LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2016/0535 **Ward:** Alexandra

Date received: 18/02/2016

Drawing number of plans: Block plan 1, Block 2, location plan, section figure 1, supporting statement

Address: Muswell Hill Golf Club Rhodes Avenue N22 7UT

Proposal: Replacement of approximately 250m of concrete fencing with 3m high metal palisade fencing along the boundary of the Golf Course parallel to Alexandra Road

Applicant: Mr Seb Frankiss Muswell Hill Golf Company Ltd

Ownership: Private

Officer contact: Valerie Okeiyi

2. SUMMARY OF RECOMMENDATION

GRANT PERMISSION subject to conditions

3. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

3.1 This is an application for replacement of approximately 250m of concrete fencing with 3m high metal palisade fencing along the boundary of the Golf Course parallel to Alexandra Road

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. This application relates to the western boundary of the site which directly backs onto the rear gardens of the property on Sydney Road

Relevant Planning and Enforcement history

				Avenue London	the boundary between Muswell Hill Golf Club and Alexandra Road.

Wizard	Reference Number	Decision	Decision Date	Address	Notes
Planning	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.

Wizard	Reference Number	Decision	Decision Date	Address	Notes
Planning	HGY/2008/0160	GTD	18-03-08	Muswell Hill Golf Club, Rhodes Avenue London	Approval Of Details pursuant to Condition 5 (landscaping) attached to planning permission reference HGY/2007/1968.

Wizard	Reference Number	Decision	Decision Date	Address	Notes
Planning	HGY/2015/1786	GTD	14-08-15	Muswell Hill Golf Club Rhodes Avenue London	Replacement of existing halfway house with new structure incorporating toilets and catering facilities

4. CONSULTATION RESPONSE

4.1 The following were consulted regarding the application:

Internal
1) LBH Parks
2) LBH Transportation Group

4.2 There were no internal responses received

5. LOCAL REPRESENTATIONS

5.1 The application has been publicised by way of 66 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:0
Objecting: 0
Supporting :0

6 MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Principle of Development/ Impact on Site of Importance for Nature Conservation Land (SINC)
2. Design and appearance
3. The impact on the amenity of adjoining occupiers;

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

6.1 The proposed development replaces approximately 250m of concrete fencing with 3m high metal palisade fencing along the boundary of the Golf Course parallel to Alexandra Road. London Plan policy 3.19 states that development proposals that enhance or increase the provision of sports and recreation facilities should be supported. However it also states that where sports facility developments are provided on existing open space they will need to be considered in light of policies

protecting open space as well as the borough's own assessment of needs and opportunity for both sports facilities and for green multi functional open space.

6.2 In terms of land designation the site in question is designated as 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 This also applies to Draft DM Policy DM19 'Nature Conservation' continues this approach

6.5 The proposed replacement fence will provide improved security for the playing safeguarding its use as sports playing field and ensuring that the condition of the facility can be maintained to a high standard. The fence is therefore ancillary to the use of the land a sports playing field and essential as it protects the facility from vandalism and inappropriate uses.

6.6 The proposed palisade fencing will replace an existing concrete fence that has reached the end of its useful life and cannot be easily repaired and even if it was repaired the height of the fence is insufficient to avoid vandalism and inappropriate uses. The proposed fence is a significant improvement to existing and allows for views through to the open space and beyond. It is therefore considered that the proposed development is acceptable in principle and will not adversely affect the openness of the site nor be harmful to the lands designation as SINC in compliance with Local Plan Policy SP13 and Draft DM Policy DM19.

Design and appearance

6.7 Local Plan Policy SP11 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. 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 which is supported by London Plan Policies 7.4 and 7.6. Draft DM Policy DM1 'Delivering High Quality Design' continues this approach and requires development proposals to relate positively to their locality.

6.8 The existing concrete fence is of no particular design merit and does not make a significant contribution to the character and appearance of the area. The proposed replacement fence is 3m high and will comprise metal posts at 2.75m centres concreted into the ground that supports 70mm vertical metal palisades at 160mm centres. The replacement fence will have an acceptable impact in design terms and will also be screened from public space by existing landscaping. As such the proposal is in accordance with the relevant design policies.

Impact on the amenity of adjoining occupiers

6.9 The London Plan 2015 Policy 7.6 *Architecture* states that development must not cause unacceptable harm to the amenity of surrounding land and buildings. Saved Policy UD3 also requires development not to have a significant adverse impact on residential amenity in terms of loss of daylight, or sunlight, privacy overlooking, aspect noise, pollution and of fume and smell nuisance. Draft DM Policy Policy DM1 'Delivering High Quality Design' continues this approach and requires developments to ensure a high standard of privacy and amenity for its users and neighbours.

6.10 The proposed fencing will have no material adverse impact on nearby residents, given the distance between the fence and rear gardens of the closest residential properties and given also it would be screened by existing landscaping.

Conclusions

6.11 The proposed development is of a design and scale which preserves the openness of

the SINC Land and is in keeping with the character and appearance of the surrounding streetscape.

6.12 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

N/A

8. RECOMMENDATION

GRANT PERMISSION subject to conditions

Registered No. HGY/2016/0535

Applicant's drawing No.(s) Block plan 1, Block 2, location plan, section figure 1, supporting statement

Subject to the following condition(s)

1. The development hereby authorised shall be carried out in accordance with the following approved plans and specifications: Block plan 1, Block 2, location plan, section figure 1, supporting statement

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

2. 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.