



Appeal Decision

Site visit made on 28 June 2023

by Helen O'Connor LLB MA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 04 July 2023

Appeal Ref: APP/R5510/W/22/3306805

Northwood Golf Club, Rickmansworth Road, Northwood HA6 2QW

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr Ray Grant against the decision of the Council of the London Borough of Hillingdon.
 - The application Ref 7932/APP/2021/4652, dated 22 December 2021, was refused by notice dated 18 March 2022.
 - The development proposed is a greenkeepers storage facility/stand alone unit.
-

Decision

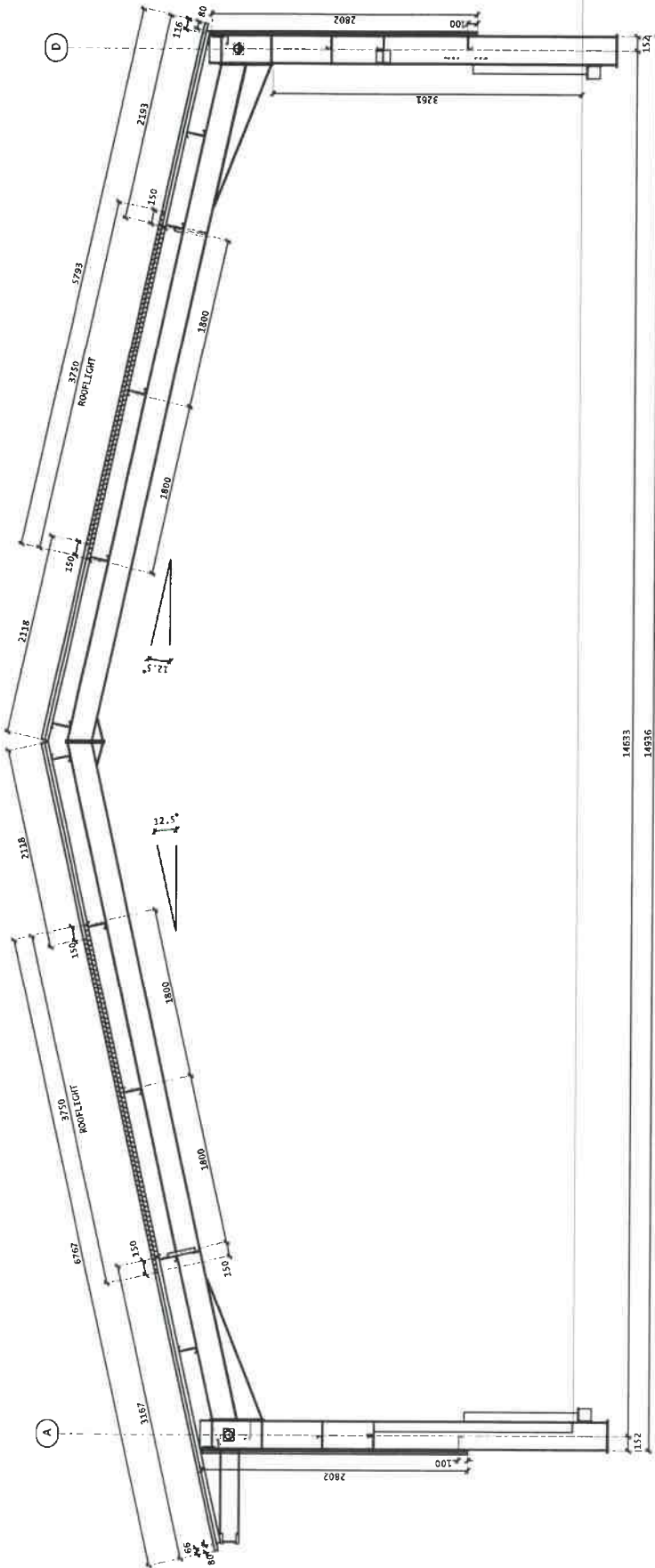
1. The appeal is allowed and planning permission is granted for a greenkeepers storage facility/stand alone unit at Northwood Golf Club, Rickmansworth Road, Northwood HA6 2QW in accordance with the terms of the application, Ref 7932/APP/2021/4652, dated 22 December 2021, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans: Location Plan, Drawing No. 589/10; Topographical Survey, Drawing No. TS18-191S\1; Floorplan and Elevations, Drawing No. MT/1547/1 Rev A, Internal layout, drawing AAN.22.848.1 Rev A and Revised Block Plan.
 - 3) The materials to be used in the construction of the external surfaces of the building hereby permitted shall accord with details previously agreed in writing by the local planning authority.
 - 4) Prior to the commencement of development there shall have been submitted to and approved in writing by the local planning authority a scheme of landscaping. The scheme shall include indications of all existing trees and hedgerows on the land, identify those to be retained and set out measures for their protection throughout the course of development. The scheme shall also include measures for the restoration of land following the demolition of the two existing buildings and a timetable for the implementation of the landscaping scheme. Thereafter, the proposal shall accord with the details so approved.
 - 5) Prior to the first use of the building hereby approved, the two buildings identified on the Revised Block Plan shall be demolished and the land restored in accordance with landscaping details agreed under condition 4.

Northwood Cladding schedule (CL01)									
Ref	Description	Section	Thickness	No off	Length mm	Colour/Type	Cutback	Notes	
1	Roof cladding	KS1000RW Quadcore	40	24	6767	JUNIPER GREEN	80mm	LEFT-RIGHT	
2	Roof cladding	KS1000RW Quadcore	40	31	2118	JUNIPER GREEN	150mm	LEFT-RIGHT	
3	Roof cladding	KS1000RW Quadcore	40	7	3167	JUNIPER GREEN	80mm	LEFT-RIGHT	
4	Roof cladding	KS1000RW Quadcore	40	24	5793	JUNIPER GREEN	80mm	RIGHT-LEFT	
5	Roof cladding	KS1000RW Quadcore	40	31	2118	JUNIPER GREEN	150mm	RIGHT-LEFT	
6	Roof cladding	KS1000RW Quadcore	40	7	2193	JUNIPER GREEN	80mm	RIGHT-LEFT	
7	Roof cladding	ROOFLIGHT	TBC	7	3750	TRANSLUCENT	150mm	LEFT-RIGHT	
8	Roof cladding	ROOFLIGHT	TBC	7	3750	TRANSLUCENT	150mm	RIGHT-LEFT	

AceCad Software Ltd.		STRUCAD HOT-ROLLED MEMBER LIST		Model : Northwood	
Client	:	.	Date	:	17-04-24
Contract	:	Portal	Time	:	22:28:43
Site	:	Northwood	Draughtsman	:	R
NULL	:	T1			
Mark	No.	Section Size	Length (m)		
54	70	75X22TIMBER	4.546		
56	338	75X22TIMBER	2.807		
57	64	75X22TIMBER	0.515		
60	134	75X22TIMBER	4.001		
Totals for	75X22TIMBER		606 Members		
55	340	150X22TIMBER	2.807		
58	64	150X22TIMBER	0.515		
59	72	150X22TIMBER	4.546		
61	132	150X22TIMBER	4.001		
Totals for	150X22TIMBER		608 Members		
Totals for NULL	T1		1214 Members		

Northwood Cladding Fixings (FX01)

Description	Colour	No off	Notes
Main Fixings to Roof Coloured to suit KS1000RW 40mm core Pan fix	Juniper green	1250	Includes wastage
Main Fixings to Rooflight to suit KS1000RW 40mm Crown fix (stainless steel) Including washer	Poppy red	175	Includes wastage
Stitchers to Roof	Juniper green	1250	Includes wastage
Stitchers to Rooflight	Poppy red	300	Includes wastage
Stitchers to flashings	Juniper green	1000	Includes wastage
Light fixing tek		150	Includes wastage
Heavy fixing tek		150	Includes wastage
Rivets	Juniper green	100	Includes wastage
Rivets	Self colour	100	Includes wastage
Butyl strip		600LM	Includes wastage
Gun grade butyl sealant		200LM	Includes wastage
Foam fillers		64No	



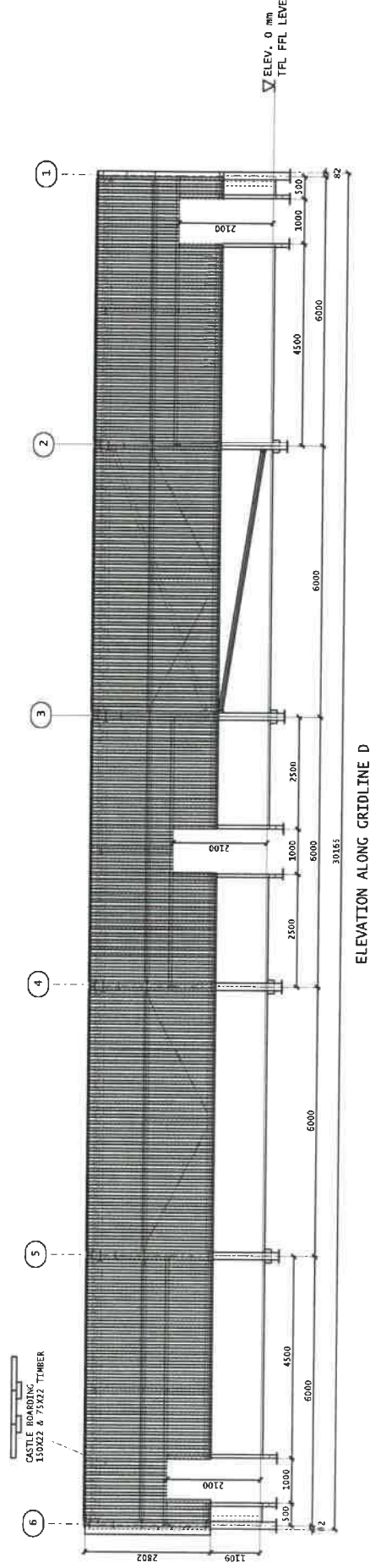
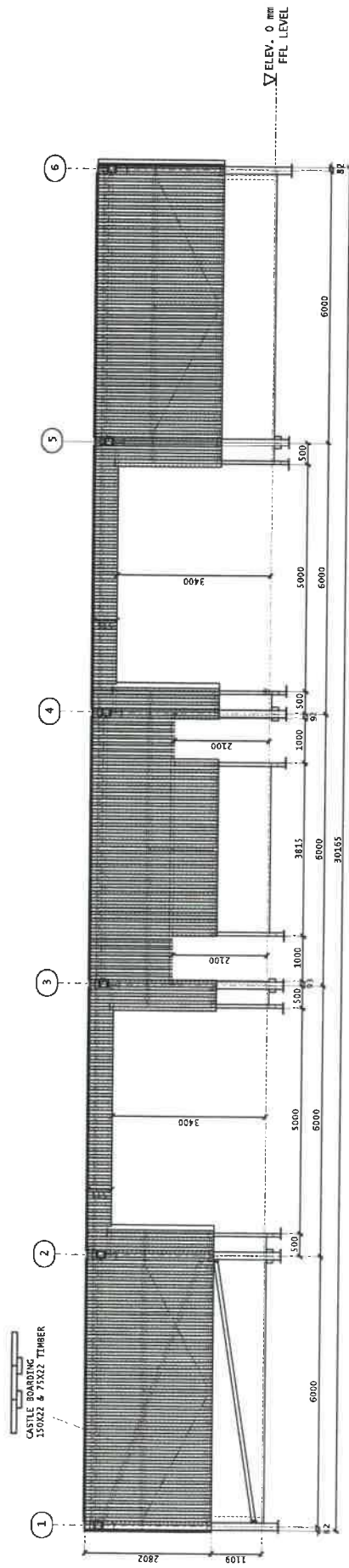
G.J.ELGAR LTD

DRAWING STATUS		X
PRELIMINARY		
ISSUED FOR CONSTRUCTION		
AS BUILT		
REV.	AMENDMENTS	DATE
Δ		

Portal	Client	Site	Northwood
ISSUED	10/04/24	MODEL BY	Northwood
REV.	DATE	DRAWING BY	GA07

NOTES

CLADDING SECTION THROUGH GRIDLINE 3



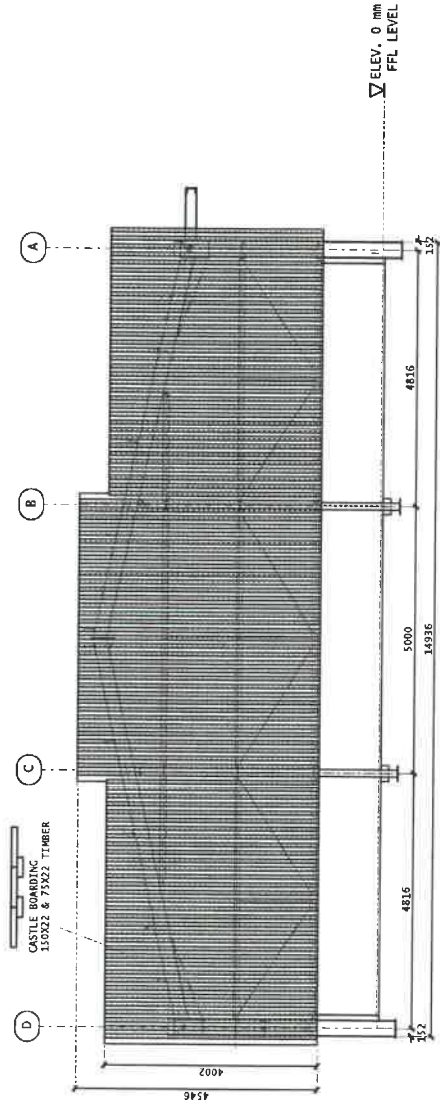
G. J. ELGAR LTD

DRAWING STATUS		DATE REV. ☐ AMENDMENTS
PRELIMINARY ☒		
ISSUED FOR CONSTRUCTION		
AS BUILT		
Portal CLIENT SITE	Northwood CONTRACT No. Northwood DRAWING No. GA08	20 20 20

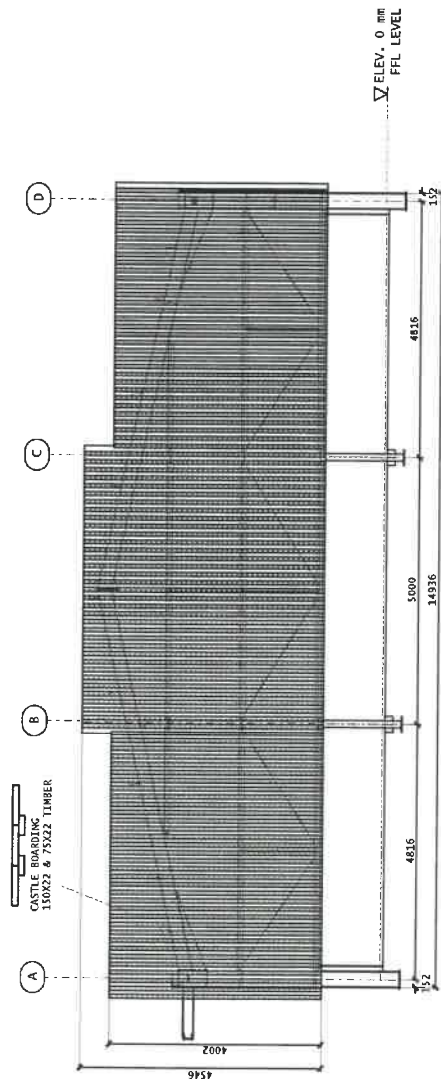
		ISSUED	16/04/24	MODEL BY
		REV. DATE		DRAWING BY

ELEVATION CLADDING ALONG GRIDLINES A & D

NOTES



ELEVATION ALONG GRIDLINE 1



ELEVATION ALONG GRIDLINE 6

GJELGAR LTD

DRAWING STATUS	X
PRELIMINARY	
ISSUED FOR CONSTRUCTION	
AS BUILT	
REV.	DATE
Δ	

NOTES

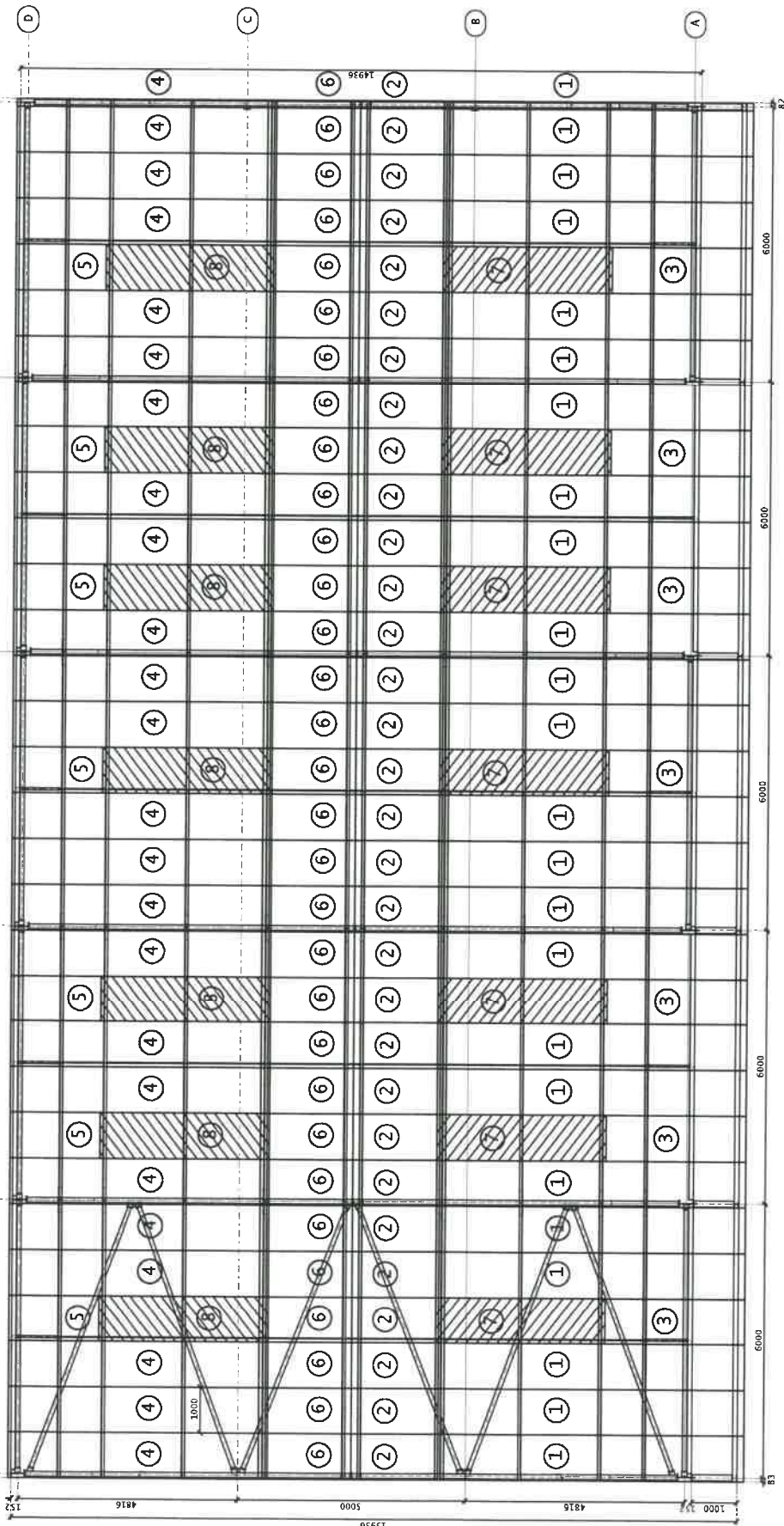
ELEVATION CLADDING ALONG GRIDLINES 1 & 6

ISSUED	16/04/24	MODEL BY	Northwood
REV. DATE		DRAWING BY	GA09

A1

RIGHT-LEFT

30365



G.J. ELGAR LTD

DRAWING STATUS	X
PRELIMINARY	
ISSUED FOR CONSTRUCTION	
AS BUILT	
REV. AMENDMENTS	DATE
Δ	
Portal	
CLIENT	Northwood
SITE	Northwood
ISSUED	27/03/74
MODEL BY	
REV. DATE	
DRAWING BY	
CONTRACT No.	Northwood
DRAWING No.	GA00
REV	

NOTES

ROOF CLADDING PLAN

EXTERNAL FLASHING ORDER

G.J.ELGAR LTD

DRAWING BY

SITE

NORTHWOOD

A4

CONTRACT No.

NORTHWOOD

SHEET No.

1 OF 4

REV

KEY:

W - DENOTES WELTED EDGE

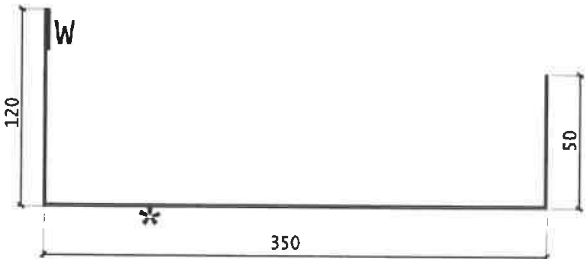
* - DENOTES SIDE OF COLOUR

D - DENOTES DUTCH FOLDED EDGE

DO NOT SCALE FROM THIS DRAWING
IF IN DOUBT ASK!

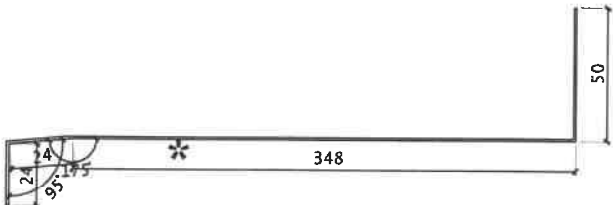
REVEAL FLASHING

REF	GUAGE	COLOUR	FINISH	QTY	LENGTH/SIZE	BUTTS
FL1	0.7	JUNIPER GREEN	PLASTISOL	9No	3000mm	N/A



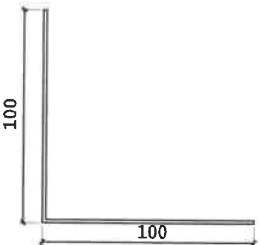
SOFIT FLASHING

REF	GUAGE	COLOUR	FINISH	QTY	LENGTH/SIZE	BUTTS
FL2	0.7	JUNIPER GREEN	PLASTISOL	7No	3000mm	N/A



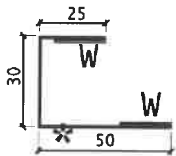
CLEADER ANGLE

REF	GUAGE	COLOUR	FINISH	QTY	LENGTH/SIZE	BUTTS
FL3	1.6	GALV	GALV	14No	3000mm	N/A



MINI ZED FLASHING

REF	GUAGE	COLOUR	FINISH	QTY	LENGTH/SIZE	BUTTS
FL4	0.7	JUNIPER GREEN	PLASTISOL	14No	3000mm	N/A



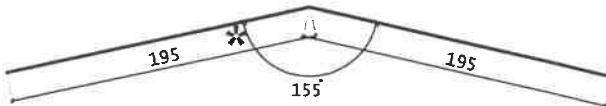
EXTERNAL APEX RIDGE FLASHING

REF	GUAGE	COLOUR	FINISH	QTY	LENGTH/SIZE	BUTTS
FL5	0.7	JUNIPER GREEN	PLASTISOL	12No	3000mm	N/A



INTERNAL APEX RIDGE FLASHING

REF	GUAGE	COLOUR	FINISH	QTY	LENGTH/SIZE	BUTTS
FL6	0.7	WHITE	WHITE LINER	12No	3000mm	N/A



EXTERNAL FLASHING ORDER

G.J.ELGAR LTD

DRAWING BY

SITE

NORTHWOOD

A4

KEY:

W- DENOTES WELTED EDGE

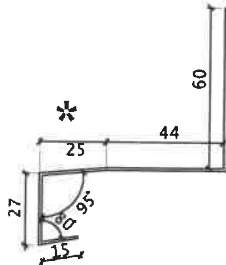
*- DENOTES SIDE OF COLOUR

D- DENOTES DUTCH FOLDED EDGE

DO NOT SCALE FROM THIS DRAWING
IF IN DOUBT ASK!

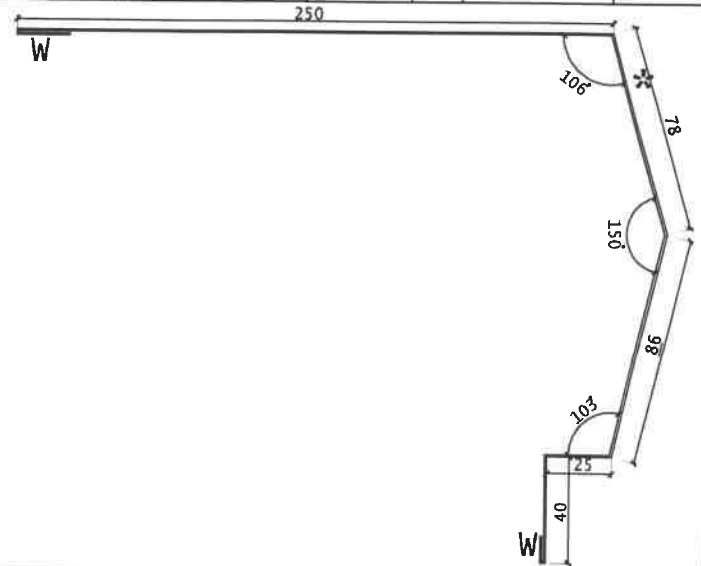
DOOR DRIP FLASHING

REF	GUAGE	COLOUR	FINISH	QTY	LENGTH/SIZE	BUTTS
FL7	0.7	JUNIPER GREEN	PLASTISOL	10No	3000mm	4No



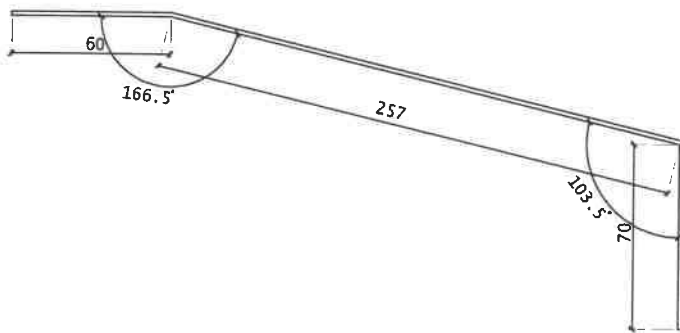
EXTERNAL BARGE FLASHING

REF	GUAGE	COLOUR	FINISH	QTY	LENGTH/SIZE	BUTTS
FL8	0.7	JUNIPER GREEN	PLASTISOL	13No	3000mm	13No



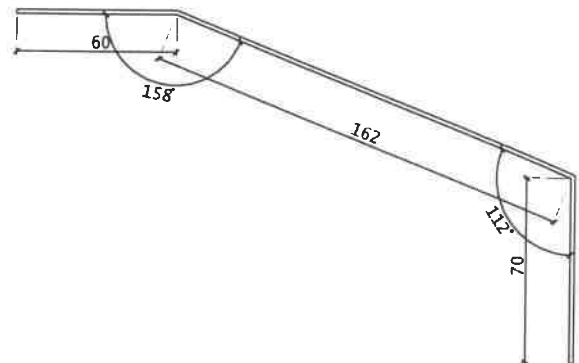
GRIDLINE A & D SPILL FLASHING

REF	GUAGE	COLOUR	FINISH	QTY	LENGTH/SIZE	BUTTS
FL9	1.6	GALV	GALV	17No	3000mm	N/A



GRIDLINE 1 & 6 SPILL FLASHING

REF	GUAGE	COLOUR	FINISH	QTY	LENGTH/SIZE	BUTTS
FL10	1.6	GALV	GALV	12No	3000mm	N/A



REF	GUAGE	COLOUR	FINISH	QTY	LENGTH/SIZE	BUTTS

REF	GUAGE	COLOUR	FINISH	QTY	LENGTH/SIZE	BUTTS

EXTERNAL FLASHING ORDER

G.J.ELGAR LTD

DRAWING BY

SITE

NORTHWOOD

A4

DRAWING BY

CONTRACT No.

NORTHWOOD

SHEET No.

3 OF 4

REV

KEY:

W - DENOTES WELTED EDGE

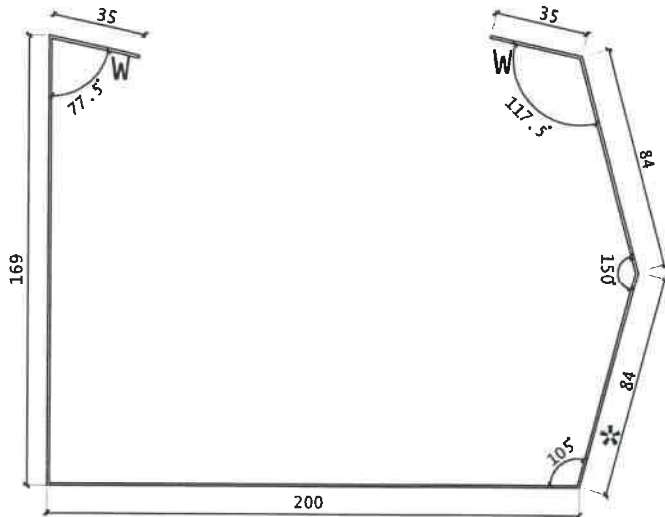
*- DENOTES SIDE OF COLOUR

D - DENOTES DUTCH FOLDED EDGE

DO NOT SCALE FROM THIS DRAWING
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GUTTER

REF	GAUGE	COLOUR	FINISH	QTY	LENGTH/SIZE	BUTTS
FL11	0.7	JUNIPER GREEN	PLASTISOL	21No	3000mm	21No



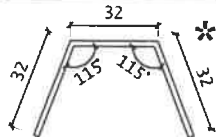
GUTTER ANCILLARIES

LEFT GUTTER END CAP	TO SUIT	JUNIPER GREEN	2No
RIGHT GUTTER END CAP	TO SUIT	JUNIPER GREEN	2No
RUNNING OUTLET	TO SUIT	JUNIPER GREEN	4No

GUTTER SUPPORT ARMS

REF	GAUGE	COLOUR	FINISH	QTY	LENGTH/SIZE	BUTTS
FL12	0.7	JUNIPER GREEN	PLASTISOL	64No	N/A	N/A

DIMENSIONS TO SUIT KS1000RW



REF	GAUGE	COLOUR	FINISH	QTY	LENGTH/SIZE	BUTTS

REF	GAUGE	COLOUR	FINISH	QTY	LENGTH/SIZE	BUTTS

FLASHING SUMMARY SHEET

G.J.ELGAR LTD
SUSSEX ROOFING

	SITE	NORTHWOOD		A4
DRAWING BY		CONTRACT No.	NORTHWOOD	
		SHEET No.	4 OF 4	REV

FLASHING		COLOUR	LENGTH/SIZE	QTY	BUTTS	GUAGE
FL1	REVEAL FLASHING	JUNIPER GREEN	3000mm	9No		0.7mm
FL2	SOFIT FLASHING	WHITE LINER	3000mm	7No		0.7mm
FL3	CLEADER ANGLE	GALV	3000mm	14No		1.6mm
FL4	MINI ZED	JUNIPER GREEN	3000mm	14No		0.7mm
FL5	EXTERNAL APEX RIDGE FLASHING	JUNIPER GREEN	3000mm	12No		0.7mm
FL6	INTERNAL APEX RIDGE FLASHING	WHITE LINER	3000mm	12No		0.7mm
FL7	DOOR DRIP FLASHING	JUNIPER GREEN	3000mm	10No	4No	0.7mm
FL8	EXTERNAL BARGE FLASHING	JUNIPER GREEN	3000mm	13No	13No	0.7mm
FL9	GRIDLINE A & D SPILL FLASHING	GALV	3000mm	17No		1.6mm
FL10	GRIDLINE 1 & 6 SPILL FLASHING	GALV	3000mm	11No		1.6mm
FL11	GUTTER	JUNIPER GREEN	3000mm	21No	21No	0.7mm
FL12	GUTTER SUPPORT ARM	JUNIPER GREEN	500mm	64No		0.7mm