LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2015/1786 **Ward:** Alexandra

Date received: 19/06/2015

Last amended date: DD/MM/YYYY

Drawing number of plans: A101, A102 and A103.

Address: Muswell Hill Golf Club Rhodes Avenue N22 7UT

Proposal: Replacement of existing halfway house with new structure incorporating toilets and catering facilities

Applicant: Mr Graham Izzard

Ownership: Private

Site Visit Date: 13.08.15

Officer contact: Gareth Prosser

2. SUMMARY OF RECOMMENDATION

GRANT PERMISSION subject to conditions

Conditions:

1) Development begun no later than three years from date of decision
2) In accordance with approved plans

Informatives:

1) Hours of construction

3. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

3.1 This is an application for the replacement of existing halfway house with new structure incorporating toilets and catering facilities.

Site and Surroundings

3.2 The application site is a large Golf Course located in the north west of the borough next to the boundary with the adjoining borough (Barnet). The Golf Course consists of an existing Club House located next to Alexandra Park Secondary School and to

the north of residential properties on Rhodes Avenue. This golf course site is bounded by residential properties on a number of sites. The application site is not within a conservation area, however it is near Muswell Hill Conservation Area along the southern boundary. The application site is designated as SINC land.

Relevant Planning and Enforcement history

3.3 HGY/1993/1055 GTD 29-03-94 Muswell Hill Golf Club Rhodes Avenue London Erection of single and two storey extensions to existing clubhouse to provide improved social, changing, toilet and office facilities.

HGY/1994/0216 GTD 27-09-94 Muswell Hill Golf Club Rhodes Avenue London Erection of single storey building for use as an equipment storage shed.

HGY/1997/1772 GTD 13-01-98 Muswell Hill Golf Club Rhodes Avenue London Erection of ground floor extension to facilitate kitchen and first floor extension to facilitate showeroom to rear

HGY/2001/1140 GTD 25-09-01 Muswell Hill Golf Club Rhodes Avenue London Erection of two metre high galvanised palisade fencing with triple head spike to the boundary between Muswell Hill Golf Club and Alexandra Road.

HGY/2007/1968 GTD 13-11-07 Muswell Hill Golf Club, Rhodes Avenue London Erection of two storey green keeper's building, ancillary stores and enclosure of green keeper's yard.

4. CONSULTATION RESPONSE

4.1 The following were consulted regarding the application:

- Muswell Hill Residents Association
- LBH Nature and Geology
- LBH Parks
- Local Residents

5. LOCAL REPRESENTATIONS

5.1 The application has been publicised by way of x site notice displayed in the vicinity of the site and 5 letters. The number of representations received from neighbours, local groups, etc in response to notification and publicity of the application were as follows:

No of individual responses:
Objecting: 0
Supporting: 0

6 MATERIAL PLANNING CONSIDERATIONS

6.1 The main planning considerations raised by the proposed development are:

1. Impact on Site of Importance for Nature Conservation (SINC) Land
2. Character and Appearance

Impact on Site of Importance for Nature Conservation (SINC) Land

6.2 The site is located within Muswell Hill Golf Course which is designated as SINC Borough Grade I Land. The local Plan 2013 states that 'The Council will protect the borough's designated and other open spaces as well as other suitable land with the potential to be used as open space. Development will not be permitted on these open spaces, unless it is for limited small scale development ancillary to an existing use on the land and for which there is a demonstrable need. With regard to SINC land SP13 states that:

6.3 All development shall protect and improve sites of biodiversity and nature conservation, including private gardens through its:

- Contribution to wildlife and ecological habitats and, where possible, include green and brown roofs, rainwater harvesting, green walls, bird and bat nesting/roosting opportunities;
- Protection, management and maintenance of existing trees and the planting of new trees where appropriate;
- Protection, enhancement and creation of Sites of Importance for Nature Conservation (SINCs) and Local Nature Reserves (LNRs).

6.4 The proposed outhouse would replace the existing halfway house with a new structure incorporating toilets and catering facilities. The structure would be 2.4m high x 4m deep x 6m length. Given the small scale of the proposal and given that it replaces an existing building of comparable size, the proposed 'halfway house' is not considered to be detrimental to the SINC land in accordance with the above policies.

Character and Appearance

6.5 Local Plan Policy SP11 'Design' states that 'all new development should enhance and enrich Haringey's built environment and create places and buildings that are high quality, attractive, sustainable, safe and easy to use. To achieve this all development shall be of the highest standard of design that respects its local context and character and historic significance, to contribute to the creation and enhancement of Haringey's sense of place and identity'

6.6 The proposal is a simple, contemporary structure finished in timber. This gives the appearance of a lightweight structure in a natural finish which is appropriate in design, size, massing and scale for the surroundings. There for the proposal is considered to satisfy the above policy.

Conclusions

6.7 Given the small scale of the proposal and given that it replaces an existing building of comparable size, the proposed 'halfway house' is not considered to be detrimental to the SINC land. The proposed character is also considered appropriate in accordance with the above policies.

6.8 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION

7. CIL APPLICABLE

7.1 The increase in internal floor area would not exceed 100 sq.m. and therefore the proposal is not liable for the Mayoral or Haringey's CIL charge.

8. RECOMMENDATION

GRANT PERMISSION subject to conditions

Registered No. HGY/2015/1786

Applicant's drawing No.(s) A101, A102 and A103.

Subject to the following condition(s)/For the following reason(s)

1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.

   Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.

2. The development hereby authorised shall be carried out in accordance with the following approved plans and specifications:A101, A102 and A103.

   Reason: In order to avoid doubt and in the interests of good planning.

INFORMATIVE: Hours of Construction Work
The applicant is advised that under the Control of Pollution Act 1974, construction work which will be audible at the site boundary will be restricted to the following hours:-

8.00am - 6.00pm Monday to Friday
8.00am - 1.00pm Saturday
and not at all on Sundays and Bank Holidays.