal address if different from premises address

Post Town


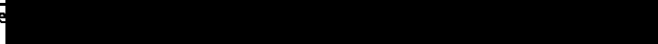
Postcode

Daytime contact telephone number

E-mail address (optional)

(B) OTHER APPLICANTS.

Please provide name and registered address of applicant in full. Where appropriate please give any registered number. In the case of a partnership or other joint venture (other than a body corporate), please give the name and address of each party concerned

Name	PINNER HILL GOLF CLUB.
Address	P.H.G.C SOUTHVIEW ROAD PINNOR HILL HA5 3YA.
Registered number (where applicable)	00437263.
Description of applicant (for example partnership, company, unincorporated association etc)	P.L.C. COMPANY.
Telephone n	
E-mail address	

**Part 3 Operating Schedule**

When do you want the premises licence to start?

Day	Month	Year
01	01	2012

If you wish the licence to be valid only for a limited period, when do you want it to end?

Day	Month	Year

If 5,000 or more people are expected to attend the premises at any one time, please state the number expected to attend.

N/A.
------

Please give a general description of the premises (please read guidance note 1)

WE HAVE A GRADE II LISTED BUILDING / MANSION HOUSE SITUATED ON A PRIVATE ESTATE AT THE TOP OF PINNER HILL. 3 STORY GOLF CLUB HOUSE BUILT CIRCA 1850 AND USED AS A PRIVATE MEMBERS AND GUESTS CLUB HOUSE. WE HOLD SOCIAL FUNCTIONS FOR MEMBERS + GUESTS APPROX 10-15 TIMES PG YEAR. VISITING GUESTS ON PAYMENT OF GUEST FEE CAN USE THE PREMISES SUBJECT TO THE SIGNING OF VISITOR BOOKS / SHEETS. WE PLAN TO USE THE FACILITY IN FUTURE TO HOLD SOME "FINE DINING" SOCIAL NIGHTS AND SOME WEDDINGS / FUNERALS FOR BOTH MEMBERS, MEMBERS GUESTS AND NON MEMBERS ALIKE. SHOULD THIS APPLICATION BE AGREED.

What licensable activities do you intend to carry on from the premises?  
(Please see sections 1 and 14 of the Licensing Act 2003 and Schedule 1 and 2 to the Licensing Act 2003)

Please tick  yes

Provision of regulated entertainment

- a) plays (if ticking yes, fill in box A)
- b) films (if ticking yes, fill in box B)
- c) indoor sporting events (if ticking yes, fill in box C)
- d) boxing or wrestling entertainment (if ticking yes, fill in box D)
- e) live music (if ticking yes, fill in box E)
- f) recorded music (if ticking yes, fill in box F)
- g) performances of dance (if ticking yes, fill in box G)
- h) anything of a similar description to that falling within (e), (f) or (g)  
(if ticking yes, fill in box H)

Provision of entertainment facilities for:

- i) making music (if ticking yes, fill in box I)
- j) dancing (if ticking yes, fill in box J)
- k) entertainment of a similar description to that falling within (i) or (j)  
(if ticking yes, fill in box K)

Provision of late night refreshment (if ticking yes, fill in box L)

Supply of alcohol (if ticking yes, fill in box M)

In all cases complete boxes N, O and P

**A**

Plays Standard days and timings (please read guidance note 6)			Will the performance of a play take place indoors or outdoors or both – please tick [Y] (please read guidance note 2)	Indoors		
Day	Start	Finish		Outdoors		
Mon			Please give further details here (please read guidance note 3)			
Tue						
Wed				State any seasonal variations for performing plays (please read guidance note 4)		
Thur						
Fri				Non standard timings. Where you intend to use the premises for the performance of plays at different times to those listed in the column on the left, please list (please read guidance note 5)		
Sat						
Sun						

**B**

Films Standard days and timings (please read guidance note 6)			Will the exhibition of films take place indoors or outdoors or both – please tick [Y] (please read guidance note 2)	Indoors		
Day	Start	Finish		Outdoors		
Mon			Please give further details here (please read guidance note 3)			
Tue						
Wed				State any seasonal variations for the exhibition of films (please read guidance note 4)		
Thur						
Fri				Non standard timings. Where you intend to use the premises for the exhibition of films at different times to those listed in the column on the left, please list (please read guidance note 5)		
Sat						
Sun						

**C**

<b>Indoor sporting events</b> Standard days and timings (please read guidance note 6)			Please give further details (please read guidance note 3)
Day	Start	Finish	
Mon			State any seasonal variations for indoor sporting events (please read guidance note 4)
Tue			
Wed			Non standard timings. Where you intend to use the premises for indoor sporting events at different times to those listed in the column on the left, please list (please read guidance note 5)
Thur			
Fri			
Sat			
Sun			

**D**

<b>Boxing or wrestling entertainments</b> Standard days and timings (please read guidance note 6)			Will the boxing or wrestling entertainment take place indoors or outdoors or both – please tick [Y](please read guidance note 2)	Indoors	
Day	Start	Finish		Outdoors	
Mon			Please give further details here (please read guidance note 3)		
Tue					
Wed			State any seasonal variations for boxing or wrestling entertainment (please read guidance note 4)		
Thur					
Fri			Non standard timings. Where you intend to use the premises for boxing or wrestling entertainment at different times to those listed in the column on the left, please list (please read guidance note 5)		
Sat					
Sun					

E

Live music Standard days and timings (please read guidance note 6)			Will the performance of live music take place indoors or outdoors or both - please tick [Y] (please read guidance note 2)	Indoors	Y
Day	Start	Finish		Outdoors	Y
Mon	11:00	23:00	Please give further details here (please read guidance note 3) LIVE BAND PLAYING BOTH AMPLIFIED + UNAMPLIFIED MUSIC THROUGHOUT THE PREMISES.	Both	
Tue	11:00	23:00			
Wed	11:00	23:00		State any seasonal variations for the performance of live music (please read guidance note 4) ONE WEEKEND PER YEAR "SUMMER FESTIVAL" INCLUDES A MARQUEE	
Thur	11:00	23:00			
Fri	11:00	01:00		Non standard timings. Where you intend to use the premises for the performance of live music at different times to those listed in the column on the left, please list (please read guidance note 5) NEW YEARS EVE / DAY 11:00 - 01:30	
Sat	11:00	01:30			
Sun	11:00	01:30			
	11:00	23:00			

F

Recorded music Standard days and timings (please read guidance note 6)			Will the playing of recorded music take place indoors or outdoors or both - please tick [Y] (please read guidance note 2)	Indoors	Y
Day	Start	Finish		Outdoors	
Mon	11:00	23:00	Please give further details here (please read guidance note 3) AMPLIFIED + NON AMPLIFIED MUSIC PLAY THROUGH INTERNAL SPEAKER SYSTEM.	Both	
Tue	11:00	23:00			
Wed	11:00	23:00		State any seasonal variations for playing recorded music (please read guidance note 4) NONE	
Thur	11:00	23:00			
Fri	11:00	01:00		Non standard timings. Where you intend to use the premises for the playing of recorded music entertainment at different times to those listed in the column on the left, please list (please read guidance note 5) NEW YEARS EVE / DAY. 11:00 / 01:30	
Sat	11:00	01:30			
Sun	11:00	01:30			
	11:00	23:00			



G

Performances of dance Standard days and timings (please read guidance note 6)			Will the performance of dance take place indoors or outdoors or both - please tick [X] (please read guidance note 2)	Indoors	<input checked="" type="checkbox"/>
Day	Start	Finish		Outdoors	
Mon	11:00	23:00	Please give further details here (please read guidance note 3)	Both	
Tue	11:00	23:00			
Wed	11:00	23:00	State any seasonal variations for the performance of dance (please read guidance note 4)		
Thur	11:00	23:00			
Fri	11:00	<del>01:00</del>	Non standard timings. Where you intend to use the premises for the performance of dance entertainment at different times to those listed in the column on the left, please list (please read guidance note 5)		
Sat		01:30			
	11:00	<del>01:00</del>			
Sun		01:30			
	11:00	23:00			

H

Anything of a similar description to that falling within (e), (f) or (g) Standard days and timings (please read guidance note 6)			Please give a description of the type of entertainment you will be providing		
			KARAOKE		
Day	Start	Finish	Will this entertainment take place indoors or outdoors or both - please tick [X] (please read guidance note 2)	Indoor	<input checked="" type="checkbox"/>
Mon	11:00	23:00		Outdoor	
Tue	11:00	23:00	Please give further details here (please read guidance note 3)	Both	
Wed	11:00	23:00			
Thur	11:00	23:00	State any seasonal variations for entertainment of a similar description to that falling within (e), (f) or (g) (please read guidance note 4)		
Fri	11:00	<del>01:00</del>			

SAT 11:00 - ~~01:00~~ 01:30  
SUN 11:00 - 23:00

Sat	11:00	01:00	<b>Non standard timings. Where you intend to use the premises for the entertainment of similar description to that falling within (e), (f) or (g) at different times to those listed in the column on the left, please list (please read guidance note 5)</b>
Sun			

<b>Provision of facilities for making music</b> Standard days and timings (please read guidance note 6)			<b>Please give a description of the facilities for making music you will be providing</b> PIANO AND MOBILE DJ.							
			<b>Will the facilities for making music be indoors or outdoors or both - please tick [Y] (please read guidance note 2)</b>	<table border="1"> <tr><td>Indoors</td><td>Y</td></tr> <tr><td>Outdoors</td><td></td></tr> <tr><td>Both</td><td></td></tr> </table>	Indoors	Y	Outdoors		Both	
Indoors	Y									
Outdoors										
Both										
Day	Start	Finish	<b>Please give further details here (please read guidance note 3)</b>							
Mon	11:00	23:00	PIANO - MOBILE DJ.							
Tue	11:00	23:00								
Wed	11:00	23:00	<b>State any seasonal variations for the provision of facilities for making music (please read guidance note 4)</b> NONE							
Thur	11:00	23:00								
Fri	11:00	01:00	<b>Non standard timings. Where you intend to use the premises for provision of facilities for making music entertainment at different times to those listed in the column on the left, please list (please read guidance note 5)</b>							
Sat	11:00	01:30	NEW YEARS EVE / DAY.							
Sun	11:00	01:30								
	11:00	23:00								

<b>Provision of facilities for dancing</b> Standard days and timings (please read guidance note 6)			<b>Will the facilities for dancing be indoors or outdoors or both - please tick [Y] (see guidance note 2)</b>							
			<table border="1"> <tr><td>Indoors</td><td>Y</td></tr> <tr><td>Outdoors</td><td></td></tr> <tr><td>Both</td><td></td></tr> </table>	Indoors	Y	Outdoors		Both		
Indoors	Y									
Outdoors										
Both										
Day	Start	Finish	<b>Please give a description of the facilities for dancing you will be providing</b> PROVISION OF DANCE FLOOR.							

Mon	11:00	23:00	Please give further details here (please read guidance note 3)
Tue	11:00	23:00	
Wed	11:00	23:00	State any seasonal variations for providing dancing facilities (please read guidance note 4)  NONE
Thur	11:00	23:00	
Fri	11:00	01:30	Non standard timings. Where you intend to use the premises for the provision of facilities for dancing entertainment at different times to those listed in the column on the left, please list (please read guidance note 5)  NEW YEAR'S EVE 11:00 - 01:30.
Sat	11:00	01:30	
Sun	11:00	23:00	

K

Provision of facilities for entertainment of a similar description to that falling within l or j Standard days and timings (please read guidance note 6)			Please give a description of the type of entertainment facility you will be providing	
Day	Start	Finish	Will the entertainment facility be indoors or outdoors or both - please tick [Y] (please read guidance note 2)	Indoor
Mon				Outdoor
Tue			<del>           Please give further details here (please read guidance note 3)             State any seasonal variations for the provision of facilities for entertainment of a similar description to that falling within j or k (please read guidance note 4)             Non standard timings. Where you intend to use the premises for the provision of facilities for entertainment of a similar description to that falling within l or j at different times to those listed in the column on the left, please list (please read guidance note 5)         </del>	Both
Wed				
Thur				
Fri				
Sat				
Sun				

L

Late night refreshment Standard days and timings (please read guidance note 6)			Will the provision of late night refreshment take place indoors or outdoors or both - please tick [Y] (please read guidance note 2)	Indoors		
Day	Start	Finish		Outdoors		
Mon			Please give further details here (please read guidance note 3)	Both	<input checked="" type="checkbox"/>	
Tue						
Wed				State any seasonal variations for the provision of late night refreshment (please read guidance note 4)		
Thur						
Fri	23.00	01.30		Non standard timings. Where you intend to use the premises for the provision of late night refreshment at different times, to those listed in the column on the left, please list (please read guidance note 5) New Years Eve ends 01.30		
Sat	23.00	01.30				
Sun						

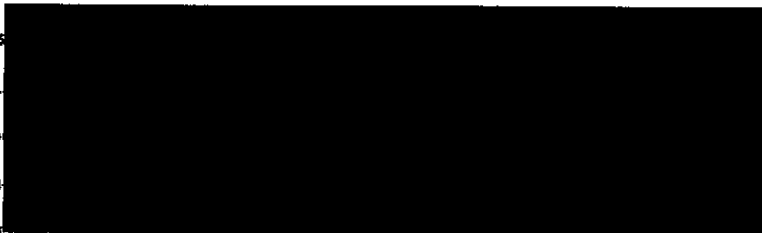
M

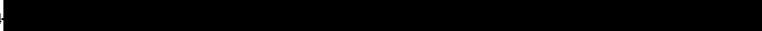
Supply of alcohol Standard days and timings (please read guidance note 6)			Will the sale of alcohol be for consumption (Please tick box Y) (please read guidance note 7)	On the premises			
Day	Start	Finish		Off the premises			
Mon			State any seasonal variations for the supply of alcohol (please read guidance note 4)	Both	<input checked="" type="checkbox"/>		
Tue	11.00	23.00		NONE			
Wed	11.00	23.00					
Thur	11.00	23.00		Non-standard timings. Where you intend to use the premises for the supply of alcohol at different times to those listed in the column on the left, please list (please read guidance note 5)			
Fri	11.00	01.30			POSSIBLE OVERSEAS TV BROADCASTS LATE AT NIGHT OR EARLY MORNINGS IN UK.		
Sat	11.00	01.30					

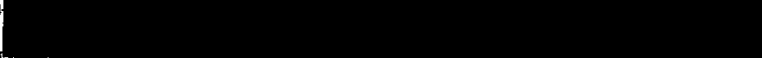
Sun			
	11.00	23:00	

State the name and details of the individual whom you wish to specify on the licence as premises supervisor

Name GRAHAM ARNOLD

Address 

Postcode 

Person 

Issuing licensing authority (if known)

**N**

Please highlight any adult entertainment or services, activities, other entertainment or matters ancillary to the use of the premises that may give rise to concern in respect of children (please read guidance note 8)

NONE

**O**

Hours premises are open to the public Standard timings (please read guidance note 6)			State any seasonal variation (please read guidance note 4)
Day	Start	Finish	
Mon	07:15	23:00	<p>Non standard timings. Where you intend to use the premises to be open to the public at different times from those listed in the column on the left, please list (please read guidance note 5)</p> <p>NEW YEARS EVE 01:30</p>
Tue	07:15	23:00	
Wed	07:15	23:00	
Thur	07:15	23:00	
Fri	07:15	<del>07:00</del> 01:30	
Sat	07:15	<del>07:00</del> 01:30	
Sun	07:15	23:00	

P

Please describe any additional steps that you intend to take in order to promote the four licensing objectives if the proposed variation is granted:

**a) General – all four licensing objectives (b, c, d, e) (please read guidance note 9).**

- We have carefully considered the risks and benefits associated with the extra hours and other variations applied for and do not believe that any additional measures are necessary to promote the licensing objectives
- We will continue to train our staff to a high standard
- The style and operation will not differ significantly during the extended hours. The additional hours sought will of themselves promote the licensing objectives as stated in paragraph 3.29 of the Guidance, in allowing customers to emerge from the premises at a more gradual rate

**b) The prevention of crime and disorder**

- If a disc jockey is used on any night then he/she will ask customers to leave quietly
- Notices will be displayed at the exit to the premises asking customers to leave quietly
- The current level of lighting outside the premises will continue for the additional hours of trading
- Any person who appears to be intoxicated will not be allowed entry to the premises
- Our staff are trained in all aspects of crime and disorder prevention
- We take our obligations under existing legislation seriously. However the nature and the operation will not alter significantly during the additional hours and no further measures are considered necessary to promote this licensing objective

**c) Public safety**

- We have carried out a risk assessment
- We have a fire certificate
- We have a maintained emergency lighting system
- We have an effective emergency evacuation procedure
- We maintain clear escape routes
- We regularly check our fire extinguishers
- Our staff are trained in all safety areas.
- Any incidents are recorded in a health and safety book

**d) The prevention of public nuisance**

- If a disc jockey is used on any night then he/she will ask customers to leave quietly
- An extraction and filtration system is used within the premises' kitchen
- Litter bins are provided inside the club
- Notices will be displayed at the exit to the premises asking customers to leave quietly
- The current level of lighting outside the premises will continue for the additional hours of trading
- Reasonable steps will be taken to recognise the need of local residents and to encourage customers to leave quietly
- We take our obligations under existing legislation seriously. However the nature and the operation will not alter significantly during the additional hours and no further measures are considered necessary to promote this licensing objective

**e) The protection of children from harm**

- Children are not allowed to remain in the bar area after 2100
- We require proof of age where appropriate
- We take our obligations under existing legislation seriously. However the nature and the operation will not alter significantly during the additional hours and no further measures are considered necessary to promote this licensing objective

Please tick  yes

- I have made or enclosed payment of the fee
- I have enclosed the plan of the premises
- I have sent copies of this application and the plan to responsible authorities and others where applicable
- I have enclosed the consent form completed by the individual I wish to be premises supervisor, if applicable
- I understand that I must now advertise my application
- I understand that if I do not comply with the above requirements my application will be rejected

**IT IS AN OFFENCE, LIABLE ON CONVICTION TO A FINE UP TO LEVEL 5 ON THE STANDARD SCALE, UNDER SECTION 158 OF THE LICENSING ACT 2003, TO MAKE A FALSE STATEMENT IN OR IN CONNECTION WITH THIS APPLICATION**

**Part 4 – Signatures** (please read guidance note 10)

Signature of applicant or applicant's solicitor or other duly authorised agent. (See guidance note 11) If signing on behalf of the applicant please state in what capacity.

Signature [REDACTED]

Date 21/11/11

Capacity GENERAL MANAGER

For joint applications signature of 2<sup>nd</sup> applicant or 2<sup>nd</sup> applicant's solicitor or other authorised agent. (please read guidance note 12) If signing on behalf of the applicant please state in what capacity.

Signature

Date

Capacity

Contact name (where not previously given) and postal address for correspondence associated with this application (please read guidance note 13)	
Post town	Post code
Telephone number (if any)	
If you would prefer us to correspond with you by e-mail your e-mail address (optional)	

Consent of individual to being specified as premises supervisor

I GRAHAM PAUL ARNOLD  
[full name of prospective premises supervisor]

of PINNER HILL GOLF CLUB  
SOUTHVIEW RD.

PINNER HILL HAS 3YA.  
[home address of prospective premises supervisor]

hereby confirm that I give my consent to be specified as the designated premises supervisor in relation to the application for

PREMISES LICENCE [type of application]

by PINNER HILL GOLF CLUB [name of applicant]

relating to a premises licence [number of existing licence, if any]

for PINNER HILL GOLF CLUB  
SOUTHVIEW RD.

PINNER HILL HAS 3YA.  
[name and address of premises to which the application relates]

and any premises licence to be granted or varied in respect of this application made

by GRAHAM PAUL ARNOLD [name of applicant]

concerning the supply of alcohol at PINNER HILL GOLF CLUB

SOUTHVIEW RD PINNER HILL  
MIDDLESEX HAS 3YA.

[name and address of premises to which application relates].

I also confirm that I am ~~applying for~~, ~~intend to apply for~~ or currently hold a personal licence, details of which I set out below.

Personal licence number LN/00005049/2011/1  
[insert personal licence number, if any]

Personal licence issuing authority LB4 PO BOX 18 STATION RD HARLOW  
[insert name and address and telephone number of personal licence issuing authority, if HAI 207.

 signed

G. ARNOLD name (please print)

8TH DEC 11 dated



Conservation Area Appraisal and Management Strategy  
**Pinner Hill**



Adopted December 2009

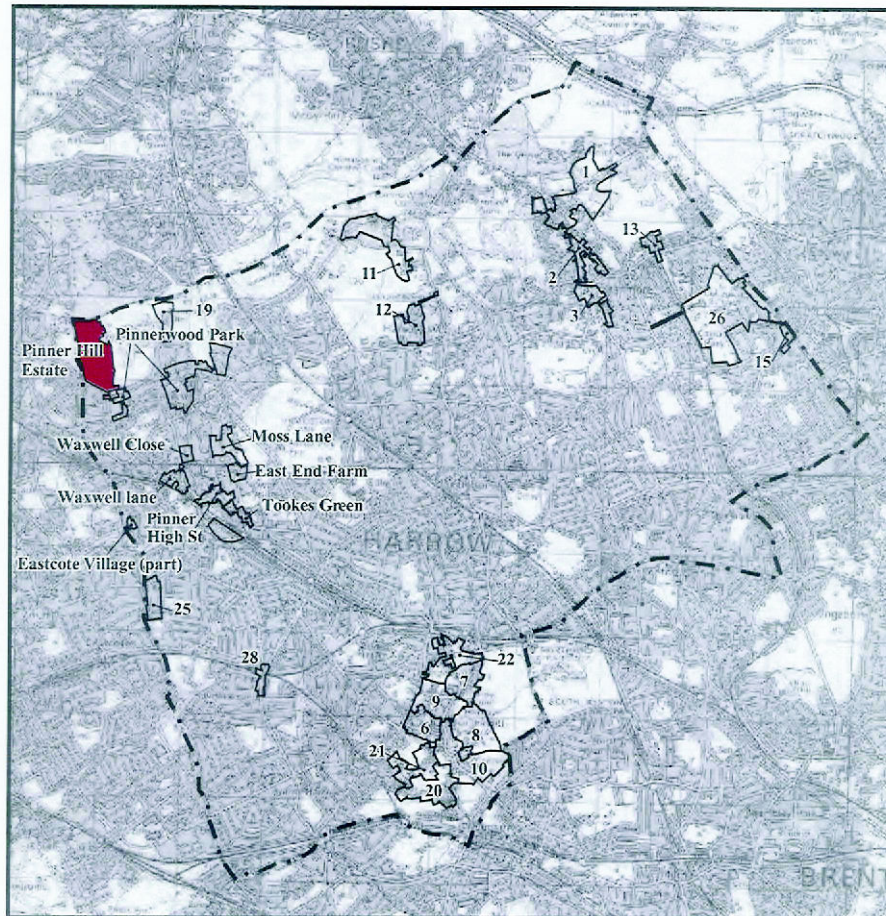
<b>9. Pinner Hill Estate Conservation Area Appraisal and Management Strategy</b>	<b>2</b>
<b>9.1 Introduction to the Conservation Area</b>	<b>2</b>
9.1.1 Introduction	2
9.1.2 Planning Policy Context	3
9.1.3 Summary of Special Interest	5
9.1.4 Short History	5
9.1.5 Archaeology and Geology	8
<b>9.2 The Character of the Conservation Area Today</b>	<b>9</b>
9.2.1 Density of Development, Topography and Plan Form	9
9.2.2 Townscape Character	11
9.2.3 Key Views and Vistas	13
9.2.4 Architectural Qualities	14
9.2.5 Prevalent and Traditional Building Materials and Detailing	21
9.2.6 Streetscape	22
9.2.7 Green Spaces and Ecology	27
<b>9.3 Summary of Pinner Hill Conservation Area</b>	<b>28</b>
9.3.1 Summary and Main Assets	28
9.3.2 Problems, Pressures and Potential for Enhancement	29
9.3.3 Public Consultation	31
<b>9.4 Pinner Hill Estate Conservation Area Management Strategy</b>	<b>31</b>
9.4.1 Purpose of the Strategy	31
9.4.2 Management Proposals	32
9.4.3 Support	35
9.4.4 Article 4 Direction	36
9.4.5 Guidance	36

## Appendix 9 Pinner Hill Estate Conservation Area Appraisal and Management Strategy

### 9.1 Introduction to the Conservation Area

#### 9.1.1 Introduction

- 9.1** The conservation area of Pinner Hill Estate is characterised by a low density of development as detached houses are sited within large plots that include particularly spacious rear gardens. In combination with this, the area's dense greenery comprises grassed verges and soft boundary treatments, which brings about a semi-rural quality to the area. The rich, mature flora and fauna is fundamental to this character, as the estate was derived from the historic woodland and parkland environment. The estate's close proximity to Oxhey Wood supports this environment and serves to create a secluded and tranquil feel to the area, particularly as estate's roads are private, with the exception of Potter Street Hill and Potter Street. The road layout is informal and is furnished with a soft, sympathetic floorscape that adds interest to the area and complements the greenery of the gardens. The special character is also derived from the high architectural quality of the properties including Tudor revival designs, their historic interest, and the high standard of maintenance of which makes the area a very desirable place to live.



- |   |   |
|---|---|
| 1. Little Common, Stanmore                      | 15. Edgware High Street, Edgware                      |
| 2. Stanmore Hill, Stanmore                      | 16. Waxwell Lane, Pinner                              |
| 3. Old Church Lane, Stanmore                    | 17. Waxwell Close, Pinner                             |
| 4. Pinner High Street, Pinner                   | 18. East End Farm, Pinner                             |
| 5. Tookes Green, Pinner                         | 19. Pinnerwood Farm, Pinner                           |
| 6. Roxeth Hill, Harrow on the Hill              | 20. South Hill Avenue, Harrow on the Hill             |
| 7. Harrow School, Harrow on the Hill            | 21. The Mount Park Estate, Harrow on the Hill         |
| 8. Harrow Park, Harrow on the Hill              | 22. Roxborough Park and the Grove, Harrow on the Hill |
| 9. Harrow on the Hill Village                   | 23. Moss Lane, Pinner                                 |
| 10. Sudbury Hill, Harrow on the Hill            | 24. Pinner Hill Estate, Pinner                        |
| 11. Brookshill, Harrow Weald & Grimsdyke Estate | 25. West Towers, Pinner                               |
| 12. West Drive, Harrow Weald                    | 26. Canons Park Estate, Edgware                       |
| 13. Kerry Avenue, Stanmore                      | 27. Eastcote Village (Part)                           |
| 14. Pinnerwood Park Estate, Pinner              | 28. Rayners Lane                                      |

Picture 9.1 Context. LBH LA.100019206.2007

### 9.1.2 Planning Policy Context

Pinner Hill Estate Conservation Area includes the following roads:

Hillside Road Park View Road Pinner Hill Pinner Hill Road (part of)  
 Potter Heights Close (part of) Potter Street (part of) Potter Street Hill South View Road

- 9.2** On the east the boundary is drawn tightly along the rear curtilage of properties in Pinner Hill and continues along the rear of the golf course's club house, and includes the site of the ice house. It then runs to the east of properties in South View Road. The eastern boundary excludes the golf course itself, which is protected open space and only seeks to include the club house and immediate grounds, which both architecturally and historically are the focus of the estate.
- 9.3** The obvious distinction between the two sides of Potter Street allow the boundary to be drawn so that properties on the northern side, with gardens extending well into Pinner Hill Estate are included. At the southern end of Potter Street Hill the conservation area boundary has been taken into the neighbouring borough of Hillingdon. This is to ensure the inclusion of the front curtilages and grass verge of properties in Potter Street Hill, which would otherwise be excluded if the Borough boundary was followed at this point.
- 9.4** Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires local authorities, from time to time, to determine which parts of their area are considered worthy of preservation or enhancement, and to declare these as conservation areas. Local authorities are further obliged to formulate guidance and proposals for the preservation or enhancement of those conservation areas, and to pay due regard to the views of the residents and public in the formulation of those guidance and proposals. These principles are reinforced by national planning policy guidance provided by Planning Policy Guidance Note 15 (Planning and the Historic Environment).
- 9.5** There was an existing character appraisal of this conservation area, published October 1990. This required updating to reflect the area's changes. Now adopted, this appraisal, and the linked management strategy replace that appraisal and carry weight as a material planning consideration for assessing all development proposals. The existing character appraisal continued to be relevant until this was formally replaced.
- 9.6** The purpose of this appraisal is to provide a clear analysis of the architectural importance, character and appearance of the area as a whole, which will help form the basis for making sustainable decisions about the area's future. The appraisal is linked to a management strategy for the conservation area, which identifies opportunities for enhancement along with guidance to protect the area's character.
- 9.7** This appraisal and management strategy forms part of the Pinner Conservation Areas Supplementary Planning Document and are set within the broader context of conservation area policy guidance for Harrow contained within saved policies of the Harrow Unitary Development Plan and the emerging Local Development Framework. It is important to note that the omission of a particular building, feature or open space should not be taken to imply that such building, feature or open space is of no interest.

### 9.1.3 Summary of Special Interest

- 9.8** Pinner Hill Estate CA's special interest is derived from the area's low density of development and surrounding open greenery or wooded environs. There is an overall secluded and tranquil feel to the area that is complemented by the private nature of the estate. The informal road layout and high architectural quality of the mix of styles from Arts and Crafts to Art Deco and Tudor Revival inspired properties, serve to create a unique sense of place. The atmosphere is enhanced by the sheltering of mature trees and hedgerows, as well as the glimpsed views out over Pinner and beyond.

### 9.1.4 Short History

- Early History
- 9.9** The Greater London Sites and Monuments Record indicates that, prior to the Medieval period, the area around Pinner was sparsely populated.
- 9.10** Pinner was part of the Manor of Harrow, which was in the possession of the Archbishops of Canterbury from the early 9th century. The land was farmed throughout the Medieval period for a mixture of woodland, common pasture, and later for arable produce. Historical references to Pinner begin in the 13th century, when it is likely to have been only a small hamlet. There is no evidence of an early settlement at Pinner Hill. The site of Potter Heights was found to contain a Medieval Kiln, dating from the late 13th century, the remains of which can now be seen in the Museum of London. However, this was believed to be a 'one off', used by peripatetic potters making Hertfordshire grey wares. The remains were found during the construction of Potters Heights Close. In medieval times Pinner Hill consisted of woodland north of about Park View, and common land south of that to Uxbridge Road. Pinner was granted its own weekly market in 1336, and grew throughout the Medieval period, with the parish church being re-built in the 14th century.
- 16th Century
- 9.11** The present Potter Street Hill and Pinner Hill (boundary and spine of the conservation area) were in existence by the early 16th century, the former leading into Hertfordshire, the latter crossing the common and going through the woods. At that time the area north of Park View, some 44 acres, was called Spinnells, the name of which survived until 1821. The first house on the estate was built in the 1620s or 1630s by Sir Christopher Clitherow, Lord Mayor in 1635.
- 17th Century
- 9.12** In 1648, Christopher Clitherow II acquired part of the 125 acre Pinner Wood, from the Lord of the Manor. His purchase included 5 acres, which is now to the south of Pinner Hill Road.
- 9.13** By the time Sir Bartholomew Shower, owner of the land on the other side of Potter Street in Ruislip, bought Pinner Hill Estate in 1690, there was a small farm on the estate.

- 18th Century

**9.14** Towards the end of the 18th century Clitherow's house was rebuilt, quite probably on the original site. A southern extension, which included the turret, was added early in the 19th century, and in 1864 a western range was added resulting in a house three piles deep. At the same time a service wing was attached to the house, and the whole is now the club house of Pinner Hill Golf Club. The club house has received several extensions and amendments to its architecture over the years.

- 19th Century

**9.15** The estate was enlarged as a result of the Harrow Enclosure Act of 1803, and by 1821 it included Pinner Wood and extended westwards along the whole of Potter Street Hill, and southwards to about the site of the present Athol Gardens.

**9.16** In 1821 the estate was sold to Albert Pell, who extended the pleasure grounds around the house and consolidated the rest into parkland as far south as Pinner Hill Road, but excluding Pinner Wood. He planted shelter belts of trees around the boundary of the estate and along the main track through the estate, now called Pinner Hill. It is the parkland, the wood, and the tree belts which are responsible for the present abundance of flora and fauna. The conversion to parkland led Pell to develop Pinner Hill Farm at the edge of the site of all the farming activity of the property. There had been a chalk mine or burning at that site, and this was continued by Pell. It sits slightly downhill from the estate. It is likely that this location was chosen with the view of keeping the farm out of sight of the mansion house.

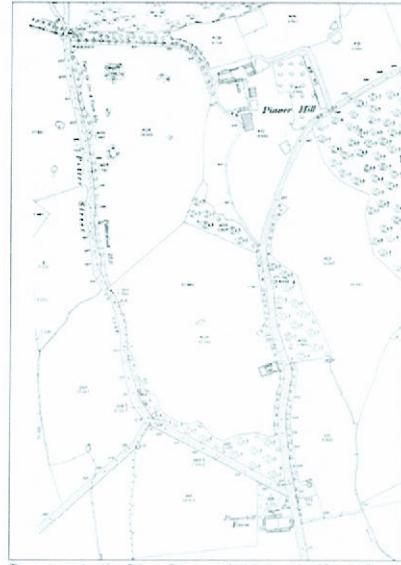
**9.17** William Tooke bought the estate for his son Arthur in 1844, at which time it comprised 185 acres and included a country house set in parkland, plus a farmhouse with adjoining lime kiln and chalk pit.

**9.18** Arthur Tooke also acquired the adjoining Woodhall estate. He built three towers, one at Woodhall (a dwelling house), one at Pinner Hill House (a clock and bell tower, whose bells were cast in Moscow by a bell founder Demitrius Sameun) and one at Pinner Hill Farm (1862, as part of a stable block). Only the third survives today, and it forms a key landmark of the conservation area. By this time, the routes of Pinner Hill and Potter Street Hill had already been established.



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Picture 9.2 Map of 1864. LBH  
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Picture 9.3 Map of 1896. LBH  
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Picture 9.4 Map of 1913. LBH  
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Picture 9.5 Map of 1932. LBH  
LA.100020916.2007

- 20th Century



- 9.19** Today the lime kilns of the 1844 estate are long gone but the mine shaft to the chalk workings was discovered and investigated in 1980. The shaft beside the farm house is 112 foot deep and is the deepest known chalk workings in the UK, with two main galleries some 80 feet long.
- Early 20th Century
- 9.20** The estate remained as one lot until the death of Samuel Lammas Dore in 1919, which was an important stage in the development of the present character of the conservation area. Subsequent to his death, the estate was sold to F. W. Griggs for suburban development, and also the creation of a 137 acre golf course.
- 9.21** After centuries of expansion the estate was now divided up. The well wooded slopes, with fine specimens of oak, ash, elm, copper beech, scotch firs and silver birch lent themselves well to a golf course, which was planned by J. H. Taylor, a well known golfing professional of the time.
- 9.22** In 1929, P. A. Barrow stated in his book *The House Desirable* that it is, 'only within recent years that some of its (Pinner's) estates have changed hands and become available for building'. Griggs formed the company Country Garden Estates Ltd to develop the rest of the estate for housing, selling it off in plots of differing sizes of at least half an acre and a minimum frontage of 70 feet and gardens up to 400 feet in length. It was select and gated. Many of the houses were architect designed.
- 9.23** 'Sans Souci' was one such property built in 1936. It has historic significance deriving from Joachim Von Ribbentrop, the notorious German ambassador to the Court of St. James in the 1930s up until the outbreak of the Second World War, for whom it was built. When Von Ribbentrop returned to Germany in 1938, the house then passed to Hermann Goering's sister and after her internment on the Isle of Man it was subsequently used as an RAF officers mess.
- Late 20th Century to Present Day
- 9.24** By 1976 some 80 plus houses had been built on Pinner Hill, all within substantial grounds. The only major undeveloped sites were a wooded plot on Potter Street Hill (now Potter Heights) and a similar larger plot on the corner of Hillside Road and Potter Street Hill (now the site of Meadow View, Tresanton and La Corbiere).
- 9.25** Since the 1970s the estate has continued to develop, either with new houses on the subdivision of larger plots, or through the redevelopment and extension of existing properties. The laying and introduction of new driveways have been common changes. These alterations, if left unchecked and not properly controlled, could undermine the very characteristics that make the area so attractive and as such there are Article 4 Directions to control development within the conservation area and to mitigate against unsympathetic change.

### 9.1.5 Archaeology and Geology

- 9.26** Archaeology and geology for this conservation area is considered in the overarching policy document entitled, *Pinner Conservation Areas Supplementary Planning Document*, in consultation with English Heritage.

## 9.2 The Character of the Conservation Area Today

### 9.2.1 Density of Development, Topography and Plan Form



Picture 9.6 Arts and crafts style properties



Picture 9.7 Entrance to Pinner Hill



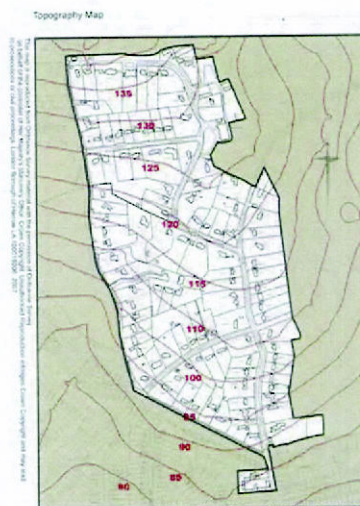
Picture 9.8 Greenery



Picture 9.9 Boundary treatment to Pinner Hill Farm

- 9.27** The low density of development is essential to the special character of the area. The area's origin as one large estate and its eventual subdivision into spacious plots has allowed for this.
- 9.28** Pinner Hill Farm is on the edge of the conservation area but is historically linked and is therefore equally as important, albeit with differing characteristics. The former farmyard consists now of residential and office buildings set around a square shaped central courtyard, the layout of which is historically and architecturally important. The garden land here is important as a reminder of the farmstead's agricultural origins and provides a sense of place, as well as acting as a buffer area from surrounding 20th century urban developments.

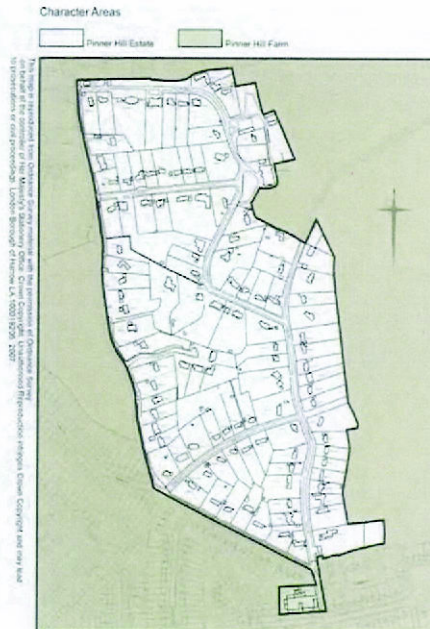
- 9.29** The planned subdivision of Pinner Hill Estate in the 1920s led to a certain level of regularity to the plan form, as all properties were built to face onto roads, and all have a reasonably regular building line in terms of distance from that road.
- 9.30** The plan form of Pinner Hill Estate is otherwise characterised by gently curved roads that form a rough grid pattern. This is because they were laid out to retain the most longstanding roads of Pinner Hill and Potter Street Hill, to act as subsidiaries linking these together, and to enable the incorporation of the remaining land by running east to west. Pinner Hill is notable as the principal route into the estate and for its linkage of two of the earliest properties, Pinner Golf Club and the buildings of Pinner Hill Farm. Potter Street Hill provides the western boundary of the conservation area.
- 9.31** South View Road provides the area with a particularly distinct aspect to its plan form due to its erratic zig-zag route. This sinuous character of the area is important as it shows the estate was planned to reflect its informal routes, and in the same way the plot sizes and building floor plans reflect the speculative nature of development. The differing architectural styles and building sizes add interest and character to the area, in the same way as the area's sloping topography elevates Pinner Hill, enhancing the privacy of the estate and allowing for views out over Pinner and beyond. The positioning of the estate, combined with gently sloping roads creates a strong sense of place, which the dense boundary planting and canopy of woodland trees only serve to enhance.
- 9.32** Park View Road is a unique aspect of the estate's plan form because it does not deviate and is a very linear route. Potter Heights Close is also unique as it forms backland development running from Potter Heights Hill. The dwellings here should not represent a precedent for backland development, as this style of development can significantly detract from the overriding and special character of a conservation area, and additional development is likely to do so here.



Picture 9.10 Topography

## 9.2.2 Townscape Character

- 9.33** The area can be divided into two main character areas: Pinner Hill Farm and the Pinner Hill Estate, as shown on map 9.11.



Picture 9.11 Character areas. LBH  
LA.100019206.2007

- Pinner Hill Farm Character Area

- 9.34** The small area to the foot of the conservation area is Pinner Hill Farm. This area is characterised by a central courtyard defined by the layout and footprint of the surrounding buildings, helping to retain the feel of this as a typical small farmstead. The farmstead comprises a farmhouse to the north, a folly to the east and ancillary barns. Although all properties are redundant of their former agricultural use, the intended visual character of most buildings as functional agricultural buildings is allowed to remain. For instance, windows for comfortable residential use have been carefully added in a restrained and sympathetic way to avoid breaking the characteristic uninterrupted walls and roofs. The courtyard is left open and the former barns remain subservient in size to the main farmhouse, without extensions, which would detract from the historical and social importance of the site and the hierarchy of the group. The farmstead is Grade II listed for its group value.

- 9.35** Importantly there is plenty of green planting to the rear of all buildings and good areas of open courtyard space to act as a buffer from the otherwise urban environs. This forms an important setting as it is a reminder of the agricultural origins of this as a farmstead amongst, what would once have been, surrounding open land.

- Pinner Hill Estate Character Area

- 9.36** The overall character of the estate can be summed up as being semi-rural, with its low density development, set within dense greenery and furnished by soft floorscapes and boundary treatments. Such qualities form the setting to residential properties of high quality architectural design and materials including Art Deco, Tudor Revival, Arts and Crafts and Neo Classical inspired designs. There are good short distance views to architecture and greenery, and occasional longer distance views to surrounding open land. Thus there is an overall uniformity to the character of the area, but with slight variations from road to road.
- 9.37** Properties are detached, set comfortably within spacious plots and do not exceed three storeys. This quality is strengthened by dense and sheltering vegetation. Indeed, on the whole, whilst viewing one property, most others are not immediately apparent, with the exception of the more open Park Hill Road, and Hillside Road. Most properties, especially those built prior to 1971, are not fully visible from the road, due to well-screened and landscaped gardens.
- 9.38** On walking through the estate glimpses, of the surrounding golf course and wooded areas, are caught between masses of tree planting and sometimes also between buildings. This is particularly the case when looking east and south along Pinner Hill, and when looking west from Potter Street Hill. Such views serve to emphasise the low density, semi-rural qualities of the estate. They give depth and distance from surrounding development creating a sense of seclusion.
- 9.39** The overall sense of enclosure and privacy is the historical legacy of Pell's shelter belts of trees along the boundary of his estate and the old trackway through it. This atmosphere is strongest along Potter Street Hill as it is heavily banked on either side by dense trees, ivy and shrubbery, which creates a green tunnelling effect in places. Pinner Hill, Hillside Road, South View Road and the initial stretch of Potter Heights likewise have dense shrubbery as boundary treatments. The gently curving nature of these roads mean views of the entire street are not possible, which enhances the area's privacy and low density of development.
- 9.40** The greenery is less dense along Park View Road and Hillside Road because neither was part of the boundary or old road of the estate. Boundary treatments are not as heavy and grass verges are absent here. This gives a relatively open character to these roads, particularly with their fairly straight run. Nevertheless a sense of enclosure is apparent as long distance views are not possible from these roads, and the greenery remains quite heavy, sheltering one property from the next.
- 9.41** Throughout the conservation area, there is a uniform tranquil character. However, the urban fringes are apparent, especially along Potter Street Hill, where traffic is heavier because this is not part of the private estate. These factors create a slightly more noisy, urban and busy character, particularly towards the south.



Picture 9.12 View downhill towards Pinner Hill Farm



Picture 9.13 Tile hanging



Picture 9.14 Roofscape



Picture 9.15 Open character on South View Road

### 9.2.3 Key Views and Vistas

**9.42** The layout and topography of the conservation area gives rise to good clear views and vistas. The estate's roads tend to be narrow and gently wind up the hill allowing for pleasing vistas of streetside greenery and glimpses of properties either side. Also, the sloping topography and occasional gaps between dense vegetation means long distance views to the horizon are suddenly revealed. This is the case, even in central parts of the conservation area. These views are important as they emphasise the tranquil quality of the conservation area and provide a sense of solitude. For example, along Pinner Hill and Potter Street Hill there are long distance views to the south and west. Along Potter Street Hill again there is a good long distance view to Harrow on the Hill and St. Mary's Church Spire, the landmark of Harrow. The connecting road of Hillside gently slopes away from Pinner Hill until it meets Potter Street, yielding good views of countryside beyond.

- 9.43** The layout and topography means there are excellent views towards the grade II listed Folly in Pinner Hill Farm (picture 9.12). This is because it is set forward of the farm buildings. It is also its interesting architectural qualities that allow this property to form a focal point, especially from its use of different coloured bricks, brickbanding and also its tall tower. In fact it was always intended to be valued for its appearance, as it was designed as a Folly rather than a truly working building.
- 9.44** The architectural qualities of the area's buildings help to form key views. Towards the north of Pinner Hill and South View Road, and also along Potter Street Hill, these views tend to be more open. Looking down Pinner Hill, the gable end of Pond Cottage forms a key view through the planting at the junction with Hillside Road. The tall decorative brick chimney (with separated chimney stacks) of Link House (picture 9.26) also forms the source of a key view.
- 9.45** The views of greenery are also important. There are good views through tunnels of dense greenery and longer distance views towards vegetation. The areas of surrounding open land also form the source of key views as this helps create the semi-rural character of the area.
- 9.46** Views are provided on the following map. These are not exhaustive, but are intended to indicate the types of views that are important to the area.



Picture 9.16 Key views. LBH  
LA.100019206.2007

### 9.2.4 Architectural Qualities

- 9.47** Although there is no overriding character to the estate's architecture in terms of scale or design, there is some uniformity and continuity represented in the use of high quality materials, which are often intricately and decoratively used. Hand-made materials predominate and include red/brown bricks, red/brown plain clay roof tiles,

red plain clay hanging tiles, timber, white render and the occasional use of stone to add grandeur to some properties. The buildings can be divided into four categories, those that preserve the conservation area, those that positively enhance the area, locally listed buildings and statutorily listed buildings.



Picture 9.17 Gable ends



Picture 9.18 Tall chimneys



Picture 9.19 Steeply pitched roofs



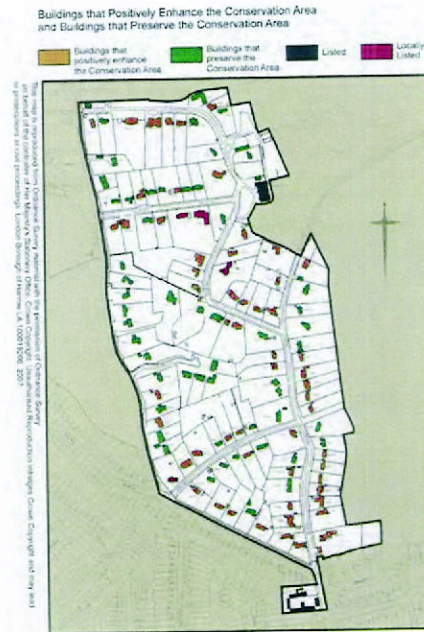
Picture 9.20 Tiled roofs

- Pinner Hill Farm

**9.48**

The former farmyard of Pinner Hill Farm is reasonably small. The farmhouse is set within the grouping and has a simple cottage character but demonstrates an elegance which is derived from the quality of red bricks and recessed sash windows below neat gauged red brick arches and brick dentil course below the eaves. The surrounding ancillary farm buildings relate well to the farmhouse in terms of use of materials, including brick banding. They are typically smaller in height and subordinate in decoration. The Folly is however the exception to this rule and was designed as a landmark feature. Its larger scale combined with the building's decorative and bright coloured brickwork in the French style make it a unique and important piece of architecture within the conservation area.





Picture 9.21 Positive buildings.  
LBH LA.100019206.2007

- Pinner Hill

9.49

Within Pinner Hill Estate all buildings are fairly large in size, although there are also a few buildings with a more cottage feel. Despite the large dwellings on larger plots, the sheltering of greenery prevents buildings from becoming overly dominating within plots or within the streetscene. The buildings do not exceed three storeys in height and where a third storey is present, this is likely to be in the roof, served by small dormers, conservation style rooflights, or lanterns, so as to minimise the apparent bulk.

9.50

Due to the time in which much of the estate was laid out, there is a notable use of Tudor Revival or Arts and Crafts style architecture, the latter of which allows for a cottage feel to these properties. Otherwise the variety of architecture is evident, with styles ranging from Art Deco to Neo Classical. The use of detailing and materials do however create unifying features, which combined with the detached nature of the properties and their generally large scale, help to provide elements of continuity within the conservation area.



Picture 9.22 The landmark folly



Picture 9.23 Entrance to Pinner Hill Farm



Picture 9.24 Golf club clubhouse

- Tudor Revival

- 9.51** Tudor Revival inspired designs reflect the national trend at the turn of the 20th century. In recognition of their importance and quality, all locally listed buildings within the conservation area are of the Tudor Revival style. Such designs include an asymmetrical and rambling plan form, with nooks and crannies rather than straight lines.
- 9.52** Properties built in the Tudor Revival style tend to include exposed decorative timbers set against render or brickwork, as well as the use of clapperboarding or clay plain tile hanging. These elements tend to feature at first floor only, to allow for a contrast with detailing below. Jettied gable ends are also present and help to create juxtaposition, giving added character to the form. Another feature is the use of decorative brick infill panels, such as a herring bone pattern.
- 9.53** The fenestration tends to be irregular. Windows often incorporate square leaded lights, and oriel windows can be found. Doorways are found with a two centered Tudor arch above them, which is an important contribution to this style.
- 9.54** The rambling form also extends to the roofscape, which can include various gable ends of differing size and direction, occasionally with small scale hipped dormers to complement. Such roofs usually have red/brown plain clay tiling and prominent, tall decorative brickwork chimneys which occasionally project all the way down side elevations, splitting into two chimney stacks at the top.
- 9.55** Examples of the Tudor Revival include, 'Naseby', in Park View Road, designed by J. E. Salisbury and built by Country Garden Estates Ltd for Griggs, and 'Oakwood', designed by L. J. Williams and built by the same company. Both are locally listed and sketches of their original front elevations, which remain mostly intact, are shown below. 'Pond Cottage' in Pinner Hill and 'Monks Rest' in Hillside Road have also been locally listed and are inherently linked by their common architect, Blunden Shadbolt, who has been described as one of the most skilled in building houses of the Tudor Revival. The timbers of 'Monks Rest' are said to have come from an old Friar House at Horley, which dated from about 1400. Its historic importance is strengthened as being exhibited at the Ideal Home Exhibition in 1924, where over

100,000 people passed through its old oak doors, including King George V. 'Pond Cottage' is also of further interest for its historical association, as it was built for songwriter D'Auvergne Barnard.

- 9.56** 'Link House' is a particularly notable example of the Tudor Revival for its prominent and decorative chimneys which point to the skill of the craftsmen that created them, and also for its use of stone lintels.
- Art Deco
- 9.57** The conservation area's Art Deco architecture was inspired by the international movement from 1925 to 1939, the style of which sought to emphasise geometric shapes. The estate's Art Deco inspired properties therefore have a clearly defined overall form as opposed to the organic nature of the Tudor Revival. All have a consistent low scale horizontal emphasis with hipped roofs. The chimneys are less prominent to give greater focus to the overall horizontal form, but are important features nonetheless in providing consistency to the roofscape of the conservation area. Any additional height or lengthening of chimneys would destroy this intended architectural style.
- 9.58** The properties have strong lines and geometrical forms in their design. For example, the red clay roof tiles are often curved (shaped somewhat like ridge tiles) or clay pantiles are used. Windows include curved areas and a common feature is a front ground floor veranda extending almost the full width of the front elevation with gently curved archways separated by pillars. In recognition of their focus on clear and distinct geometrical shapes they occasionally use V-shaped floorplans adjusted at an angle so that the inner centre of the 'V' faces the road.
- 9.59** Art Deco properties tend to be rendered to give a sleeker, more modern character. Examples of this design include 'Sunbeams', 'Logi', 'Redwings' and the particularly notable 'Sandalwood', with its purposefully steeply sloping roof. There are many Art Deco inspired dwellings along Potter Street Hill, which use the area's typography to their advantage, being set in so as to strengthen their horizontal emphasis.
- 9.60** 'Sans Souci' was built in 1936 and was created out of specially imported bricks from Germany. The portico entrance and period full length windows are notable.



Picture 9.25  
Projecting bricks



Picture 9.26  
Attractive  
chimney



Picture 9.27  
Stone lintels



Picture 9.28 Decorative  
brick panels



Picture 9.29 Rendered  
facades



Picture 9.30 Oval windows

- Arts and Crafts

- 9.61** The Arts and Crafts Movement was inspired by the emphasis on the skill of the craftsman, which gives a traditional appearance to these properties. These are often smaller than the other properties of the conservation area, perhaps due to this focus on detail and the intended cottage feel. They include handmade and decorative clay roof tiles on steeply pitched roofs, allowing for a variety of tones. Tile hanging is used elsewhere, sometimes with decorative tile banding detail. Tile hanging is used to create a contrast with areas of brickwork. Much like the Tudor Revival inspired house, occasionally the first floor is jettied to help emphasise the contrast between tile hanging and brick below.
- 9.62** Some windows are adorned with shutters, which is also an element seen in some of the Art Deco properties. The often used timber leaded detail overlaps with the Tudor Revival style. Bargeboards are also used on some gable ends with pinnacles on top.
- 9.63** The roovescape is often the clearest sign of the Arts and Crafts building's irregular form. This is usually defined by steeply pitched roofs, often combined with a cat slide roof and gable ends facing various directions. Where buildings demonstrate half hipped roofs, these tend to be of a more regular, or symmetrical design. Prominent, and sometimes decorative brick chimneys are often used to emphasise the building's particular form, symmetrical or otherwise, and are a key feature of the Arts and Crafts movement.

- Neo Classical Inspired Architectural Design

**9.64** The Neo Classical inspired buildings are notable for their use of bright red brick, symmetrical square or rectangular frontages and sash windows. The use of centrally positioned porches with ionic columns is key to the architectural style. These properties appear visually grander than the others because of their regularity of architectural features and symmetrical design, but they also tend to be larger in scale.

**9.65** Classically inspired dwellings are elegant, often with simple brick banding with the use of one or two rows of projecting bricks, and can feature stone or brick quoins to create a more robust appearance. Doorways with a triangular pediment are also occasionally used. Neo Classical inspired properties include, 'Woodstock', 'Gunfleet', 'South View Lodge' and 'Linden House'

- Extensions

**9.66** There is increased demand for extensions in this conservation area, which could damage the low density of development that forms an integral part of the special character of the area. It is important therefore that spaces between buildings are not impinged upon and that reasonably sized gardens are not compromised.

- Relatively Unique Architecture in the Conservation Area

**9.67** The Golf Club's club house is a focal point for the area, partly because of its historic interest as the earliest remaining property, dating to the 18th century, but also its unique High Victorian Gothic detailing and use of banded brown and cream brickwork. It is two storeys with three canted bays, each gabled, and a centrally positioned entrance (see picture 9.24). It is grade II listed.

**9.68** An ice house lies 40 meters north-east of the club house, shaded by a yew tree on the east. When it was excavated it was found to consist of a brick main chamber with a domed roof, and a tunnel which runs from the basement of the original clock tower. Another tunnel was found leading from this basement, which it was assumed, originally led to Pinner Hill House. The ice house is also grade II listed.



Picture 9.31  
Thatch roof



Picture 9.32 Decorative tile  
hanging



Picture 9.33  
Classically  
inspired  
doorway  
detailing



Picture 9.34 Leaded  
casement



Picture 9.35  
Timber  
casement



Picture 9.36  
Stone quoins  
and window  
surrounds

### 9.2.5 Prevalent and Traditional Building Materials and Detailing

- 9.69** The local Arts and Crafts and Tudor Revival properties are notable for their handmade roof and façade tiles, which vary tonally from red to brown to give a visually interesting overall appearance. It is important to retain such variety in any replacement works. The use of high quality materials and other detailing is particularly important for these styles since their focus was on the skill of craftsmen. Such detailing includes Tudor arched doorways, decorative brick panelling, timber details, jetties and oriel windows supported by timber brackets. These designs are noteworthy for projecting brick chimneys along the side elevation of the property.
- 9.70** The use of varying materials and colours between floors or on different areas of an elevation serves to add interest to properties, whether this be render applied to first floors to contrast with brick on the ground, or brick banding or quoins used against white render.
- 9.71** Commonalities between architectural styles include brick or stone quoins, shutters and chimneys that project above the roof slope. Steeply sloping pitched roofs with both hipped or gable ends and sash and casement windows of high quality timber

are also unifying features. Casement windows are most common, particularly with square or diamond leaded lights. All the above add interest and focus to the designs and create elements of continuity within an otherwise assorted streetscene.



Picture 9.37 Bonnet ridge tiles



Picture 9.38 Deep red clay tiles



Picture 9.39 Box windows



Picture 9.40 Small hipped dormers

### 9.2.6 Streetscape

**9.72** The floorscape and boundary treatments add vital elements to the semi-rural townscape qualities of the area and are considered in the following paragraphs.

- Floorscape

**9.73** There are only a few short stretches of pavements which helps maintain the informal 'country lane' feel to the road layout. Likewise the absence, or restrained use of, road markings help to retain this semi-rural atmosphere. The grass verges of differing widths that exist throughout the estate considerably soften the edge of the road and add variety to the character of the area. Hillside Road is flanked by grass verges to

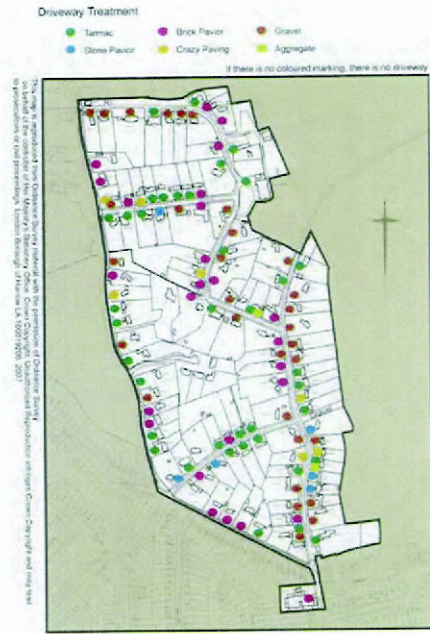
begin with, but these merge into the front gardens of some houses. In places small culverts are situated between the boundaries of gardens and the grass verge. Sometimes trees are planted on the verges, other times they are demarcated by roadside stones or posts. The overall impression is of a soft floorscape which complements the high degree of tree cover, often apparent overhead.

- 9.74** Where verges are absent, the associated dwellings are nearer the road, disrupting the building line, and often with less planting. Such locations are generally not in keeping with the overall character of the area. Also, Park View Road contains houses with large open driveways that disrupt the green verge and other characteristic dense greenery at regular intervals, with the houses standing on slightly higher ground. In general, the more modern of houses have more open gardens with less planting.
- 9.75** Where driveways exist most are of informal materials, such as shingle and gravel, which do not distract from the softness of the verges. However, at intervals around the estate the street scene is disrupted by the introduction of unsympathetic access-ways, in terms of design and materials, with the use of large expanses of red brick pavements in some instances. The bright colour and hard urban form of inappropriate treatments, combined with a lack of screening, imposes on the soft street-scene. Likewise, by designing these treatments so they interrupt stretches of grass verges they detract from the characteristic soft and semi-rural character of the area.
- 9.76** The sloping gradient of the driveways along Potter Street Hill could prove problematic if shingle or gravel were used, therefore here gravel or shingle should be bound but used sparingly so that rain water is allowed to soak away into the soft landscape that would be expected either side. Driveways with scope for enhancement are highlighted on the map above. The top of Pinner Hill and the footpath which runs from South View Road northwestwards to Potter Street Hill, is well planted and differs from the remaining conservation area as it becomes an unmade route and is particularly sheltered. This provides an especially undeveloped and semi-rural quality to this area. The latter also provides good views across the estate.





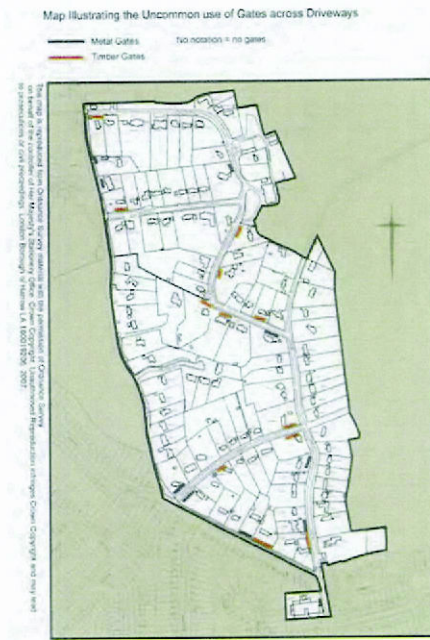
Picture 9.41 Grass verges and pavements



Picture 9.42 Driveways



Picture 9.43 Boundaries



Picture 9.44 Uncommon gates

- Boundary Treatments

- 9.77** Boundary treatments are important to the conservation area as they add to the informal and soft landscaped character. These vary from above eye level hedges to dense clusters of shrubs, often on the top of banks. The boundary between houses is usually just as well planted, with dense clusters of mature trees facing onto the road.
- 9.78** In places, wooden fences have been introduced. These fit in with the soft character of the area, but care should be taken to ensure these are not installed at the expense of removing characteristic greenery. Fences though fit in considerably better than the use of iron or other treatments of hard modern materials. The latter have a harder urbanised feel that detracts from the character of the area.
- 9.79** Informal treatment of boundaries and grass verges contribute greatly to the soft quality of the area. Potter Street Hill and higher up Pinner Hill have particularly well planted boundaries with well-screened houses. The northernmost section of South View Road is perhaps the most densely planted, with narrow verges, giving a sense of enclosure, not unlike that of dense woodland.
- 9.80** However, along Park View Road and Hillside Road the lack of verge and boundary planting, together with the introduction of a brick wall, serves to open up the street scene and detract from the roadscape to some extent. Likewise, green boundary treatments become less dense which, combined with the loss of the verge and the imposition of newer buildings and large extensions close to the road, causes the building line to change and the street scene to open.
- 9.81** Properties either have an open driveway or use a timber gate, that in most cases is usually left open. Both these features preserve the soft and informal character of the area. However, there have been a small number of instances where metal gateways or other more solid and ornately decorative materials have been installed. These can be inappropriate as they tend to present a harder and more urban feel, which in most cases is at odds with the semi-rural character of the area.



Picture 9.45 Open driveways



Picture 9.46 Farmyard gates



Picture 9.47 Timber gates



Picture 9.48 Ornate metal gates

- Street Furniture

**9.82** The street furniture of the area comprises two traditional pillar boxes which form a pleasing aspect of the street scene. The few telegraph poles in the area are not intrusive, mainly due to their siting and the extensive tree cover around them. Importantly there is a grade II listed cast iron post dating to 1861 outside the lodge of the east side of Potter Street Hill. This was designed by Henry Grissell as a coal and wine tax post and was cast in the Regents Canal Iron Works. It is owned by the City of London and is relatively rare, and would benefit from repair work.

**9.83** The lack of street furniture is important as it enhances the semi-rural uncluttered nature of the area. Any new items should be carefully considered and only introduced where they are in keeping with the area's character and are necessary.



Picture 9.49 Coal and wine tax post

### 9.2.7 Green Spaces and Ecology



Picture 9.50 Green belt

- 9.84** The fairly large expanses of green belt countryside within and around the conservation area are important as they support the characteristic low density of development of the area and its soft semi-rural character. The area of green belt is used for the most part as a private golf course. Its northern margin is demarcated by the Hertfordshire boundary, and there borders the ancient forest-lands of Oxhey and Nanscot Woods.
- 9.85** Trees, both roadside, and within the curtilages of properties within the estate are a dominant feature and to some extent reflect the history of the estate as an historic woodland and parkland environment, as does the close locality of Oxhey Wood and Nanscot Woods. The trees within the conservation area are safeguarded by the

conservation area status (under section 211 of the Town and Country Planning Act 1990) as well as numerous Tree Preservation Orders that have been served in the area, (under sections 198 and 199 of the Town and Country Planning Act 1990).

- 9.86** The central area of the golf course, just outside the boundary of the conservation area, is a small area (2 ha) of ancient woodland known as Pinner Wood. This is one of the most interesting habitats of the wider area and thus provides a good setting to Pinner Hill. It is protected given its location as part of the setting to the Pinner Hill CA and its Area of Special Character and green belt status. The woodland composition varies somewhat from east to west. Initially the canopy is dominated by ash and oak standards with an understorey of hawthorn, but moving further west the land rises towards Pinner Hill and the soils become rather more acidic. Hornbeam takes over as the main canopy tree, with some oak and beech, while birch colonisation occurs in the more open areas. The shrub layer is sparse, although coppiced hazel stools and small holly bushes occur sporadically. Typical woodland-floor species include male and broad buckler-ferns, bracken, and violets.
- 9.87** Pinner Hill itself has long been known as a locality of considerable botanical interest, formerly boasting such Middlesex varieties as tutsan, a plant of ancient woodlands now almost extinct in the county, and the long since disappeared frog orchid as well as autumn lady's tresses.
- 9.88** All trees within the conservation area are safeguarded by its designation (under Section 211 of the Town and Country Planning Act 1990), which is strengthened by Tree Preservation Orders served in the area (under Section 197 and 199 of the Town and Country Planning Act 1990). Further Tree Preservation Orders may be required where trees are threatened or their future retention is prejudiced. The Council will also consider making orders under any new powers that may emerge with respect to important hedgerows.

### 9.3 Summary of Pinner Hill Conservation Area

#### 9.3.1 Summary and Main Assets

- 9.89** The assets of the conservation area derive from the combination of factors that form its main characteristics. These include:

- The location of the estate within the green belt and the associated rural quality, derived from low density of development
- Individual houses in a range of architectural styles sited within large plots, with large rear gardens, often with a high degree of planting
- Street-side greenness, contributed to by grass verges and soft boundary treatments
- Informal road layout with a soft, sympathetic floorscape, adding interest and complementing the street-side greenness
- Statutorily listed and locally listed buildings, supported by a general high standard of architectural design
- Usually a high standard of maintenance of properties, grounds and verges
- Rich flora and fauna derived from the historic woodland and parkland environment and the close locality of Oxhey Wood

### 9.3.2 Problems, Pressures and Potential for Enhancement

**9.90** Pressures and issues have been touched upon in the previous two sections and are comprehensively outlined in the following table. The table includes elements that are found to put pressure on the special character of the area as well as identifying areas where there is opportunity for enhancement. The following section, entitled 'Management Strategy' addresses any issues raised. In dealing with development proposals within the area the Council will be mindful of securing opportunities to address/overcome such issues or any subsequent pressures. However, the Council is mindful that Pinner Hill is a private estate.

Pressures, Issues or Potential for Enhancement:	Address:	Description:
Pressure for large extensions including two storey side and rear as well as new buildings, including garages and large outbuildings	Throughout	The properties within this conservation area are detached, of reasonably large scale and set within substantial gardens. The increasing pressure of alteration and development threatens to damage the original character of the buildings by removing original fabric and / or by detracting attention from the original design. It also threatens to reduce the size of the large gardens that form an important setting to these properties, which would disrupt the continuity in the plan form of the area.
Hard boundary treatments and gates across driveways	Intermittent throughout the conservation area	Iron railings or other urban materials are at odds with the soft, informal and semi-rural character of the area. Their formal appearance creates a harder, more urban character, particularly as their installation often involves the removal of characteristic greenery.  Likewise, gates are not usually appropriate in this semi-rural, informal environment.
Buildings not respecting the original building line	Along Potter Street	A number of the more modern buildings do not respect the original building line and instead are set forward of it. This appears out of keeping, particularly as it often means less of the characteristic dense boundary planting and less public greenery such as grass verges along the streetscene.
Streetside Maintenance	Throughout	Since the majority of the area is a private estate the local residents have a responsibility for maintaining the streets. The Council collects rubbish but is not involved in any other maintenance issues. Some local residents have expressed concern about getting sufficient contributions to fund grass verges and re-tarmacing. The grass verges are important in retaining the semi-rural feel to the area whilst this and the well-maintained tarmac is important in retaining the well cared for character to the area. A lack of funds may mean the special character of the area will suffer in the future.

Pressures, Issues or Potential for Enhancement:	Address:	Description:
Theft and the resulting pressure to adopt security measures like CCTV and high fences/metal railings.	Throughout	Theft and burglaries are an issue in the area. The knock on effect of such a problem is the pressure for security measures which incrementally could affect the special character of the area. The introduction of CCTV cameras or high urban fencing are elements which are at odds with the area's semi-rural character. Metal railings would be inappropriate due to their hard, urban character, and high fences would be inappropriate where they result in the removal of green boundary treatments and where they act as a barricade to the property and views towards it. This is particularly true on the front boundary to any property.
Street lighting	Throughout	The street lighting throughout the area is varied. If the opportunity arises for this to be updated a significant enhancement could be made here.
Schoolchildren passing through the area drop litter	Throughout	This detracts from the well-maintained character of the area.
Pressure for hard surfaced front gardens/forecourts/driveways	Throughout	Pinner Hill Estate Conservation Area relies on its informal semi-rural character, derived partly from its quality and density of planting and greenery. Pressure for hardsurfacing therefore could detract from this quality thereby compromising the character of the area. Similarly, the use of inappropriately hardsurfaced access-way designs and treatments also detract from the soft, rural qualities of the area. For example, where hard and/or vivid materials have been used for such development, often together with a lack of remedial planting, the informal and soft character of the area is lost and the sustainability is damaged.
Cast Iron bollard boundary marker	North west corner	This is in a poor condition suffering from rust.
Swimming pools	Throughout	A large amount of soft landscaping in the gardens of properties is characteristic of the conservation area. Swimming pools reduce the amount of soft landscaping. They create a harder appearance to the gardens and reduce the permeability of the land.
Overuse of rooflights	South View Road	Occasional overuse can create cluttered and obtrusive roofslopes at odds with the otherwise traditional character of the architecture.
Litter Bins	Throughout	Litter bins impact on the character of the conservation area and would benefit from some screening.
Outbuildings	Throughout	The revised General Permitted Development Order (2008) means in occasional instances these types of development can occur without planning permission, even in a conservation area. These could potentially be

Pressures, Issues or Potential for Enhancement:	Address:	Description:
		very visually obtrusive and alter this area's special interest which is derived in part from the large gardens and the high quality architectural character.
Porches	Throughout	The revised General Permitted Development Order (2008) means in occasional instances these types of development can occur without planning permission, even in a conservation area. These could potentially be very visually obtrusive and detract from the high architectural quality.
Solar photo-voltaic or solar thermal equipment and flues forming part of a biomass heating system or as part of a combined heat and power system	Throughout	The revised General Permitted Development Order (2008) means in occasional instances these types of micro-generation development can occur without planning permission, even in a conservation area. These could potentially be very visually obtrusive and detract from the uniform, high architectural quality.
Air conditioning units	Throughout	Air conditioning units can be very visually obtrusive, particularly where they are poorly sited and visible from the streetscene.

### 9.3.3 Public Consultation

**9.91** This document, and the associated management strategy, has been subject to public consultation. Views were sought from residents and it was available for viewing on the Harrow Council website and at the Planning Department offices at the Civic Centre on Station Road in Harrow. The documents has subsequently been amended to reflect the responses received from the consultation exercise and was adopted in due course as part of the Pinner Conservation Area Supplementary Planning Document, as part of the Council's Local Development Framework.

## 9.4 Pinner Hill Estate Conservation Area Management Strategy

### 9.4.1 Purpose of the Strategy

**9.92** Conservation Area Appraisals provide an analysis of the character and appearance of the conservation area to identify those elements that should be protected as well as opportunities for change, improvement or enhancement. This management strategy uses this analysis to look forward and set out how the area's character will be preserved or enhanced. It sets out guidance and controls to protect and preserve the area and actions to enhance it. Each section is linked to the relevant policy guidance, which provides the framework for the future management and enhancement of the conservation area. The following proposal statement provides a list of actions, related to pressures, issues or opportunities for enhancement identified in the previous section.



**9.93** Unless otherwise stated, the following should be regarded as a statement of intent. There are no set time limits. However, it is important to note that Conservation Area Appraisals and Management Strategies will be reviewed every 5 years.

### 9.4.2 Management Proposals

**9.94** Pressures, issues or opportunities for enhancement are outlined in the linked conservation area appraisal and are addressed in the following table.

Pressures, Issues or Potential for Enhancement:	Address:	Description:
Pressure for large extensions including two storey side and rear as well as new buildings, including garages and large outbuildings	Throughout	<p>The properties within this conservation area are detached, of reasonably large scale and set within substantial gardens.</p> <p>The increasing pressure of alteration and development threatens to damage the original character of the buildings by removing original fabric and / or by detracting attention from the original design. It also threatens to reduce the size of the large gardens that form an important setting to these properties, which would disrupt the continuity in the plan form of the area.</p> <p>The Council will consider an Article 4 Direction to control outbuildings in gardens. This will require further analysis and consultation.</p>
Hard boundary treatments and gates across driveways	Intermittent throughout the conservation area	<p>Iron railings or other urban materials are at odds with the soft, informal and semi-rural character of the area. Their formal appearance creates a harder, more urban character, particularly as their installation often involves the removal of characteristic greenery.</p> <p>Likewise, gates are usually inappropriate.</p> <p>Boundary treatments are considered further below to address the 'theft and the resulting pressure to adopt security measures' issue.</p>
Buildings not respecting the original building line	Along Potter Street Hill	A number of the more modern buildings do not respect the original building line and instead are set forward of it. This appears out of keeping, particularly as it often means less of

Pressures, Issues or Potential for Enhancement:	Address:	Description:
		the characteristic dense boundary planting and less public greenery such as grass verges along the streetscene.
Streetside maintenance	Throughout	The street lighting throughout the area is varied. If the opportunity arises for this to be updated a significant enhancement could be made here. Continuity of the streetlamps is most important.
Theft and the resulting pressure to adopt security measures like CCTV and high fences/metal railings.	Throughout	Theft and burglaries are an issue in the area. The knock on effect of such a problem is the pressure for security measures which incrementally could affect the special character of the area. The introduction of CCTV cameras or high urban fencing are elements which are at odds with the semi-rural character of the area. Metal railings would be inappropriate due to their hard, urban character. Wooden fencing with trellis along the top clothed with greenery could be appropriate but high fences would be inappropriate where they result in the removal of green boundary treatments and where they act as a barricade to the property and views towards it. This is particularly true on the front boundary to any property. Vegetation with natural thorns or spikes can act as a useful deterrent.
Street lighting	Throughout	The street lighting throughout the area is varied. If the opportunity arises for this to be updated a significant enhancement could be made here. Continuity of the streetlamps is most important.
Schoolchildren passing through the area drop litter	Throughout	This detracts from the well-maintained character of the area. The Council intends to write to neighbouring schools to make them aware of the issues.
Pressure for hard surfaced front gardens/forecourts/driveways	Throughout	Pinner Hill Estate Conservation Area relies on its informal semi-rural character, derived partly from its quality and density of planting and greenery. Pressure for hardsurfacing therefore could detract from this quality thereby compromising the character of the area. Similarly, the use of inappropriately hardsurfaced access-way designs and

Pressures, Issues or Potential for Enhancement:	Address:	Description:
		<p>treatments also detract from the soft, rural qualities of the area. For example, where hard and/or vivid materials have been used for such development, often together with a lack of remedial planting, the informal and soft character of the area is lost and the sustainability is damaged.</p>
Cast Iron bollard boundary marker	North west corner	<p>This is in a poor condition suffering from rust and would benefit from restoration. The Council will make the City of London aware of its state of repair and will look at funding options, such as a grant from Harrow Hill Trust to raise money to aid in its protection.</p>
Swimming pools	Throughout	<p>A large amount of soft landscaping in the gardens of properties is characteristic of the conservation area. Swimming pools reduce the amount of soft landscaping. They create a harder appearance to the gardens and reduce the permeability of the land.</p>
Overuse of rooflights	South View Road	<p>Occasional overuse can create cluttered and obtrusive roofslopes at odds with the otherwise traditional character of the architecture.</p> <p>The Council will consider an Article 4 Direction that would control alterations to the roof. This would require further analysis and consultation</p>
Litter Bins	Throughout	<p>Encourage the screening of litter bins. Where possible encourage additional planting to enhance the area.</p>
Outbuildings	Throughout	<p>Careful consideration will be given to the creation of an additional Article 4 (1) or Article 4(2) Direction. This would ensure planning permission was required for outbuildings so that any new outbuildings would preserve the character of the area.</p>
Porches	Throughout	<p>Careful consideration will be given to the creation of an Article 4(2) Direction. This would ensure planning permission was required for porches.</p>

Pressures, Issues or Potential for Enhancement:	Address:	Description:
Solar photo-voltaic or solar thermal equipment and flues, forming part of a biomass heating system or as part of a combined heat and power system	Throughout	<p>Highlight to residents the importance of undertaking basic energy efficiency works prior to opting for the installation of micro-generation equipment. Such works include appropriate loft and wall insulation and draught proofing. English Heritage has a range of guidance on the different considerations involved in the use of micro-generation technologies in conservation areas which can be accessed on their Historic Environment: Local management (HELM) website by entering energy into the search engine in the English Heritage section of the guidance library at <a href="http://www.helm.org.uk">www.helm.org.uk</a>.</p> <p>Careful consideration will be given to the creation of an additional Article 4 (1) or Article 4(2) Direction. This would ensure planning permission was required whenever solar photovoltaic or solar thermal equipment or flues, forming part of a biomass heating system or as part of a combined heat and power system were installed. This could help ensure such development was carefully sited and sized to ensure the character and appearance of the conservation area is preserved.</p>
Air conditioning units	Throughout	It is important that these are carefully sited and integrated so they are as concealed and unobtrusive as possible. Usually this will entail installation where not visible from the streetscene.

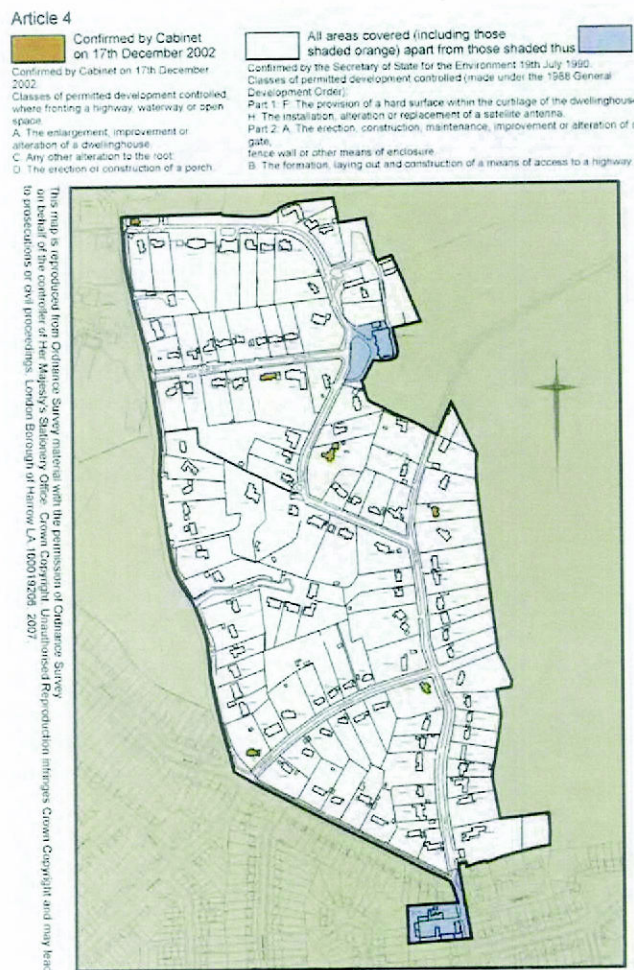
### 9.4.3 Support

- 9.95** Relevant parties can contribute to the preservation and enhancement of the conservation area. These include: local residents, property owners, and local societies such as the Pinner Hill Estate Residents Association, and national societies such as the 20th Century Society. They should be involved in all stages of devising ideas for management and enhancement of the area.
- 9.96** The above enhancement and improvement proposals and other possible future schemes require funding. Much of the works would need to be completed by private owners but the council will continue to apply for grants wherever possible, for example, to the Harrow Hill Trust. There may also be scope for securing planning gain funds towards improvements to the public realm, where the Council is responsible for these.

**9.97** In line with English Heritage’s guidance it is essential when planning works within conservation areas that a considered approach, which preserves or enhanced the areas character or appearance is adopted. Where a conflict with general planning and highways policies occur special care must be taken to find a solution that meets both the needs of the local community and the historic environment.

**9.4.4 Article 4 Direction**

**9.98** There is an Article 4 Direction in place to control aspects of development that could damage the special character of the area. The properties it refers to and the items of development that are controlled are shown by the map below (see picture 9.51).



Picture 9.51 Article 4 Directions

**9.4.5 Guidance**

**Maintaining Pinner Hill Estate Conservation Area's Townscape and Built Character**

To ensure that the character of the conservation area, and its setting, is both preserved and enhanced by all new development should:

- a) Respect the existing layout and historic form of the townscape and street scene, especially its building lines and heights, and not diminish the gap between buildings.
- b) Complement existing buildings in terms of bulk, design, siting, detailing, scale, materials and use. Any extensions will be encouraged to be at the property's rear and subservient in scale to the original property, as well as match the existing house in design and materials.
- d) Not entail side extensions that significantly reduce the gap between buildings or diminish the architectural balance or detailing of the main building.
- e) Respect and harmonise with existing buildings in terms of design, siting, detailing, scale and materials.
- f) Avoid impeding views between buildings or into areas of open space.
- g) Retain original design features (as identified within the character appraisal, such as timber windows and doors, oriel windows, eyebrow windows, hanging, sloping and ridge red clay tiles, decorative bands of tiles, white render, clapperboarding, jetties, decorative brick infill panels, chimneys, Tudor arches, bargeboards, pediments, brick banding, quoins and porches) and where replacement is necessary, the architectural detailing should closely match that of the original. Replacement features constructed of non-traditional materials will be resisted.
- h) Not involve the painting of unpainted brick surfaces
- i) Ensure material alterations to buildings protect the appearance of elevations that face onto a highway, including alterations to chimneys and rooflines. The front and side roofs will be protected from dormers and rooflights.
- j) Retain visually important boundary treatments which are a characteristic of Pinner's conservation areas. Replacement walls should replicate the originals.
- k) Not entail the positioning of satellite dishes and aerials in prominent positions.
- l) Usually avoid change of use to flats and other institutional uses.
- m) Ensure microgeneration is carefully sited to protect streetscene views and built fabric.

#### **Maintaining Pinner Hill Estate Conservation Area's Greenery and Open Spaces**

To ensure that the soft character of the conservation area and its setting is both preserved and enhanced the Council will:

- a) Encourage the retention and improvement of both public and private green spaces and open land, including trees, hedgerows and grass verges.
- b) Discourage applications for development on existing areas of open land that have been defined as contributing to the character of the conservation area.

- d) Further protect trees, and groups of private trees, by creating additional Tree Preservation Orders where appropriate.
- e) Discourage development that adversely affects significant trees.
- f) Seek to retain, or where necessary, replace street trees.

#### **Protecting Pinner Hill's Archaeology**

- a) Harrow Council recognises the archaeological importance of Pinner's conservation areas and its setting, and will help to protect these by continuing to consult with English Heritage to ensure appropriate action such as surveys are carried out before development commences.
- b) Where appropriate, and in discussion with English Heritage, the existing Archaeological Priority Areas will be revised, and/or new Archaeological Priority Areas created, to safeguard Pinner's archaeological remains.

#### **Protecting Pinner Hill's Streetscene**

To ensure that the character of the streetscene is both preserved and enhanced, Harrow Council will :

- a) Refer to existing policy on tall structures where telecommunications equipment or tall wind turbines are proposed.
- b) Encourage the utility companies to install the minimum amount of new and replacement street furniture and to locate this sensitively in suitable locations.
- c) Encourage the retention, or reinstatement, of traditionally designed street furniture and materials, such as street lamps.
- d) Encourage street furniture to be well sited and designed and for redundant and unsightly street furniture to be removed where opportunities occur.
- e) Encourage the retention of original floorscape materials, such as granite kerbs will be encouraged and wherever practicable, use of appropriate traditional materials in replacement floorscapes.

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Conservation Area Appraisal and Management Strategy  
**Pinner Hill**



Adopted December 2009



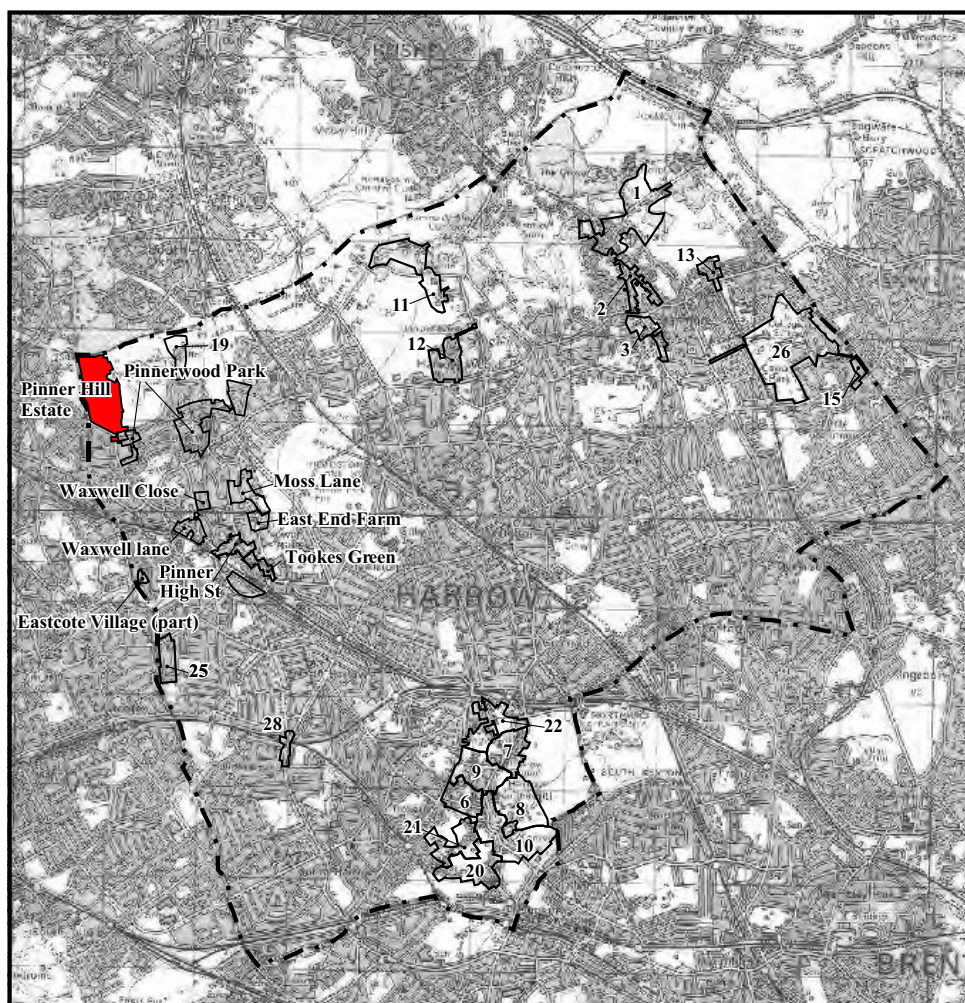
<b>9. Pinner Hill Estate Conservation Area Appraisal and Management Strategy</b>	<b>2</b>
<b>9.1 Introduction to the Conservation Area</b>	<b>2</b>
9.1.1 Introduction	2
9.1.2 Planning Policy Context	3
9.1.3 Summary of Special Interest	5
9.1.4 Short History	5
9.1.5 Archaeology and Geology	8
<b>9.2 The Character of the Conservation Area Today</b>	<b>9</b>
9.2.1 Density of Development, Topography and Plan Form	9
9.2.2 Townscape Character	11
9.2.3 Key Views and Vistas	13
9.2.4 Architectural Qualities	14
9.2.5 Prevalent and Traditional Building Materials and Detailing	21
9.2.6 Streetscape	22
9.2.7 Green Spaces and Ecology	27
<b>9.3 Summary of Pinner Hill Conservation Area</b>	<b>28</b>
9.3.1 Summary and Main Assets	28
9.3.2 Problems, Pressures and Potential for Enhancement	29
9.3.3 Public Consultation	31
<b>9.4 Pinner Hill Estate Conservation Area Management Strategy</b>	<b>31</b>
9.4.1 Purpose of the Strategy	31
9.4.2 Management Proposals	32
9.4.3 Support	35
9.4.4 Article 4 Direction	36
9.4.5 Guidance	36

## Appendix 9 Pinner Hill Estate Conservation Area Appraisal and Management Strategy

### 9.1 Introduction to the Conservation Area

#### 9.1.1 Introduction

**9.1** The conservation area of Pinner Hill Estate is characterised by a low density of development as detached houses are sited within large plots that include particularly spacious rear gardens. In combination with this, the area's dense greenery comprises grassed verges and soft boundary treatments, which brings about a semi-rural quality to the area. The rich, mature flora and fauna is fundamental to this character, as the estate was derived from the historic woodland and parkland environment. The estate's close proximity to Oxhey Wood supports this environment and serves to create a secluded and tranquil feel to the area, particularly as estate's roads are private, with the exception of Potter Street Hill and Potter Street. The road layout is informal and is furnished with a soft, sympathetic floorscape that adds interest to the area and complements the greenery of the gardens. The special character is also derived from the high architectural quality of the properties including Tudor revival designs, their historic interest, and the high standard of maintenance of which makes the area a very desirable place to live.



- |  |  |
|--|--|
| <ol style="list-style-type: none"> <li>1. Little Common, Stanmore</li> <li>2. Stanmore Hill, Stanmore</li> <li>3. Old Church Lane, Stanmore</li> <li>4. Pinner High Street, Pinner</li> <li>5. Tookes Green, Pinner</li> <li>6. Roxeth Hill, Harrow on the Hill</li> <li>7. Harrow School, Harrow on the Hill</li> <li>8. Harrow Park, Harrow on the Hill</li> <li>9. Harrow on the Hill Village</li> <li>10. Sudbury Hill, Harrow on the Hill</li> <li>11. Brookshill, Harrow Weald &amp; Grimsdyke Estate</li> <li>12. West Drive, Harrow Weald</li> <li>13. Kerry Avenue, Stanmore</li> <li>14. Pinnerwood Park Estate, Pinner</li> </ol> | <ol style="list-style-type: none"> <li>15. Edgware High Street, Edgware</li> <li>16. Waxwell Lane, Pinner</li> <li>17. Waxwell Close, Pinner</li> <li>18. East End Farm, Pinner</li> <li>19. Pinnerwood Farm, Pinner</li> <li>20. South Hill Avenue, Harrow on the Hill</li> <li>21. The Mount Park Estate, Harrow on the Hill</li> <li>22. Roxborough Park and the Grove, Harrow on the Hill</li> <li>23. Moss Lane, Pinner</li> <li>24. Pinner Hill Estate, Pinner</li> <li>25. West Towers, Pinner</li> <li>26. Canons Park Estate, Edgware</li> <li>27. Eastcote Village (Part)</li> <li>28. Rayners Lane</li> </ol> |
|--|--|

Picture 9.1 Context. LBH LA.100019206.2007

### 9.1.2 Planning Policy Context

Pinner Hill Estate Conservation Area includes the following roads:

Hillside Road Park View Road Pinner Hill Pinner Hill Road (part of)  
 Potter Heights Close (part of) Potter Street (part of) Potter Street Hill South View Road

- 9.2** On the east the boundary is drawn tightly along the rear curtilage of properties in Pinner Hill and continues along the rear of the golf course’s club house, and includes the site of the ice house. It then runs to the east of properties in South View Road. The eastern boundary excludes the golf course itself, which is protected open space and only seeks to include the club house and immediate grounds, which both architecturally and historically are the focus of the estate.
- 9.3** The obvious distinction between the two sides of Potter Street allow the boundary to be drawn so that properties on the northern side, with gardens extending well into Pinner Hill Estate are included. At the southern end of Potter Street Hill the conservation area boundary has been taken into the neighbouring borough of Hillingdon. This is to ensure the inclusion of the front curtilages and grass verge of properties in Potter Street Hill, which would otherwise be excluded if the Borough boundary was followed at this point.
- 9.4** Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires local authorities, from time to time, to determine which parts of their area are considered worthy of preservation or enhancement, and to declare these as conservation areas. Local authorities are further obliged to formulate guidance and proposals for the preservation or enhancement of those conservation areas, and to pay due regard to the views of the residents and public in the formulation of those guidance and proposals. These principles are reinforced by national planning policy guidance provided by Planning Policy Guidance Note 15 (Planning and the Historic Environment).
- 9.5** There was an existing character appraisal of this conservation area, published October 1990. This required updating to reflect the area’s changes. Now adopted, this appraisal, and the linked management strategy replace that appraisal and carry weight as a material planning consideration for assessing all development proposals. The existing character appraisal continued to be relevant until this was formally replaced.
- 9.6** The purpose of this appraisal is to provide a clear analysis of the architectural importance, character and appearance of the area as a whole, which will help form the basis for making sustainable decisions about the area’s future. The appraisal is linked to a management strategy for the conservation area, which identifies opportunities for enhancement along with guidance to protect the area’s character.
- 9.7** This appraisal and management strategy forms part of the Pinner Conservation Areas Supplementary Planning Document and are set within the broader context of conservation area policy guidance for Harrow contained within saved policies of the Harrow Unitary Development Plan and the emerging Local Development Framework. It is important to note that the omission of a particular building, feature or open space should not be taken to imply that such building, feature or open space is of no interest.

### 9.1.3 Summary of Special Interest

- 9.8** Pinner Hill Estate CA's special interest is derived from the area's low density of development and surrounding open greenery or wooded environs. There is an overall secluded and tranquil feel to the area that is complemented by the private nature of the estate. The informal road layout and high architectural quality of the mix of styles from Arts and Crafts to Art Deco and Tudor Revival inspired properties, serve to create a unique sense of place. The atmosphere is enhanced by the sheltering of mature trees and hedgerows, as well as the glimpsed views out over Pinner and beyond.

### 9.1.4 Short History

- Early History

- 9.9** The Greater London Sites and Monuments Record indicates that, prior to the Medieval period, the area around Pinner was sparsely populated.

- 9.10** Pinner was part of the Manor of Harrow, which was in the possession of the Archbishops of Canterbury from the early 9th century. The land was farmed throughout the Medieval period for a mixture of woodland, common pasture, and later for arable produce. Historical references to Pinner begin in the 13th century, when it is likely to have been only a small hamlet. There is no evidence of an early settlement at Pinner Hill. The site of Potter Heights was found to contain a Medieval Kiln, dating from the late 13th century, the remains of which can now be seen in the Museum of London. However, this was believed to be a 'one off', used by peripatetic potters making Hertfordshire grey wares. The remains were found during the construction of Potters Heights Close. In medieval times Pinner Hill consisted of woodland north of about Park View, and common land south of that to Uxbridge Road. Pinner was granted its own weekly market in 1336, and grew throughout the Medieval period, with the parish church being re-built in the 14th century.

- 16th Century

- 9.11** The present Potter Street Hill and Pinner Hill (boundary and spine of the conservation area) were in existence by the early 16th century, the former leading into Hertfordshire, the latter crossing the common and going through the woods. At that time the area north of Park View, some 44 acres, was called Spinnells, the name of which survived until 1821. The first house on the estate was built in the 1620s or 1630s by Sir Christopher Clitherow, Lord Mayor in 1635.

- 17th Century

- 9.12** In 1648, Christopher Clitherow II acquired part of the 125 acre Pinner Wood, from the Lord of the Manor. His purchase included 5 acres, which is now to the south of Pinner Hill Road.

- 9.13** By the time Sir Bartholomew Shower, owner of the land on the other side of Potter Street in Ruislip, bought Pinner Hill Estate in 1690, there was a small farm on the estate.

- 18th Century

**9.14** Towards the end of the 18th century Clitherow's house was rebuilt, quite probably on the original site. A southern extension, which included the turret, was added early in the 19th century, and in 1864 a western range was added resulting in a house three piles deep. At the same time a service wing was attached to the house, and the whole is now the club house of Pinner Hill Golf Club. The club house has received several extensions and amendments to its architecture over the years.

- 19th Century

**9.15** The estate was enlarged as a result of the Harrow Enclosure Act of 1803, and by 1821 it included Pinner Wood and extended westwards along the whole of Potter Street Hill, and southwards to about the site of the present Athol Gardens.

**9.16** In 1821 the estate was sold to Albert Pell, who extended the pleasure grounds around the house and consolidated the rest into parkland as far south as Pinner Hill Road, but excluding Pinner Wood. He planted shelter belts of trees around the boundary of the estate and along the main track through the estate, now called Pinner Hill. It is the parkland, the wood, and the tree belts which are responsible for the present abundance of flora and fauna. The conversion to parkland led Pell to develop Pinner Hill Farm at the edge of the site of all the farming activity of the property. There had been a chalk mine or burning at that site, and this was continued by Pell. It sits slightly downhill from the estate. It is likely that this location was chosen with the view of keeping the farm out of sight of the mansion house.

**9.17** William Tooke bought the estate for his son Arthur in 1844, at which time it comprised 185 acres and included a country house set in parkland, plus a farmhouse with adjoining lime kiln and chalk pit.

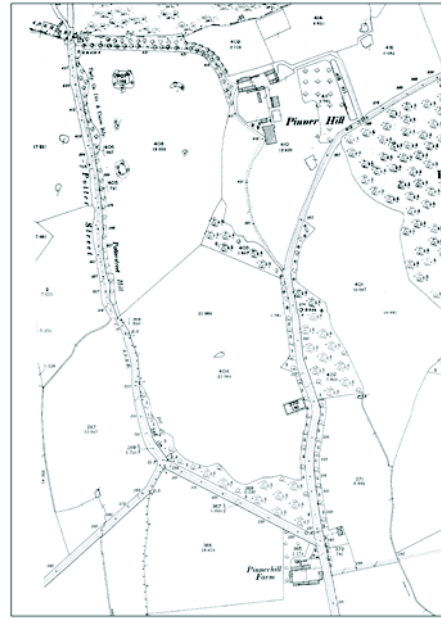
**9.18** Arthur Tooke also acquired the adjoining Woodhall estate. He built three towers, one at Woodhall (a dwelling house), one at Pinner Hill House (a clock and bell tower, whose bells were cast in Moscow by a bell founder Demitrius Sameun) and one at Pinner Hill Farm (1862, as part of a stable block). Only the third survives today, and it forms a key landmark of the conservation area. By this time, the routes of Pinner Hill and Potter Street Hill had already been established.





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Picture 9.2 Map of 1864. LBH LA.100019206.2007



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Picture 9.3 Map of 1896. LBH LA.100020916.2007



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Picture 9.4 Map of 1913. LBH LA.100020916.2007



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Picture 9.5 Map of 1932. LBH LA.100020916.2007

- 20th Century

- 9.19** Today the lime kilns of the 1844 estate are long gone but the mine shaft to the chalk workings was discovered and investigated in 1980. The shaft beside the farm house is 112 foot deep and is the deepest known chalk workings in the UK, with two main galleries some 80 feet long.
- Early 20th Century
- 9.20** The estate remained as one lot until the death of Samuel Lammus Dore in 1919, which was an important stage in the development of the present character of the conservation area. Subsequent to his death, the estate was sold to F. W. Griggs for suburban development, and also the creation of a 137 acre golf course.
- 9.21** After centuries of expansion the estate was now divided up. The well wooded slopes, with fine specimens of oak, ash, elm, copper beech, scotch firs and silver birch lent themselves well to a golf course, which was planned by J. H. Taylor, a well known golfing professional of the time.
- 9.22** In 1929, P. A. Barrow stated in his book *The House Desirable* that it is, 'only within recent years that some of its (Pinner's) estates have changed hands and become available for building'. Griggs formed the company Country Garden Estates Ltd to develop the rest of the estate for housing, selling it off in plots of differing sizes of at least half an acre and a minimum frontage of 70 feet and gardens up to 400 feet in length. It was select and gated. Many of the houses were architect designed.
- 9.23** 'Sans Souci' was one such property built in 1936. It has historic significance deriving from Joachim Von Ribbentrop, the notorious German ambassador to the Court of St. James in the 1930s up until the outbreak of the Second World War, for whom it was built. When Von Ribbentrop returned to Germany in 1938, the house then passed to Hermann Goering's sister and after her internment on the Isle of Man it was subsequently used as an RAF officers mess.
- Late 20th Century to Present Day
- 9.24** By 1976 some 80 plus houses had been built on Pinner Hill, all within substantial grounds. The only major undeveloped sites were a wooded plot on Potter Street Hill (now Potter Heights) and a similar larger plot on the corner of Hillside Road and Potter Street Hill (now the site of Meadow View, Tresanton and La Corbiere).
- 9.25** Since the 1970s the estate has continued to develop, either with new houses on the subdivision of larger plots, or through the redevelopment and extension of existing properties. The laying and introduction of new driveways have been common changes. These alterations, if left unchecked and not properly controlled, could undermine the very characteristics that make the area so attractive and as such there are Article 4 Directions to control development within the conservation area and to mitigate against unsympathetic change.

### 9.1.5 Archaeology and Geology

- 9.26** Archaeology and geology for this conservation area is considered in the overarching policy document entitled, *Pinner Conservation Areas Supplementary Planning Document*, in consultation with English Heritage.

## 9.2 The Character of the Conservation Area Today

### 9.2.1 Density of Development, Topography and Plan Form



Picture 9.6 Arts and crafts style properties



Picture 9.7 Entrance to Pinner Hill



Picture 9.8 Greenery

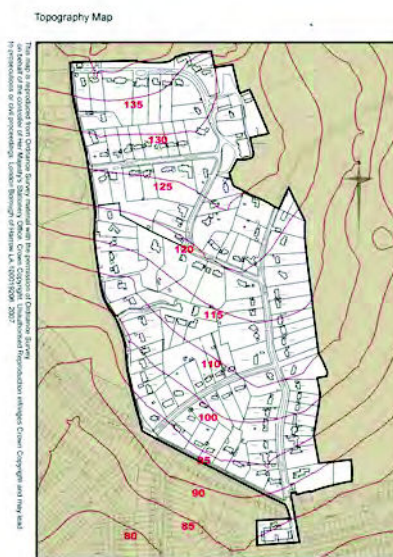


Picture 9.9 Boundary treatment to Pinner Hill Farm

**9.27** The low density of development is essential to the special character of the area. The area's origin as one large estate and its eventual subdivision into spacious plots has allowed for this.

**9.28** Pinner Hill Farm is on the edge of the conservation area but is historically linked and is therefore equally as important, albeit with differing characteristics. The former farmyard consists now of residential and office buildings set around a square shaped central courtyard, the layout of which is historically and architecturally important. The garden land here is important as a reminder of the farmstead's agricultural origins and provides a sense of place, as well as acting as a buffer area from surrounding 20th century urban developments.

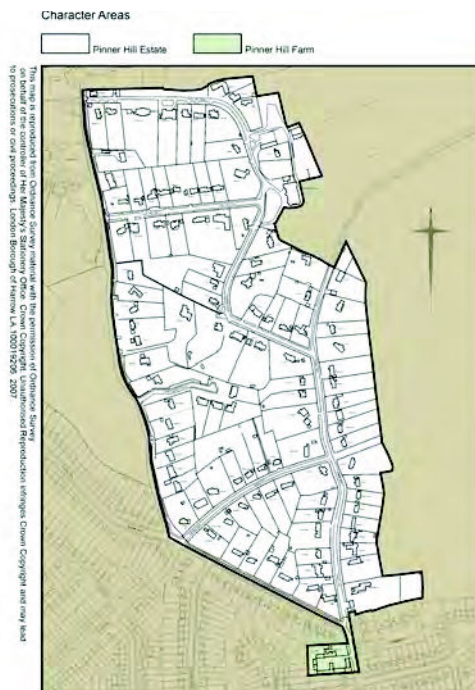
- 9.29 The planned subdivision of Pinner Hill Estate in the 1920s led to a certain level of regularity to the plan form, as all properties were built to face onto roads, and all have a reasonably regular building line in terms of distance from that road.
- 9.30 The plan form of Pinner Hill Estate is otherwise characterised by gently curved roads that form a rough grid pattern. This is because they were laid out to retain the most longstanding roads of Pinner Hill and Potter Street Hill, to act as subsidiaries linking these together, and to enable the incorporation of the remaining land by running east to west. Pinner Hill is notable as the principal route into the estate and for its linkage of two of the earliest properties, Pinner Golf Club and the buildings of Pinner Hill Farm. Potter Street Hill provides the western boundary of the conservation area.
- 9.31 South View Road provides the area with a particularly distinct aspect to its plan form due to its erratic zig-zag route. This sinuous character of the area is important as it shows the estate was planned to reflect its informal routes, and in the same way the plot sizes and building floor plans reflect the speculative nature of development. The differing architectural styles and building sizes add interest and character to the area, in the same way as the area’s sloping topography elevates Pinner Hill, enhancing the privacy of the estate and allowing for views out over Pinner and beyond. The positioning of the estate, combined with gently sloping roads creates a strong sense of place, which the dense boundary planting and canopy of woodland trees only serve to enhance.
- 9.32 Park View Road is a unique aspect of the estate's plan form because it does not deviate and is a very linear route. Potter Heights Close is also unique as it forms backland development running from Potter Heights Hill. The dwellings here should not represent a precedent for backland development, as this style of development can significantly detract from the overriding and special character of a conservation area, and additional development is likely to do so here.



Picture 9.10 Topography

## 9.2.2 Townscape Character

- 9.33** The area can be divided into two main character areas: Pinner Hill Farm and the Pinner Hill Estate, as shown on map 9.11.



Picture 9.11 Character areas. LBH  
LA.100019206.2007

- Pinner Hill Farm Character Area

- 9.34** The small area to the foot of the conservation area is Pinner Hill Farm. This area is characterised by a central courtyard defined by the layout and footprint of the surrounding buildings, helping to retain the feel of this as a typical small farmstead. The farmstead comprises a farmhouse to the north, a folly to the east and ancillary barns. Although all properties are redundant of their former agricultural use, the intended visual character of most buildings as functional agricultural buildings is allowed to remain. For instance, windows for comfortable residential use have been carefully added in a restrained and sympathetic way to avoid breaking the characteristic uninterrupted walls and roofs. The courtyard is left open and the former barns remain subservient in size to the main farmhouse, without extensions, which would detract from the historical and social importance of the site and the hierarchy of the group. The farmstead is Grade II listed for its group value.

- 9.35** Importantly there is plenty of green planting to the rear of all buildings and good areas of open courtyard space to act as a buffer from the otherwise urban environs. This forms an important setting as it is a reminder of the agricultural origins of this as a farmstead amongst, what would once have been, surrounding open land.

- Pinner Hill Estate Character Area

- 9.36** The overall character of the estate can be summed up as being semi-rural, with its low density development, set within dense greenery and furnished by soft floorscapes and boundary treatments. Such qualities form the setting to residential properties of high quality architectural design and materials including Art Deco, Tudor Revival, Arts and Crafts and Neo Classical inspired designs. There are good short distance views to architecture and greenery, and occasional longer distance views to surrounding open land. Thus there is an overall uniformity to the character of the area, but with slight variations from road to road.
- 9.37** Properties are detached, set comfortably within spacious plots and do not exceed three storeys. This quality is strengthened by dense and sheltering vegetation. Indeed, on the whole, whilst viewing one property, most others are not immediately apparent, with the exception of the more open Park Hill Road, and Hillside Road. Most properties, especially those built prior to 1971, are not fully visible from the road, due to well-screened and landscaped gardens.
- 9.38** On walking through the estate glimpses, of the surrounding golf course and wooded areas, are caught between masses of tree planting and sometimes also between buildings. This is particularly the case when looking east and south along Pinner Hill, and when looking west from Potter Street Hill. Such views serve to emphasise the low density, semi-rural qualities of the estate. They give depth and distance from surrounding development creating a sense of seclusion.
- 9.39** The overall sense of enclosure and privacy is the historical legacy of Pell's shelter belts of trees along the boundary of his estate and the old trackway through it. This atmosphere is strongest along Potter Street Hill as it is heavily banked on either side by dense trees, ivy and shrubbery, which creates a green tunnelling effect in places. Pinner Hill, Hillside Road, South View Road and the initial stretch of Potter Heights likewise have dense shrubbery as boundary treatments. The gently curving nature of these roads mean views of the entire street are not possible, which enhances the area's privacy and low density of development.
- 9.40** The greenery is less dense along Park View Road and Hillside Road because neither was part of the boundary or old road of the estate. Boundary treatments are not as heavy and grass verges are absent here. This gives a relatively open character to these roads, particularly with their fairly straight run. Nevertheless a sense of enclosure is apparent as long distance views are not possible from these roads, and the greenery remains quite heavy, sheltering one property from the next.
- 9.41** Throughout the conservation area, there is a uniform tranquil character. However, the urban fringes are apparent, especially along Potter Street Hill, where traffic is heavier because this is not part of the private estate. These factors create a slightly more noisy, urban and busy character, particularly towards the south.



Picture 9.12 View downhill towards Pinner Hill Farm



Picture 9.13 Tile hanging



Picture 9.14 Roofscape

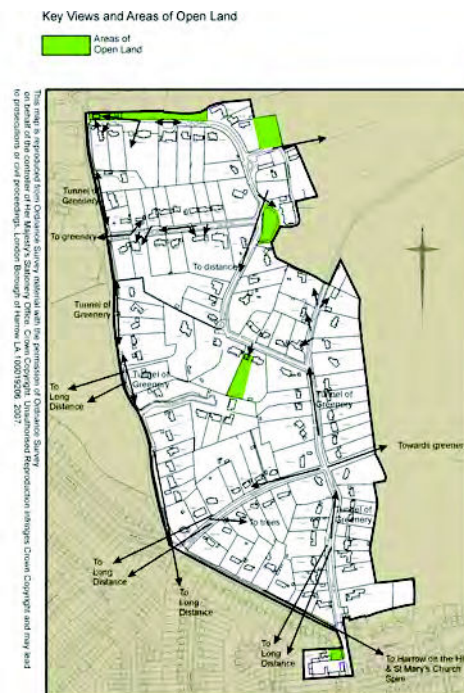


Picture 9.15 Open character on South View Road

### 9.2.3 Key Views and Vistas

**9.42** The layout and topography of the conservation area gives rise to good clear views and vistas. The estate's roads tend to be narrow and gently wind up the hill allowing for pleasing vistas of streetside greenery and glimpses of properties either side. Also, the sloping topography and occasional gaps between dense vegetation means long distance views to the horizon are suddenly revealed. This is the case, even in central parts of the conservation area. These views are important as they emphasise the tranquil quality of the conservation area and provide a sense of solitude. For example, along Pinner Hill and Potter Street Hill there are long distance views to the south and west. Along Potter Street Hill again there is a good long distance view to Harrow on the Hill and St. Mary's Church Spire, the landmark of Harrow. The connecting road of Hillside gently slopes away from Pinner Hill until it meets Potter Street, yielding good views of countryside beyond.

- 9.43 The layout and topography means there are excellent views towards the grade II listed Folly in Pinner Hill Farm (picture 9.12). This is because it is set forward of the farm buildings. It is also its interesting architectural qualities that allow this property to form a focal point, especially from its use of different coloured bricks, brickbanding and also its tall tower. In fact it was always intended to be valued for its appearance, as it was designed as a Folly rather than a truly working building.
- 9.44 The architectural qualities of the area’s buildings help to form key views. Towards the north of Pinner Hill and South View Road, and also along Potter Street Hill, these views tend to be more open. Looking down Pinner Hill, the gable end of Pond Cottage forms a key view through the planting at the junction with Hillside Road. The tall decorative brick chimney (with separated chimney stacks) of Link House (picture 9.26) also forms the source of a key view.
- 9.45 The views of greenery are also important. There are good views through tunnels of dense greenery and longer distance views towards vegetation. The areas of surrounding open land also form the source of key views as this helps create the semi-rural character of the area.
- 9.46 Views are provided on the following map. These are not exhaustive, but are intended to indicate the types of views that are important to the area.



Picture 9.16 Key views. LBH LA.100019206.2007

### 9.2.4 Architectural Qualities

- 9.47 Although there is no overriding character to the estate’s architecture in terms of scale or design, there is some uniformity and continuity represented in the use of high quality materials, which are often intricately and decoratively used. Hand-made materials predominate and include red/brown bricks, red/brown plain clay roof tiles,



red plain clay hanging tiles, timber, white render and the occasional use of stone to add grandeur to some properties. The buildings can be divided into four categories, those that preserve the conservation area, those that positively enhance the area, locally listed buildings and statutorily listed buildings.



Picture 9.17 Gable ends



Picture 9.18 Tall chimneys



Picture 9.19 Steeply pitched roofs

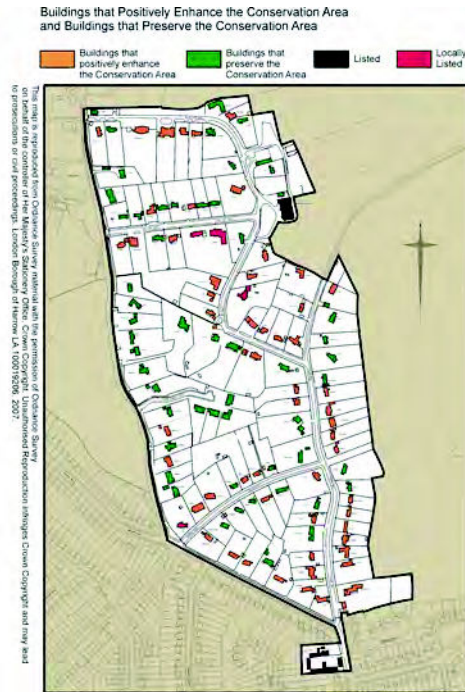


Picture 9.20 Tiled roofs

- Pinner Hill Farm

**9.48**

The former farmyard of Pinner Hill Farm is reasonably small. The farmhouse is set within the grouping and has a simple cottage character but demonstrates an elegance which is derived from the quality of red bricks and recessed sash windows below neat gauged red brick arches and brick dentil course below the eaves. The surrounding ancillary farm buildings relate well to the farmhouse in terms of use of materials, including brick banding. They are typically smaller in height and subordinate in decoration. The Folly is however the exception to this rule and was designed as a landmark feature. Its larger scale combined with the building's decorative and bright coloured brickwork in the French style make it a unique and important piece of architecture within the conservation area.



Picture 9.21 Positive buildings.  
LBH LA.100019206.2007

- Pinner Hill

**9.49** Within Pinner Hill Estate all buildings are fairly large in size, although there are also a few buildings with a more cottage feel. Despite the large dwellings on larger plots, the sheltering of greenery prevents buildings from becoming overly dominating within plots or within the streetscene. The buildings do not exceed three storeys in height and where a third storey is present, this is likely to be in the roof, served by small dormers, conservation style rooflights, or lanterns, so as to minimise the apparent bulk.

**9.50** Due to the time in which much of the estate was laid out, there is a notable use of Tudor Revival or Arts and Crafts style architecture, the latter of which allows for a cottage feel to these properties. Otherwise the variety of architecture is evident, with styles ranging from Art Deco to Neo Classical. The use of detailing and materials do however create unifying features, which combined with the detached nature of the properties and their generally large scale, help to provide elements of continuity within the conservation area.



Picture 9.22 The landmark folly



Picture 9.23 Entrance to Pinner Hill Farm



Picture 9.24 Golf club clubhouse

- Tudor Revival

**9.51** Tudor Revival inspired designs reflect the national trend at the turn of the 20th century. In recognition of their importance and quality, all locally listed buildings within the conservation area are of the Tudor Revival style. Such designs include an asymmetrical and rambling plan form, with nooks and crannies rather than straight lines.

**9.52** Properties built in the Tudor Revival style tend to include exposed decorative timbers set against render or brickwork, as well as the use of clapperboarding or clay plain tile hanging. These elements tend to feature at first floor only, to allow for a contrast with detailing below. Jettied gable ends are also present and help to create juxtaposition, giving added character to the form. Another feature is the use of decorative brick infill panels, such as a herring bone pattern.

**9.53** The fenestration tends to be irregular. Windows often incorporate square leaded lights, and oriel windows can be found. Doorways are found with a two centered Tudor arch above them, which is an important contribution to this style.

**9.54** The rambling form also extends to the roofscape, which can include various gable ends of differing size and direction, occasionally with small scale hipped dormers to complement. Such roofs usually have red/brown plain clay tiling and prominent, tall decorative brickwork chimneys which occasionally project all the way down side elevations, splitting into two chimney stacks at the top.

**9.55** Examples of the Tudor Revival include, 'Naseby', in Park View Road, designed by J. E. Salisbury and built by Country Garden Estates Ltd for Griggs, and 'Oakwood', designed by L. J. Williams and built by the same company. Both are locally listed and sketches of their original front elevations, which remain mostly intact, are shown below. 'Pond Cottage' in Pinner Hill and 'Monks Rest' in Hillside Road have also been locally listed and are inherently linked by their common architect, Blunden Shadbolt, who has been described as one of the most skilled in building houses of the Tudor Revival. The timbers of 'Monks Rest' are said to have come from an old Friar House at Horley, which dated from about 1400. Its historic importance is strengthened as being exhibited at the Ideal Home Exhibition in 1924, where over

100,000 people passed through its old oak doors, including King George V. 'Pond Cottage' is also of further interest for its historical association, as it was built for songwriter D'Auvergne Barnard.

**9.56** 'Link House' is a particularly notable example of the Tudor Revival for its prominent and decorative chimneys which point to the skill of the craftsmen that created them, and also for its use of stone lintels.

- Art Deco

**9.57** The conservation area's Art Deco architecture was inspired by the international movement from 1925 to 1939, the style of which sought to emphasise geometric shapes. The estate's Art Deco inspired properties therefore have a clearly defined overall form as opposed to the organic nature of the Tudor Revival. All have a consistent low scale horizontal emphasis with hipped roofs. The chimneys are less prominent to give greater focus to the overall horizontal form, but are important features nonetheless in providing consistency to the roofscape of the conservation area. Any additional height or lengthening of chimneys would destroy this intended architectural style.

**9.58** The properties have strong lines and geometrical forms in their design. For example, the red clay roof tiles are often curved (shaped somewhat like ridge tiles) or clay pantiles are used. Windows include curved areas and a common feature is a front ground floor veranda extending almost the full width of the front elevation with gently curved archways separated by pillars. In recognition of their focus on clear and distinct geometrical shapes they occasionally use V-shaped floorplans adjusted at an angle so that the inner centre of the 'V' faces the road.

**9.59** Art Deco properties tend to be rendered to give a sleeker, more modern character. Examples of this design include 'Sunbeams', 'Logi', 'Redwings' and the particularly notable 'Sandalwood', with its purposefully steeply sloping roof. There are many Art Deco inspired dwellings along Potter Street Hill, which use the area's typography to their advantage, being set in so as to strengthen their horizontal emphasis.

**9.60** 'Sans Souci' was built in 1936 and was created out of specially imported bricks from Germany. The portico entrance and period full length windows are notable.



Picture 9.25  
Projecting bricks



Picture 9.26  
Attractive chimney



Picture 9.27  
Stone lintels



Picture 9.28  
Decorative brick panels



Picture 9.29  
Rendered facades



Picture 9.30  
Oval windows

- Arts and Crafts

**9.61** The Arts and Crafts Movement was inspired by the emphasis on the skill of the craftsman, which gives a traditional appearance to these properties. These are often smaller than the other properties of the conservation area, perhaps due to this focus on detail and the intended cottage feel. They include handmade and decorative clay roof tiles on steeply pitched roofs, allowing for a variety of tones. Tile hanging is used elsewhere, sometimes with decorative tile banding detail. Tile hanging is used to create a contrast with areas of brickwork. Much like the Tudor Revival inspired house, occasionally the first floor is jettied to help emphasise the contrast between tile hanging and brick below.

**9.62** Some windows are adorned with shutters, which is also an element seen in some of the Art Deco properties. The often used timber ledged detail overlaps with the Tudor Revival style. Bargeboards are also used on some gable ends with pinnacles on top.

**9.63** The roofscape is often the clearest sign of the Arts and Crafts building's irregular form. This is usually defined by steeply pitched roofs, often combined with a cat slide roof and gable ends facing various directions. Where buildings demonstrate half hipped roofs, these tend to be of a more regular, or symmetrical design. Prominent, and sometimes decorative brick chimneys are often used to emphasise the building's particular form, symmetrical or otherwise, and are a key feature of the Arts and Crafts movement.

- Neo Classical Inspired Architectural Design

**9.64** The Neo Classical inspired buildings are notable for their use of bright red brick, symmetrical square or rectangular frontages and sash windows. The use of centrally positioned porches with ionic columns is key to the architectural style. These properties appear visually grander than the others because of their regularity of architectural features and symmetrical design, but they also tend to be larger in scale.

**9.65** Classically inspired dwellings are elegant, often with simple brick banding with the use of one or two rows of projecting bricks, and can feature stone or brick quoins to create a more robust appearance. Doorways with a triangular pediment are also occasionally used. Neo Classical inspired properties include, 'Woodstock', 'Gunfleet', 'South View Lodge' and 'Linden House'

- Extensions

**9.66** There is increased demand for extensions in this conservation area, which could damage the low density of development that forms an integral part of the special character of the area. It is important therefore that spaces between buildings are not impinged upon and that reasonably sized gardens are not compromised.

- Relatively Unique Architecture in the Conservation Area

**9.67** The Golf Club's club house is a focal point for the area, partly because of its historic interest as the earliest remaining property, dating to the 18th century, but also its unique High Victorian Gothic detailing and use of banded brown and cream brickwork. It is two storeys with three canted bays, each gabled, and a centrally positioned entrance (see picture 9.24). It is grade II listed.

**9.68** An ice house lies 40 meters north-east of the club house, shaded by a yew tree on the east. When it was excavated it was found to consist of a brick main chamber with a domed roof, and a tunnel which runs from the basement of the original clock tower. Another tunnel was found leading from this basement, which it was assumed, originally led to Pinner Hill House. The ice house is also grade II listed.



Picture 9.31  
Thatch roof



Picture 9.32 Decorative tile  
hanging



Picture 9.33  
Classically  
inspired  
doorway  
detailing



Picture 9.34 Leaded  
casement



Picture 9.35  
Timber  
casement

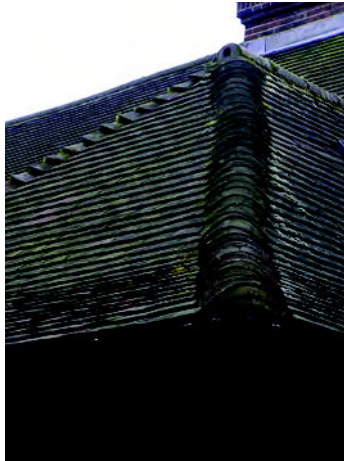


Picture 9.36  
Stone quoins  
and window  
surrounds

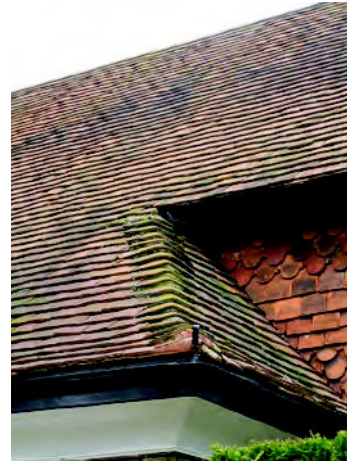
## 9.2.5 Prevalent and Traditional Building Materials and Detailing

- 9.69** The local Arts and Crafts and Tudor Revival properties are notable for their handmade roof and façade tiles, which vary tonally from red to brown to give a visually interesting overall appearance. It is important to retain such variety in any replacement works. The use of high quality materials and other detailing is particularly important for these styles since their focus was on the skill of craftsmen. Such detailing includes Tudor arched doorways, decorative brick panelling, timber details, jetties and oriel windows supported by timber brackets. These designs are noteworthy for projecting brick chimneys along the side elevation of the property.
- 9.70** The use of varying materials and colours between floors or on different areas of an elevation serves to add interest to properties, whether this be render applied to first floors to contrast with brick on the ground, or brick banding or quoins used against white render.
- 9.71** Commonalities between architectural styles include brick or stone quoins, shutters and chimneys that project above the roof slope. Steeply sloping pitched roofs with both hipped or gable ends and sash and casement windows of high quality timber

are also unifying features. Casement windows are most common, particularly with square or diamond leaded lights. All the above add interest and focus to the designs and create elements of continuity within an otherwise assorted streetscene.



Picture 9.37 Bonnet ridge tiles



Picture 9.38 Deep red clay tiles



Picture 9.39 Box windows



Picture 9.40 Small hipped dormers

## 9.2.6 Streetscape

**9.72** The floorscape and boundary treatments add vital elements to the semi-rural townscape qualities of the area and are considered in the following paragraphs.

- Floorscape

**9.73** There are only a few short stretches of pavements which helps maintain the informal 'country lane' feel to the road layout. Likewise the absence, or restrained use of, road markings help to retain this semi-rural atmosphere. The grass verges of differing widths that exist throughout the estate considerably soften the edge of the road and add variety to the character of the area. Hillside Road is flanked by grass verges to

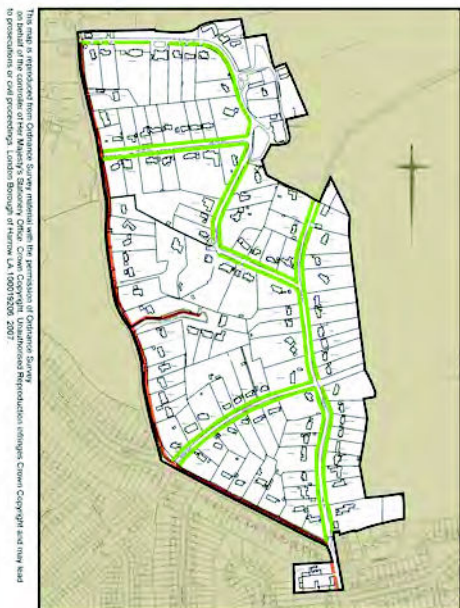


begin with, but these merge into the front gardens of some houses. In places small culverts are situated between the boundaries of gardens and the grass verge. Sometimes trees are planted on the verges, other times they are demarcated by roadside stones or posts. The overall impression is of a soft floorscape which complements the high degree of tree cover, often apparent overhead.

- 9.74** Where verges are absent, the associated dwellings are nearer the road, disrupting the building line, and often with less planting. Such locations are generally not in keeping with the overall character of the area. Also, Park View Road contains houses with large open driveways that disrupt the green verge and other characteristic dense greenery at regular intervals, with the houses standing on slightly higher ground. In general, the more modern of houses have more open gardens with less planting.
- 9.75** Where driveways exist most are of informal materials, such as shingle and gravel, which do not distract from the softness of the verges. However, at intervals around the estate the street scene is disrupted by the introduction of unsympathetic access-ways, in terms of design and materials, with the use of large expanses of red brick pavements in some instances. The bright colour and hard urban form of inappropriate treatments, combined with a lack of screening, imposes on the soft street-scene. Likewise, by designing these treatments so they interrupt stretches of grass verges they detract from the characteristic soft and semi-rural character of the area.
- 9.76** The sloping gradient of the driveways along Potter Street Hill could prove problematic if shingle or gravel were used, therefore here gravel or shingle should be bound but used sparingly so that rain water is allowed to soak away into the soft landscape that would be expected either side. Driveways with scope for enhancement are highlighted on the map above. The top of Pinner Hill and the footpath which runs from South View Road northwestwards to Potter Street Hill, is well planted and differs from the remaining conservation area as it becomes an unmade route and is particularly sheltered. This provides an especially undeveloped and semi-rural quality to this area. The latter also provides good views across the estate.

Use of Grass Verges and Pavements

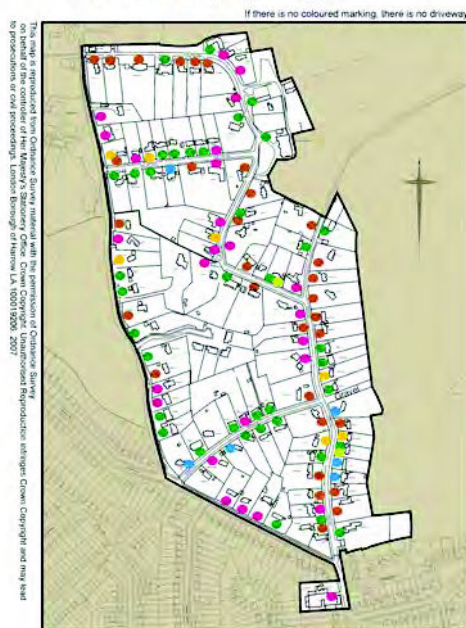
Grass Verge Pavement



Picture 9.41 Grass verges and pavements

Driveway Treatment

Tarmac Brick Paver Gravel  
Stone Pavior Crazy Paving Aggregate



Picture 9.42 Driveways

Boundary Treatments

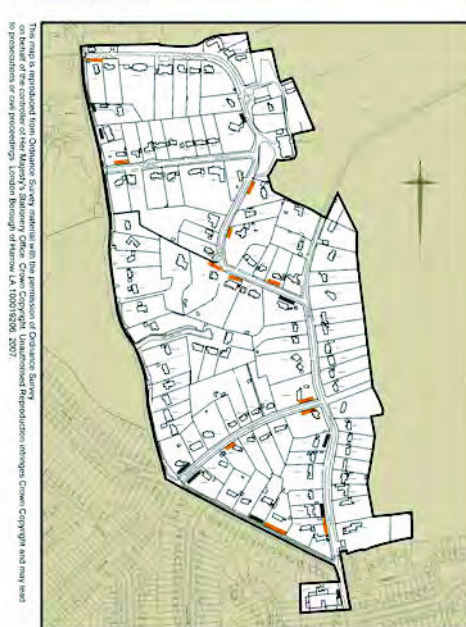
Planting Hedge Stone Wall  
Opportunity to enhance hedge Brick wall Fence



Picture 9.43 Boundaries

Map Illustrating the Uncommon use of Gates across Driveways

Metal Gates No notation = no gates  
Timber Gates



Picture 9.44 Uncommon gates

- Boundary Treatments

- 9.77** Boundary treatments are important to the conservation area as they add to the informal and soft landscaped character. These vary from above eye level hedges to dense clusters of shrubs, often on the top of banks. The boundary between houses is usually just as well planted, with dense clusters of mature trees facing onto the road.
- 9.78** In places, wooden fences have been introduced. These fit in with the soft character of the area, but care should be taken to ensure these are not installed at the expense of removing characteristic greenery. Fences though fit in considerably better than the use of iron or other treatments of hard modern materials. The latter have a harder urbanised feel that detracts from the character of the area.
- 9.79** Informal treatment of boundaries and grass verges contribute greatly to the soft quality of the area. Potter Street Hill and higher up Pinner Hill have particularly well planted boundaries with well-screened houses. The northernmost section of South View Road is perhaps the most densely planted, with narrow verges, giving a sense of enclosure, not unlike that of dense woodland.
- 9.80** However, along Park View Road and Hillside Road the lack of verge and boundary planting, together with the introduction of a brick wall, serves to open up the street scene and detract from the roadscape to some extent. Likewise, green boundary treatments become less dense which, combined with the loss of the verge and the imposition of newer buildings and large extensions close to the road, causes the building line to change and the street scene to open.
- 9.81** Properties either have an open driveway or use a timber gate, that in most cases is usually left open. Both these features preserve the soft and informal character of the area. However, there have been a small number of instances where metal gateways or other more solid and ornately decorative materials have been installed. These can be inappropriate as they tend to present a harder and more urban feel, which in most cases is at odds with the semi-rural character of the area.



Picture 9.45 Open driveways



Picture 9.46 Farmyard gates



Picture 9.47 Timber gates



Picture 9.48 Ornate metal gates

- Street Furniture

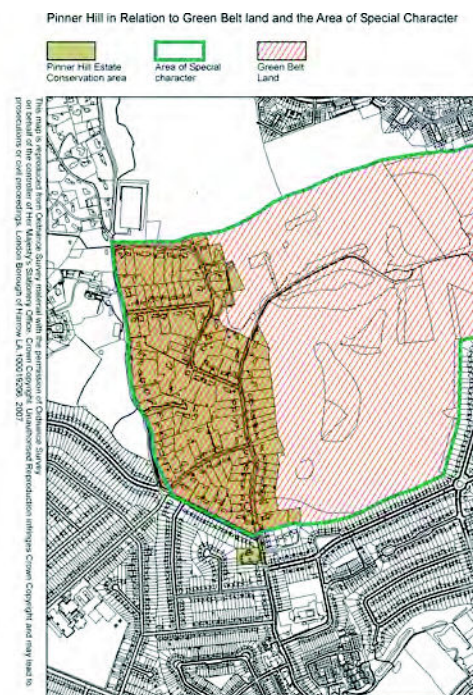
**9.82** The street furniture of the area comprises two traditional pillar boxes which form a pleasing aspect of the street scene. The few telegraph poles in the area are not intrusive, mainly due to their siting and the extensive tree cover around them. Importantly there is a grade II listed cast iron post dating to 1861 outside the lodge of the east side of Potter Street Hill. This was designed by Henry Grissell as a coal and wine tax post and was cast in the Regents Canal Iron Works. It is owned by the City of London and is relatively rare, and would benefit from repair work.

**9.83** The lack of street furniture is important as it enhances the semi-rural uncluttered nature of the area. Any new items should be carefully considered and only introduced where they are in keeping with the area's character and are necessary.



Picture 9.49 Coal and wine tax post

## 9.2.7 Green Spaces and Ecology



Picture 9.50 Green belt

- 9.84** The fairly large expanses of green belt countryside within and around the conservation area are important as they support the characteristic low density of development of the area and its soft semi-rural character. The area of green belt is used for the most part as a private golf course. Its northern margin is demarcated by the Hertfordshire boundary, and there borders the ancient forest-lands of Oxhey and Nanscot Woods.
- 9.85** Trees, both roadside, and within the curtilages of properties within the estate are a dominant feature and to some extent reflect the history of the estate as an historic woodland and parkland environment, as does the close locality of Oxhey Wood and Nanscot Woods. The trees within the conservation area are safeguarded by the

conservation area status (under section 211 of the Town and Country Planning Act 1990) as well as numerous Tree Preservation Orders that have been served in the area, (under sections 198 and 199 of the Town and Country Planning Act 1990).

- 9.86** The central area of the golf course, just outside the boundary of the conservation area, is a small area (2 ha) of ancient woodland known as Pinner Wood. This is one of the most interesting habitats of the wider area and thus provides a good setting to Pinner Hill. It is protected given its location as part of the setting to the Pinner Hill CA and its Area of Special Character and green belt status. The woodland composition varies somewhat from east to west. Initially the canopy is dominated by ash and oak standards with an understorey of hawthorn, but moving further west the land rises towards Pinner Hill and the soils become rather more acidic. Hornbeam takes over as the main canopy tree, with some oak and beech, while birch colonisation occurs in the more open areas. The shrub layer is sparse, although coppiced hazel stools and small holly bushes occur sporadically. Typical woodland-floor species include male and broad bucket-ferns, bracken, and violets.
- 9.87** Pinner Hill itself has long been known as a locality of considerable botanical interest, formerly boasting such Middlesex varieties as tutsan, a plant of ancient woodlands now almost extinct in the county, and the long since disappeared frog orchid as well as autumn lady's tresses.
- 9.88** All trees within the conservation area are safeguarded by its designation (under Section 211 of the Town and Country Planning Act 1990), which is strengthened by Tree Preservation Orders served in the area (under Section 197 and 199 of the Town and Country Planning Act 1990). Further Tree Preservation Orders may be required where trees are threatened or their future retention is prejudiced. The Council will also consider making orders under any new powers that may emerge with respect to important hedgerows.

## 9.3 Summary of Pinner Hill Conservation Area

### 9.3.1 Summary and Main Assets

- 9.89** The assets of the conservation area derive from the combination of factors that form its main characteristics. These include:

- The location of the estate within the green belt and the associated rural quality, derived from low density of development
- Individual houses in a range of architectural styles sited within large plots, with large rear gardens, often with a high degree of planting
- Street-side greenness, contributed to by grass verges and soft boundary treatments
- Informal road layout with a soft, sympathetic floorscape, adding interest and complementing the street-side greenness
- Statutorily listed and locally listed buildings, supported by a general high standard of architectural design
- Usually a high standard of maintenance of properties, grounds and verges
- Rich flora and fauna derived from the historic woodland and parkland environment and the close locality of Oxhey Wood

### 9.3.2 Problems, Pressures and Potential for Enhancement

**9.90** Pressures and issues have been touched upon in the previous two sections and are comprehensively outlined in the following table. The table includes elements that are found to put pressure on the special character of the area as well as identifying areas where there is opportunity for enhancement. The following section, entitled 'Management Strategy' addresses any issues raised. In dealing with development proposals within the area the Council will be mindful of securing opportunities to address/overcome such issues or any subsequent pressures. However, the Council is mindful that Pinner Hill is a private estate.

Pressures, Issues or Potential for Enhancement:	Address:	Description:
Pressure for large extensions including two storey side and rear as well as new buildings, including garages and large outbuildings	Throughout	The properties within this conservation area are detached, of reasonably large scale and set within substantial gardens. The increasing pressure of alteration and development threatens to damage the original character of the buildings by removing original fabric and / or by detracting attention from the original design. It also threatens to reduce the size of the large gardens that form an important setting to these properties, which would disrupt the continuity in the plan form of the area.
Hard boundary treatments and gates across driveways	Intermittent throughout the conservation area	Iron railings or other urban materials are at odds with the soft, informal and semi-rural character of the area. Their formal appearance creates a harder, more urban character, particularly as their installation often involves the removal of characteristic greenery.  Likewise, gates are not usually appropriate in this semi-rural, informal environment.
Buildings not respecting the original building line	Along Potter Street	A number of the more modern buildings do not respect the original building line and instead are set forward of it. This appears out of keeping, particularly as it often means less of the characteristic dense boundary planting and less public greenery such as grass verges along the streetscene.
Streetside Maintenance	Throughout	Since the majority of the area is a private estate the local residents have a responsibility for maintaining the streets. The Council collects rubbish but is not involved in any other maintenance issues. Some local residents have expressed concern about getting sufficient contributions to fund grass verges and re-tarmac. The grass verges are important in retaining the semi-rural feel to the area whilst this and the well-maintained tarmac is important in retaining the well cared for character to the area. A lack of funds may mean the special character of the area will suffer in the future.

Pressures, Issues or Potential for Enhancement:	Address:	Description:
Theft and the resulting pressure to adopt security measures like CCTV and high fences/metal railings.	Throughout	Theft and burglaries are an issue in the area. The knock on effect of such a problem is the pressure for security measures which incrementally could affect the special character of the area. The introduction of CCTV cameras or high urban fencing are elements which are at odds with the area's semi-rural character. Metal railings would be inappropriate due to their hard, urban character, and high fences would be inappropriate where they result in the removal of green boundary treatments and where they act as a barricade to the property and views towards it. This is particularly true on the front boundary to any property.
Street lighting	Throughout	The street lighting throughout the area is varied. If the opportunity arises for this to be updated a significant enhancement could be made here.
Schoolchildren passing through the area drop litter	Throughout	This detracts from the well-maintained character of the area.
Pressure for hard surfaced front gardens/forecourts/driveways	Throughout	Pinner Hill Estate Conservation Area relies on its informal semi-rural character, derived partly from its quality and density of planting and greenery. Pressure for hardsurfacing therefore could detract from this quality thereby compromising the character of the area. Similarly, the use of inappropriately hardsurfaced access-way designs and treatments also detract from the soft, rural qualities of the area. For example, where hard and/or vivid materials have been used for such development, often together with a lack of remedial planting, the informal and soft character of the area is lost and the sustainability is damaged.
Cast Iron bollard boundary marker	North west corner	This is in a poor condition suffering from rust.
Swimming pools	Throughout	A large amount of soft landscaping in the gardens of properties is characteristic of the conservation area. Swimming pools reduce the amount of soft landscaping. They create a harder appearance to the gardens and reduce the permeability of the land.
Overuse of rooflights	South View Road	Occasional overuse can create cluttered and obtrusive roofslopes at odds with the otherwise traditional character of the architecture.
Litter Bins	Throughout	Litter bins impact on the character of the conservation area and would benefit from some screening.
Outbuildings	Throughout	The revised General Permitted Development Order (2008) means in occasional instances these types of development can occur without planning permission, even in a conservation area. These could potentially be



Pressures, Issues or Potential for Enhancement:	Address:	Description:
		very visually obtrusive and alter this area's special interest which is derived in part from the large gardens and the high quality architectural character.
Porches	Throughout	The revised General Permitted Development Order (2008) means in occasional instances these types of development can occur without planning permission, even in a conservation area. These could potentially be very visually obtrusive and detract from the high architectural quality.
Solar photo-voltaic or solar thermal equipment and flues forming part of a biomass heating system or as part of a combined heat and power system	Throughout	The revised General Permitted Development Order (2008) means in occasional instances these types of micro-generation development can occur without planning permission, even in a conservation area. These could potentially be very visually obtrusive and detract from the uniform, high architectural quality.
Air conditioning units	Throughout	Air conditioning units can be very visually obtrusive, particularly where they are poorly sited and visible from the streetscene.

### 9.3.3 Public Consultation

**9.91** This document, and the associated management strategy, has been subject to public consultation. Views were sought from residents and it was available for viewing on the Harrow Council website and at the Planning Department offices at the Civic Centre on Station Road in Harrow. The documents has subsequently been amended to reflect the responses received from the consultation exercise and was adopted in due course as part of the Pinner Conservation Area Supplementary Planning Document, as part of the Council's Local Development Framework.

## 9.4 Pinner Hill Estate Conservation Area Management Strategy

### 9.4.1 Purpose of the Strategy

**9.92** Conservation Area Appraisals provide an analysis of the character and appearance of the conservation area to identify those elements that should be protected as well as opportunities for change, improvement or enhancement. This management strategy uses this analysis to look forward and set out how the area's character will be preserved or enhanced. It sets out guidance and controls to protect and preserve the area and actions to enhance it. Each section is linked to the relevant policy guidance, which provides the framework for the future management and enhancement of the conservation area. The following proposal statement provides a list of actions, related to pressures, issues or opportunities for enhancement identified in the previous section.

**9.93** Unless otherwise stated, the following should be regarded as a statement of intent. There are no set time limits. However, it is important to note that Conservation Area Appraisals and Management Strategies will be reviewed every 5 years.

### 9.4.2 Management Proposals

**9.94** Pressures, issues or opportunities for enhancement are outlined in the linked conservation area appraisal and are addressed in the following table.

Pressures, Issues or Potential for Enhancement:	Address:	Description:
<p>Pressure for large extensions including two storey side and rear as well as new buildings, including garages and large outbuildings</p>	<p>Throughout</p>	<p>The properties within this conservation area are detached, of reasonably large scale and set within substantial gardens.</p> <p>The increasing pressure of alteration and development threatens to damage the original character of the buildings by removing original fabric and / or by detracting attention from the original design. It also threatens to reduce the size of the large gardens that form an important setting to these properties, which would disrupt the continuity in the plan form of the area.</p> <p>The Council will consider an Article 4 Direction to control outbuildings in gardens. This will require further analysis and consultation.</p>
<p>Hard boundary treatments and gates across driveways</p>	<p>Intermittent throughout the conservation area</p>	<p>Iron railings or other urban materials are at odds with the soft, informal and semi-rural character of the area. Their formal appearance creates a harder, more urban character, particularly as their installation often involves the removal of characteristic greenery.</p> <p>Likewise, gates are usually inappropriate.</p> <p>Boundary treatments are considered further below to address the 'theft and the resulting pressure to adopt security measures' issue.</p>
<p>Buildings not respecting the original building line</p>	<p>Along Potter Street Hill</p>	<p>A number of the more modern buildings do not respect the original building line and instead are set forward of it. This appears out of keeping, particularly as it often means less of</p>

Pressures, Issues or Potential for Enhancement:	Address:	Description:
		the characteristic dense boundary planting and less public greenery such as grass verges along the streetscene.
Streetside maintenance	Throughout	The street lighting throughout the area is varied. If the opportunity arises for this to be updated a significant enhancement could be made here. Continuity of the streetlamps is most important.
Theft and the resulting pressure to adopt security measures like CCTV and high fences/metal railings.	Throughout	Theft and burglaries are an issue in the area. The knock on effect of such a problem is the pressure for security measures which incrementally could affect the special character of the area. The introduction of CCTV cameras or high urban fencing are elements which are at odds with the semi-rural character of the area. Metal railings would be inappropriate due to their hard, urban character. Wooden fencing with trellis along the top clothed with greenery could be appropriate but high fences would be inappropriate where they result in the removal of green boundary treatments and where they act as a barricade to the property and views towards it. This is particularly true on the front boundary to any property. Vegetation with natural thorns or spikes can act as a useful deterrent.
Street lighting	Throughout	The street lighting throughout the area is varied. If the opportunity arises for this to be updated a significant enhancement could be made here. Continuity of the streetlamps is most important.
Schoolchildren passing through the area drop litter	Throughout	This detracts from the well-maintained character of the area. The Council intends to write to neighbouring schools to make them aware of the issues.
Pressure for hard surfaced front gardens/forecourts/driveways	Throughout	Pinner Hill Estate Conservation Area relies on its informal semi-rural character, derived partly from its quality and density of planting and greenery. Pressure for hardsurfacing therefore could detract from this quality thereby compromising the character of the area. Similarly, the use of inappropriately hardsurfaced access-way designs and

Pressures, Issues or Potential for Enhancement:	Address:	Description:
		<p>treatments also detract from the soft, rural qualities of the area. For example, where hard and/or vivid materials have been used for such development, often together with a lack of remedial planting, the informal and soft character of the area is lost and the sustainability is damaged.</p>
Cast Iron bollard boundary marker	North west corner	<p>This is in a poor condition suffering from rust and would benefit from restoration. The Council will make the City of London aware of its state of repair and will look at funding options, such as a grant from Harrow Hill Trust to raise money to aid in its protection.</p>
Swimming pools	Throughout	<p>A large amount of soft landscaping in the gardens of properties is characteristic of the conservation area. Swimming pools reduce the amount of soft landscaping. They create a harder appearance to the gardens and reduce the permeability of the land.</p>
Overuse of rooflights	South View Road	<p>Occasional overuse can create cluttered and obtrusive roofslopes at odds with the otherwise traditional character of the architecture.</p> <p>The Council will consider an Article 4 Direction that would control alterations to the roof. This would require further analysis and consultation</p>
Litter Bins	Throughout	<p>Encourage the screening of litter bins. Where possible encourage additional planting to enhance the area.</p>
Outbuildings	Throughout	<p>Careful consideration will be given to the creation of an additional Article 4 (1) or Article 4(2) Direction. This would ensure planning permission was required for outbuildings so that any new outbuildings would preserve the character of the area.</p>
Porches	Throughout	<p>Careful consideration will be given to the creation of an Article 4(2) Direction. This would ensure planning permission was required for porches.</p>

Pressures, Issues or Potential for Enhancement:	Address:	Description:
Solar photo-voltaic or solar thermal equipment and flues, forming part of a biomass heating system or as part of a combined heat and power system	Throughout	<p>Highlight to residents the importance of undertaking basic energy efficiency works prior to opting for the installation of micro-generation equipment. Such works include appropriate loft and wall insulation and draught proofing. English Heritage has a range of guidance on the different considerations involved in the use of micro-generation technologies in conservation areas which can be accessed on their Historic Environment: Local management (HELM) website by entering energy into the search engine in the English Heritage section of the guidance library at <a href="http://www.helm.org.uk">www.helm.org.uk</a>.</p> <p>Careful consideration will be given to the creation of an additional Article 4 (1) or Article 4(2) Direction. This would ensure planning permission was required whenever solar photovoltaic or solar thermal equipment or flues, forming part of a biomass heating system or as part of a combined heat and power system were installed. This could help ensure such development was carefully sited and sized to ensure the character and appearance of the conservation area is preserved.</p>
Air conditioning units	Throughout	It is important that these are carefully sited and integrated so they are as concealed and unobtrusive as possible. Usually this will entail installation where not visible from the streetscene.

### 9.4.3 Support

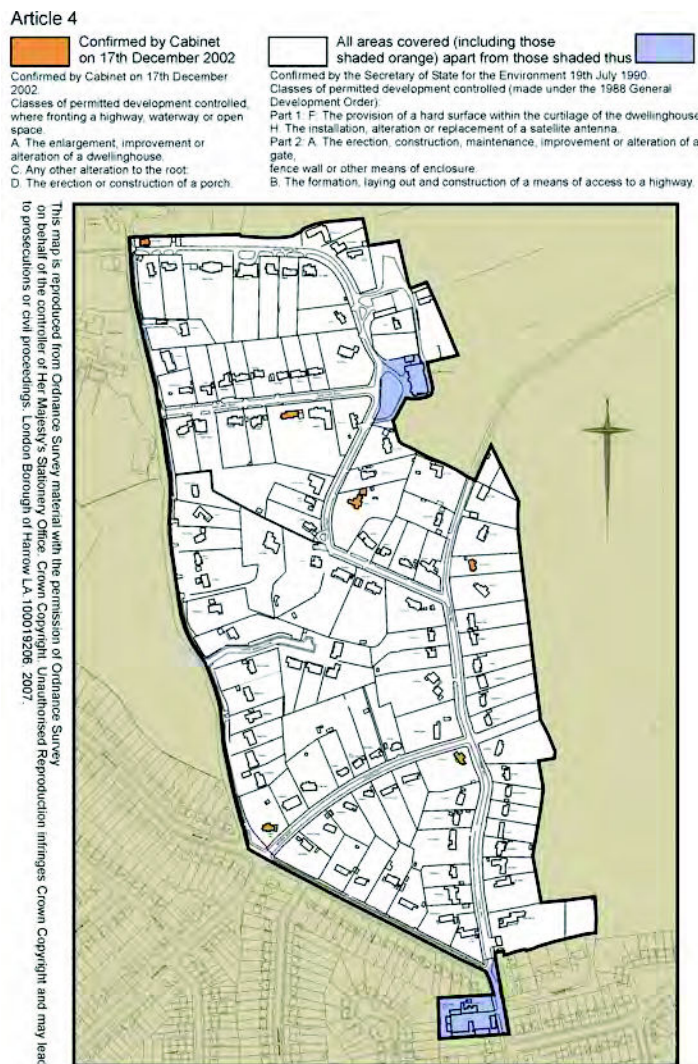
**9.95** Relevant parties can contribute to the preservation and enhancement of the conservation area. These include: local residents, property owners, and local societies such as the Pinner Hill Estate Residents Association, and national societies such as the 20th Century Society. They should be involved in all stages of devising ideas for management and enhancement of the area.

**9.96** The above enhancement and improvement proposals and other possible future schemes require funding. Much of the works would need to be completed by private owners but the council will continue to apply for grants wherever possible, for example, to the Harrow Hill Trust. There may also be scope for securing planning gain funds towards improvements to the public realm, where the Council is responsible for these.

**9.97** In line with English Heritage’s guidance it is essential when planning works within conservation areas that a considered approach, which preserves or enhanced the areas character or appearance is adopted. Where a conflict with general planning and highways policies occur special care must be taken to find a solution that meets both the needs of the local community and the historic environment.

**9.4.4 Article 4 Direction**

**9.98** There is an Article 4 Direction in place to control aspects of development that could damage the special character of the area. The properties it refers to and the items of development that are controlled are shown by the map below (see picture 9.51).



Picture 9.51 Article 4 Directions

**9.4.5 Guidance**

**Maintaining Pinner Hill Estate Conservation Area's Townscape and Built Character**

To ensure that the character of the conservation area, and its setting, is both preserved and enhanced by all new development should:

- a) Respect the existing layout and historic form of the townscape and street scene, especially its building lines and heights, and not diminish the gap between buildings.
- b) Complement existing buildings in terms of bulk, design, siting, detailing, scale, materials and use. Any extensions will be encouraged to be at the property's rear and subservient in scale to the original property, as well as match the existing house in design and materials.
- d) Not entail side extensions that significantly reduce the gap between buildings or diminish the architectural balance or detailing of the main building.
- e) Respect and harmonise with existing buildings in terms of design, siting, detailing, scale and materials.
- f) Avoid impeding views between buildings or into areas of open space.
- g) Retain original design features (as identified within the character appraisal, such as timber windows and doors, oriel windows, eyebrow windows, hanging, sloping and ridge red clay tiles, decorative bands of tiles, white render, clapperboarding, jetties, decorative brick infill panels, chimneys, Tudor arches, bargeboards, pediments, brick banding, quoins and porches) and where replacement is necessary, the architectural detailing should closely match that of the original. Replacement features constructed of non-traditional materials will be resisted.
- h) Not involve the painting of unpainted brick surfaces
- i) Ensure material alterations to buildings protect the appearance of elevations that face onto a highway, including alterations to chimneys and rooflines. The front and side roofs will be protected from dormers and rooflights.
- j) Retain visually important boundary treatments which are a characteristic of Pinner's conservation areas. Replacement walls should replicate the originals.
- k) Not entail the positioning of satellite dishes and aerials in prominent positions.
- l) Usually avoid change of use to flats and other institutional uses.
- m) Ensure microgeneration is carefully sited to protect streetscene views and built fabric.

### **Maintaining Pinner Hill Estate Conservation Area's Greenery and Open Spaces**

To ensure that the soft character of the conservation area and its setting is both preserved and enhanced the Council will:

- a) Encourage the retention and improvement of both public and private green spaces and open land, including trees, hedgerows and grass verges.
- b) Discourage applications for development on existing areas of open land that have been defined as contributing to the character of the conservation area.

- d) Further protect trees, and groups of private trees, by creating additional Tree Preservation Orders where appropriate.
- e) Discourage development that adversely affects significant trees.
- f) Seek to retain, or where necessary, replace street trees.

### **Protecting Pinner Hill's Archaeology**

- a) Harrow Council recognises the archaeological importance of Pinner's conservation areas and its setting, and will help to protect these by continuing to consult with English Heritage to ensure appropriate action such as surveys are carried out before development commences.
- b) Where appropriate, and in discussion with English Heritage, the existing Archaeological Priority Areas will be revised, and/or new Archaeological Priority Areas created, to safeguard Pinner's archaeological remains.

### **Protecting Pinner Hill's Streetscene**

To ensure that the character of the streetscene is both preserved and enhanced, Harrow Council will :

- a) Refer to existing policy on tall structures where telecommunications equipment or tall wind turbines are proposed.
- b) Encourage the utility companies to install the minimum amount of new and replacement street furniture and to locate this sensitively in suitable locations.
- c) Encourage the retention, or reinstatement, of traditionally designed street furniture and materials, such as street lamps.
- d) Encourage street furniture to be well sited and designed and for redundant and unsightly street furniture to be removed where opportunities occur.
- e) Encourage the retention of original floorscape materials, such as granite kerbs will be encouraged and wherever practicable, use of appropriate traditional materials in replacement floorscapes.



**LICENSING ACT 2003**  
Schedule 13  
Part A

**CLUB PREMISES CERTIFICATE**  
HARROW COUNCIL, P O BOX 18, STATION ROAD, HARROW

Club Premises Certificate Number	0511-QLWJ-GYMX-AXTB
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Part 1 – Club details


**PINNER HILL GOLF CLUB**

Name of Club in whose name the certificate is granted and relevant registered postal address			
SOUTH VIEW ROAD PINNER HILL			
Post town	HARROW	Post code	HA5 3YA
Telephone number			
020 8866 0963			

Where the licence is time limited the dates
N/A

Licensable activities authorised by the licence
SUPPLY AND SALE BY RETAIL OF ALCOHOL



 <b>Gareth Llywelyn-Roberts</b> Signed: Chief Environmental Health Officer
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<b>LIVE MUSIC (E)</b>							
	<b>MON</b>	<b>TUE</b>	<b>WED</b>	<b>THU</b>	<b>FRI</b>	<b>SAT</b>	<b>SUN</b>
	1100-2300	1100-2300	1100-2300	1100-2300	1100-0100	1100-0100	1100-2300
<b>RECORDED MUSIC (F)</b>							
	<b>MON</b>	<b>TUE</b>	<b>WED</b>	<b>THU</b>	<b>FRI</b>	<b>SAT</b>	<b>SUN</b>
	1100-2300	1100-2300	1100-2300	1100-2300	1100-0100	1100-0100	1100-2300
<b>PROVISION OF FACILITIES FOR DANCING (J)</b>							
	<b>MON</b>	<b>TUE</b>	<b>WED</b>	<b>THU</b>	<b>FRI</b>	<b>SAT</b>	<b>SUN</b>
	1100-2300	1100-2300	1100-2300	1100-2300	1100-0100	1100-0100	1100-2300
<b>SUPPLY OF ALCOHOL (L)</b>							
	<b>MON</b>	<b>TUE</b>	<b>WED</b>	<b>THU</b>	<b>FRI</b>	<b>SAT</b>	<b>SUN</b>
	1100-2300	1100-2300	1100-2300	1100-2300	1100-0100	1100-0100	1100-2300

Where the certificate authorises supplies of alcohol whether these are on and/or off supplies

**FOR CONSUMPTION ON AND OFF THE PREMISES**

DATE OF ISSUE: 1<sup>ST</sup> OCT 2005

REASON FOR ISSUE: NEW VARIATION

ISSUE NUMBER: 1

### **General Conditions – Section 62, Licensing Act 2003**

- (1) The general conditions which a club must satisfy if it is to be a qualifying club in relation to a qualifying club activity are the following.
- (2) Condition 1 is that under the rules of the club persons may not-
  - (a) be admitted to membership, or
  - (b) be admitted, as candidates for membership, to any of the privileges of membership,without an interval of at least two days between their nomination or application for membership and their admission.
- (3) Condition 2 is that under the rules of the club persons becoming members without prior nomination or application may not be admitted to the privileges of membership without an interval of at least two days between their becoming members and their admission.
- (4) Condition 3 is that the club is established and conducted in good faith as a club (see section 63).
- (5) Condition 4 is that the club has at least 25 members.
- (6) Condition 5 is that alcohol is not supplied, or intended to be supplied, to members on the premises otherwise than by or on behalf of the club.

### **The additional conditions for the supply of alcohol – Section 64, Licensing Act 2003**

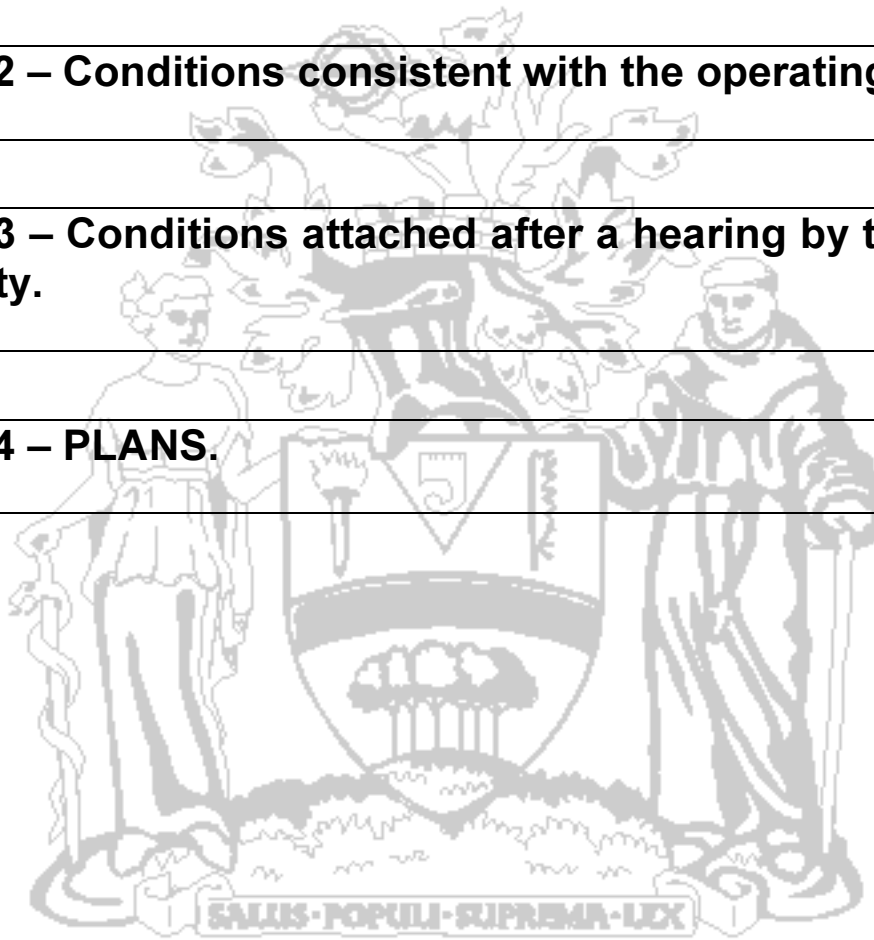
- (2) Additional condition 1 is that (so far as not managed by the club in general meeting or otherwise by the general body of members) the purchase of alcohol for the club, and the supply of alcohol by the club, are managed by a committee whose members-
  - (a) are members of the club;
  - (b) have attained the age of 18 years; and
  - (c) are elected by the members of the club.This subsection is subject to section 65 (which makes special provision for industrial and provident societies, friendly societies etc.).
- (3) Additional condition 2 is that no arrangements are, or are intended to be, made for any person to receive at the expense of the club any commission, percentage or similar payment on, or with reference to, purchases of alcohol by the club.
- (4) Additional condition 3 is that no arrangements are, or are intended to be, made for any person directly or indirectly to derive any pecuniary benefit from the supply of alcohol by or on behalf of the club to members or guests, apart from-
  - (a) any benefit accruing to the club as a whole, or
  - (b) any benefit which a person derives indirectly by reason of the supply giving rise or contributing to a general gain from the carrying on of the club.

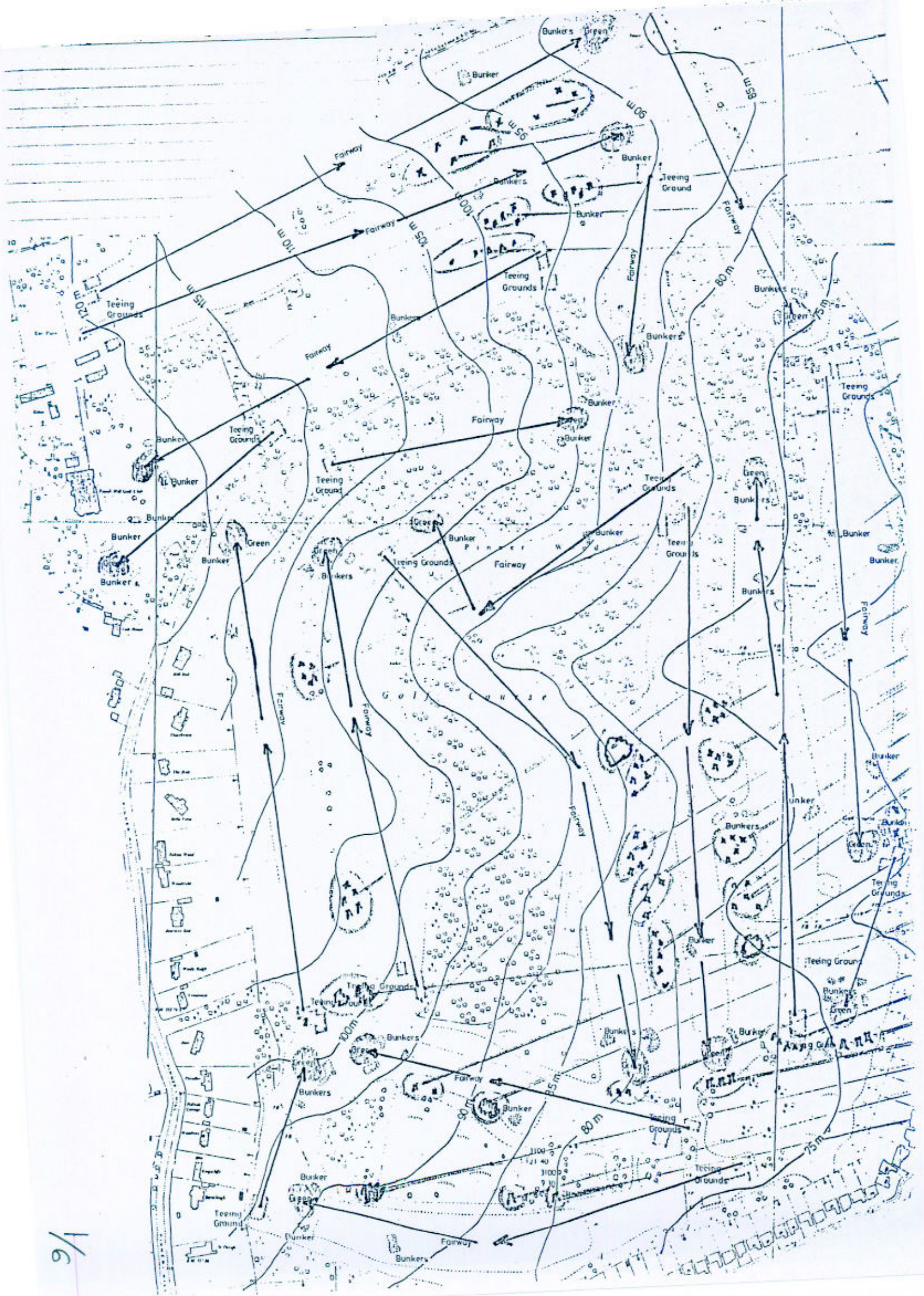
**Annex 1 – Mandatory conditions**

**Annex 2 – Conditions consistent with the operating Schedule**

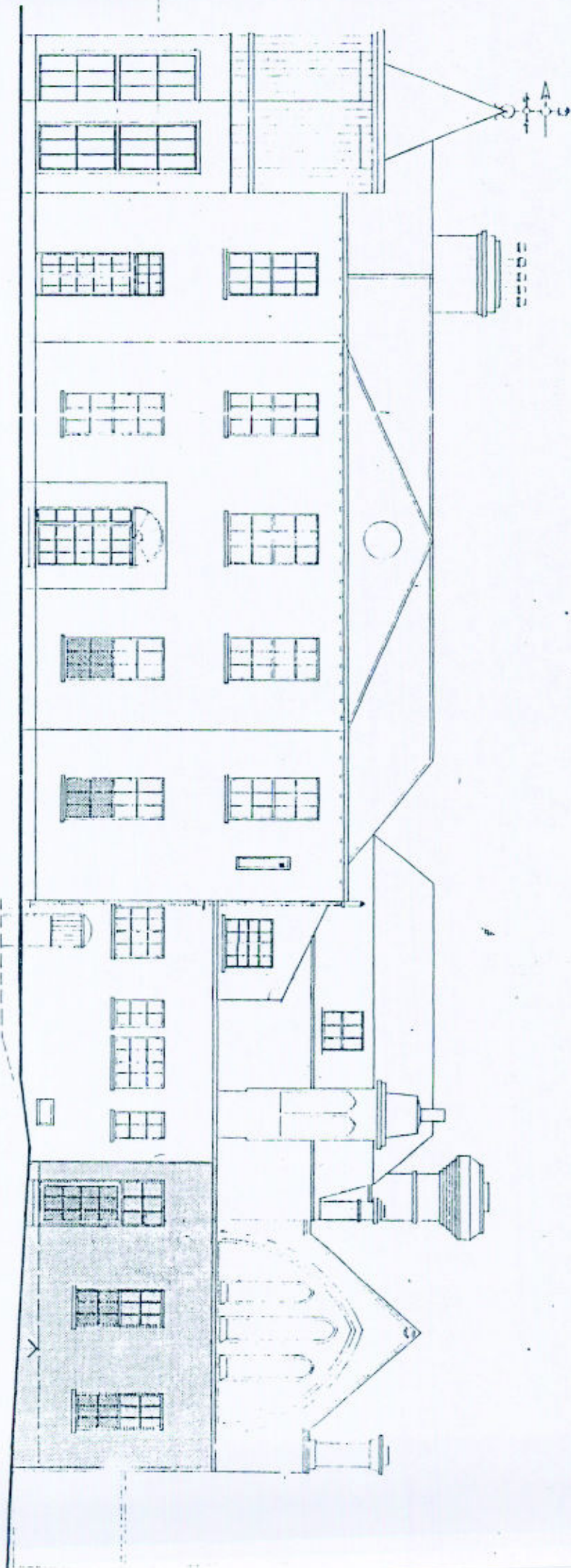
**Annex 3 – Conditions attached after a hearing by the licensing authority.**

**Annex 4 – PLANS.**

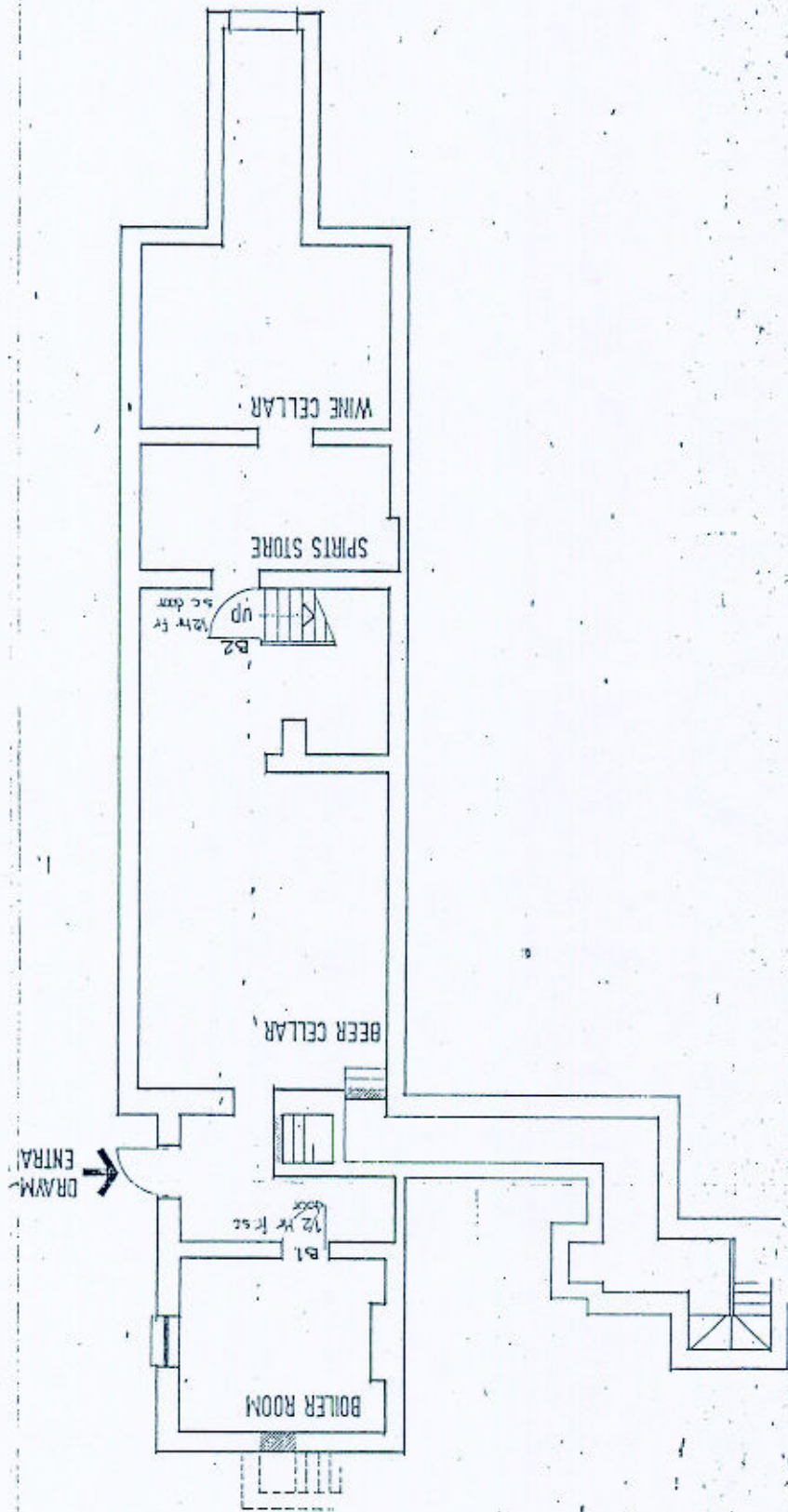




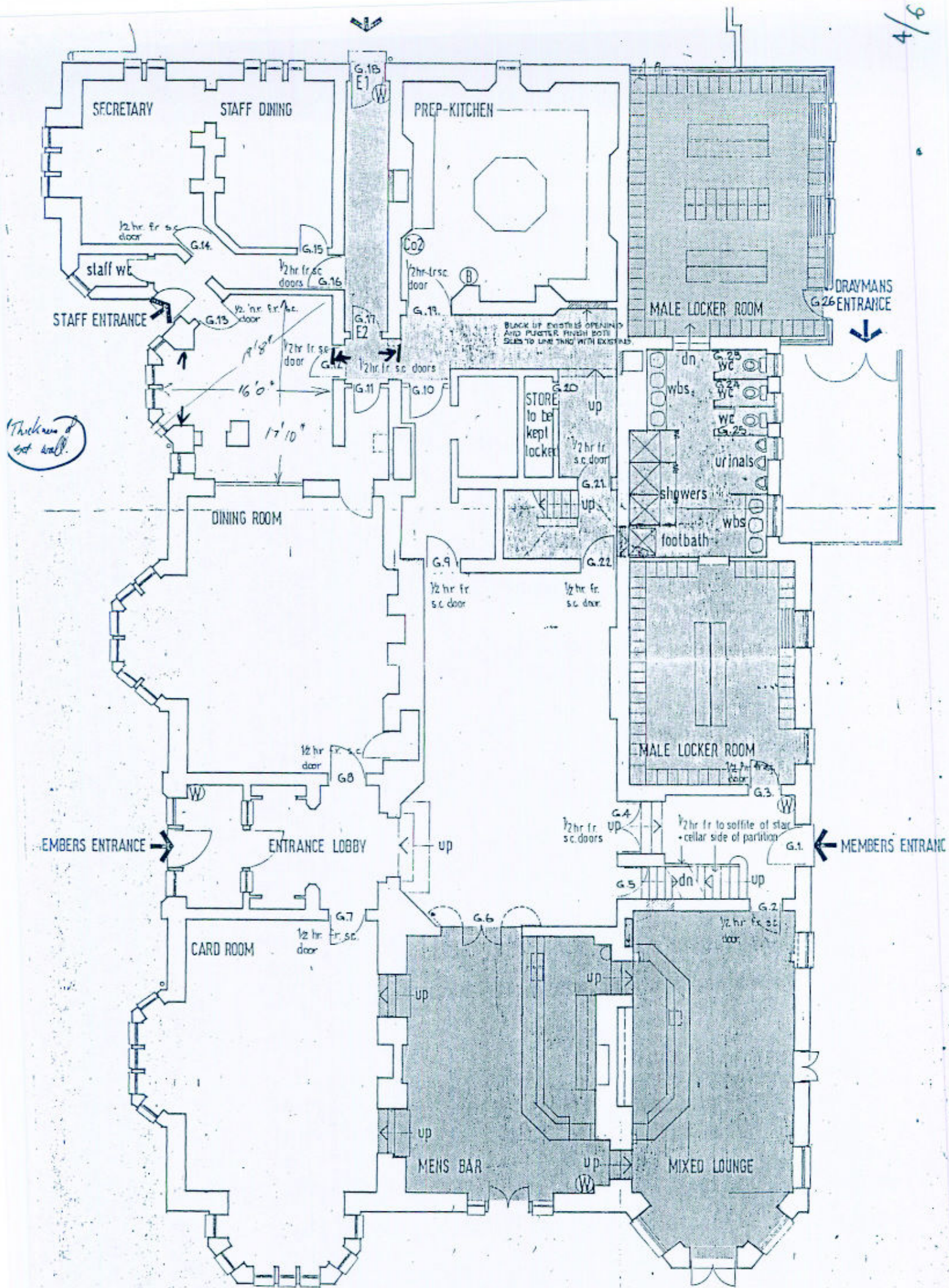
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BASEMENT PLAN

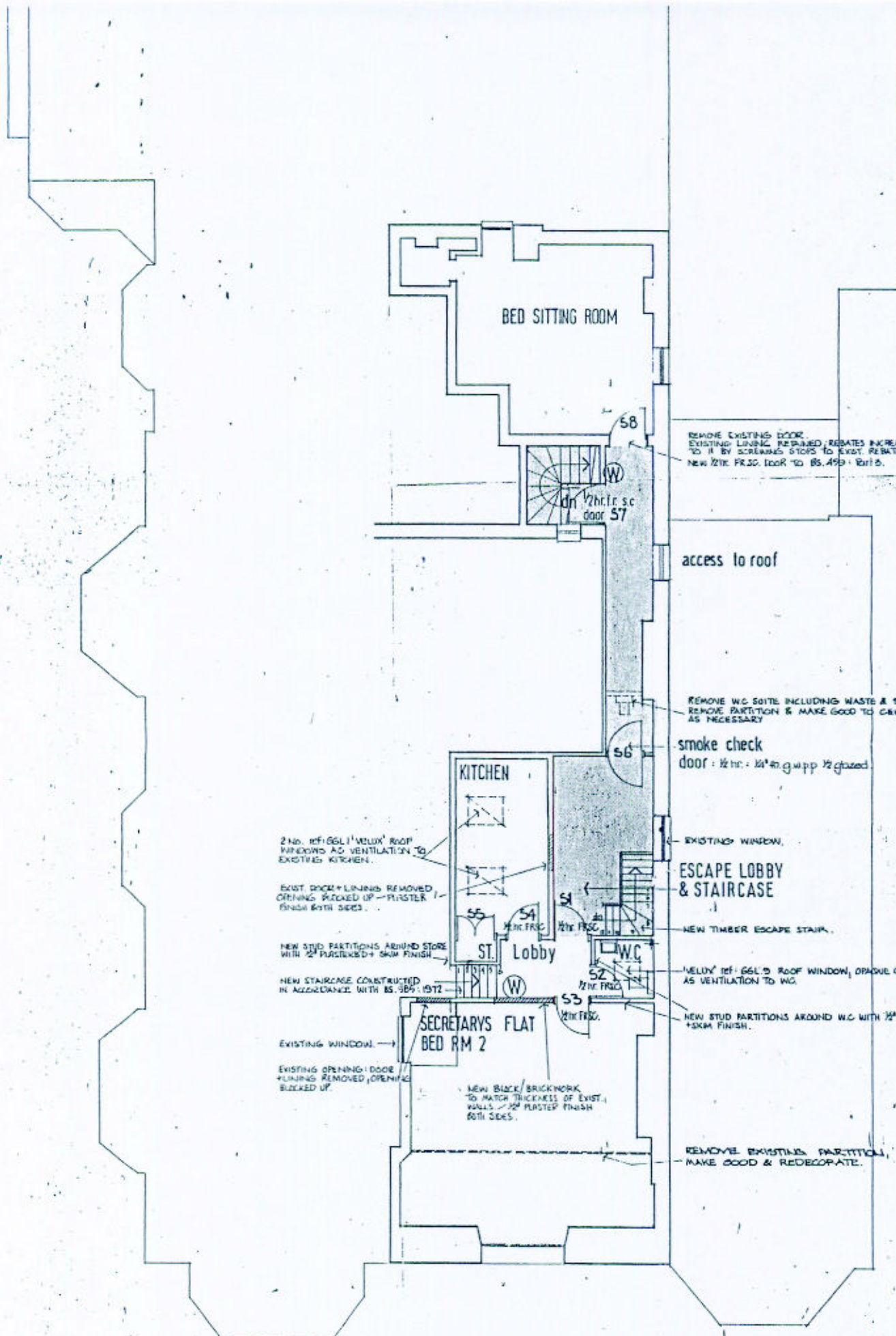


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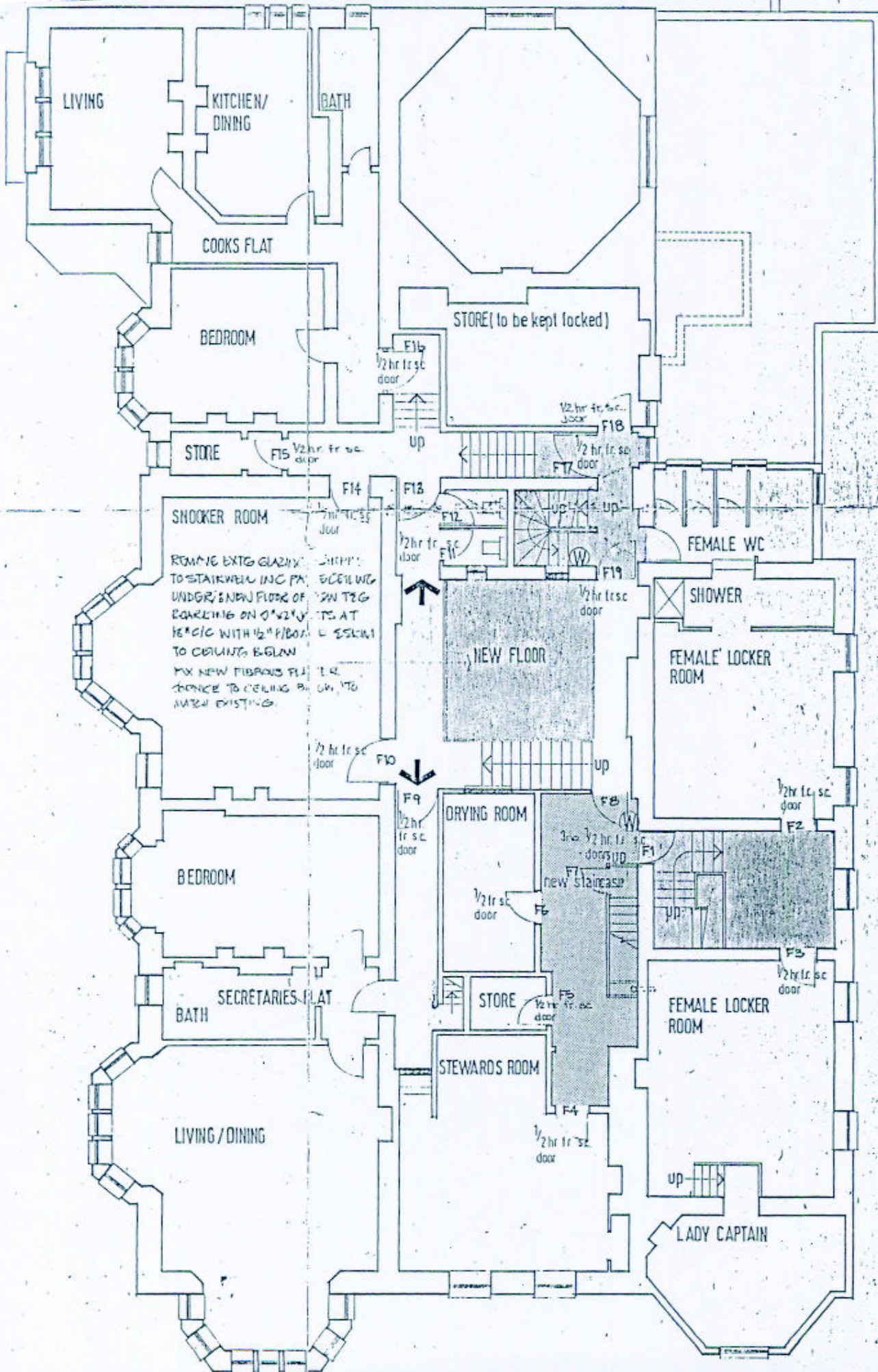
GROUND FLOOR PLAN





SECOND FLOOR PLAN : SEE DWG NO 758/5

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URSE

*W. STRYDOM*

**COPY**

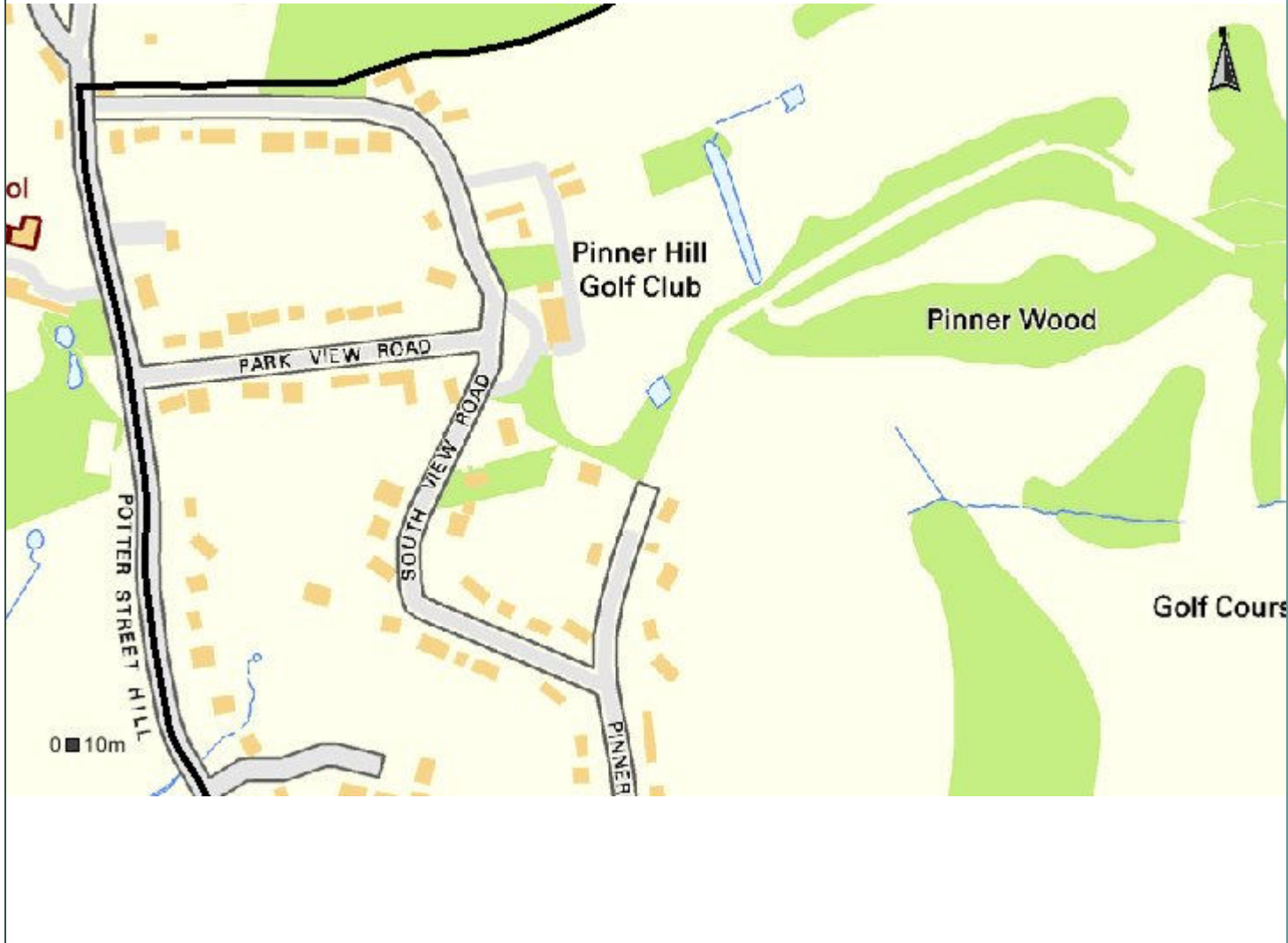
This is the drawing referred to in this Contract document

9/9

FIRST FLOOR PLAN

D 6-12-78 DOOR NUMBERS ADDED  
 C 3-10-78 AMENDMENTS TO COMPLY WITH LARGE SCALE DETAIL  
 B 8-78 FLOOR CONSTRUCTION SHOWN.  
 REVISION A 25-4-78 GENERAL REVISIONS

**Pinner Hill Golf Club, South View Road, Pinner Hill, HA5 3YA**



**Pinner Hill Golf Club, South View Road, Pinner Hill, HA5 3YA**

