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Planning Department,
Planning, Regeneration & Economy
Haringey Council
Level 6
River Park House
Wood Green
N22 8HQ

Our ref: 725651.20

06th February 2023

By email only to: Planningsupport@haringey.gov.uk

Dear Planning,

Application for Application for repair of fire damaged Clubhouse. Glencairn Bowls Club, Blake Road, Southgate, London, N11 2AF

At Glencairn Bowls Club, Blake Road, Southgate, London, N11 2AF

Introduction

1. We are instructed by Lousada PLC ("the applicant") in relation to a planning application at Glencairn Bowls Club, Blake Road, Southgate, London, N11 2AF.
2. The application is for repair of the Bowls Clubhouse following loss of the existing roof in a fire resulting from an arson attack.
3. This is a duplicate application following the Council's failure to determine application ref: HGY/2022/2647 which is currently being considered by the Planning Inspectorate under appeal ref: APP/Y5420/W/23/3315120 as a non-determination appeal. The application has been submitted to provide the Council with the opportunity to issue a decision and avoid the need to defend an appeal. **Should the application be determined favourably the appeal may be withdrawn.**
4. This letter, acting as a Planning Statement, supports the application together with the following drawings and documents:
 - Site Location Plan
 - Existing elevations 1361/P3/2b
 - Proposed elevations 1361/P3/3c
 - Existing and proposed floorplan, (no change), 01FP
 - Existing and proposed block plan, (no change), Unnumbered
 - Existing Clubhouse prior to fire 1361/P3/2
 - Structural Report by Derek Lofty Associates 12655/AML

Background and Site Description

5. The building subject of this application is a vacant Bowling Clubhouse and its associated green, previously known as the Glencairn Bowling Club. Access into the site is taken from Blake Road, to the south-east of the application site and is via a private access road that serves both the bowls club and St. Martin of Porres Roman Catholic Primary School which lies to the north-west.
6. Following an arson attack, (crime reference 6007428/22), and the resultant fire in March this year the roof of the clubhouse has been extensively damaged.
7. The photographs below show the building as it currently stands:





8. The clubhouse has a G.I.A of 290.56sq.m and is a roughly rectangular shaped building. The building is a single storey structure with multiple windows on each elevation. Two dormer windows were also included within the previously existing roof. These can be seen on the pre-fire photograph below.



Description of the Development

9. As it currently stands the building is not watertight or secure. The applicant has undertaken a structural survey of the building, (submitted with this application), and found it to be fully capable of repair. This repair would allow for it to be made weatherproof and would prevent any further unauthorised access or damage. It is clearly preferable that this work can take place as matter of urgency and certainly before any winter weather sets in.
10. The majority of the repair work involves replacement of the damaged roof. The roof will be rebuilt so that it is of the same height, pitch and form as the former roof in place prior to the fire. Materials which match those formerly used will be selected although obviously any previously occurring asbestos will be replaced with a safer alternative.
11. Although there may be some internal repair work to be done no further development involving the building or wider site are proposed.
12. As above, this application is a resubmission of application ref: HGY/2022/2647 submitted in August 2022. Following the Council's failure to issue a decision in an acceptable time an appeal for non-determination was submitted to the Planning Inspectorate in January of this year. There are no changes to the proposed works as part of this resubmission.

Planning Policy Context

13. As a straightforward building repair there are limited policies within the Development Plan which are relevant. Those which are, generally relate to design and visual impact. These are broadly as follows.
 - Strategic Policies DPD
 - Policy SP11: Design
 - Development Management SPD
 - Policy DM1: Delivering High Quality Design
 - Policy DM2: Safe and Accessible Environments
 - Policy DM21: Sustainable Design, Layout and Construction
 - The London Plan
 - Policy D4: Delivering Good Design
 - Policy D11: Safety, Security and Resilience to Emergency.

Need for the Development

14. Section 55 of the Town and Country Planning act 1990 defines development and includes within this definition maintenance work which would alter the external appearance of a building. As the bowls club currently lacks a complete roof its repair by

way of a replacement roof would alter the current external appearance of the building. As a result a planning application is needed to restore the building to its previous form. Whilst there are some other minor repairs needed, (largely associated with the roof repair), these are too insignificant to alter the appearance of the building or are internal in nature. Accordingly, unlike the roof repair, they would not in themselves constitute development.

15. Following the fire damage there are number of safety and security concerns faced. It has become necessary to make urgent provisions to repair the structure to prevent water ingress and to ensure that the building is made secure and safe.

Design

16. The design focused policies of the Development Plan along with section 12 of the NPPF 2021 support the creation of attractive places. Although not prominent in the public realm the building, as it currently stands, makes a negative visual contribution to the surrounding area. From this current baseline the proposed repair work will greatly enhance the visual appearance of the building.
17. In order to ensure the proposal remains in context with the surrounding area it is proposed that the building is reinstated to its previous appearance and that the repaired roof is of the same pitch, height and form as the previous one. This will clearly bring about a significant visual improvement and one which is in keeping with the surrounding area. As a result it stands to gain full support from the development plan policies above.

Safety

18. The current building is open to water ingress which would, in time, erode its structural integrity. There is a need to ensure that it doesn't become structurally unsafe as a result of allowing this weathering to carry on unchecked. This is simply good sense. However, making the building safe would also comply with general design policy requirements and with the ethos of policy D11 of the London Plan, which seeks to secure safe and resilient buildings.

Security

19. It is enshrined in design policy that good design should minimise opportunities for crime. The Crime and Disorder Act 1998 also places a duty on Local Authorities to consider the crime and disorder implications of all their activities and functions and to do all that they reasonably can to reduce these problems. Designing out crime and designing in community safety through planning decisions can be a vital tool in fulfilling this duty.
20. As it currently stands the building is vulnerable to trespass and criminal activity. The proposed repair work would enable it to be made secure and as a result would minimise opportunity for further crime at the site. This is within the spirit the relevant design policies highlighted above and meets the Authority's duties under the Act.

Conclusion

21. The proposal is necessary to make the building safe and secure and will also improve its currently poor visual appearance. The structural report shows that minimal work is required and that it can be viably carried out. There is no conflict with the Development Plan and there are no other material considerations which would outweigh this. Accordingly the application should be approved without delay.
22. **This application is submitted alongside non-determination appeal ref: APP/Y5420/W/23/3315120. It offers the Council the opportunity to avoid the need to defend an appeal if it is determined favourably in a timely manner.**

Yours faithfully,

A handwritten signature in black ink, appearing to be 'KB' or similar, with a date '01/10' written below it.

Karen Brightman MRTPI

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