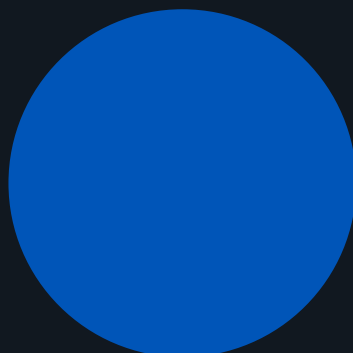
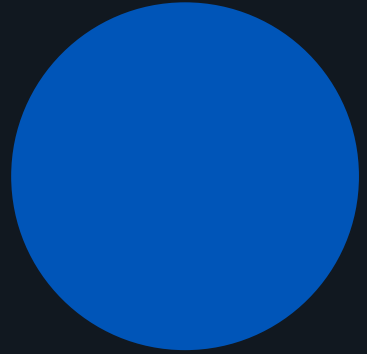
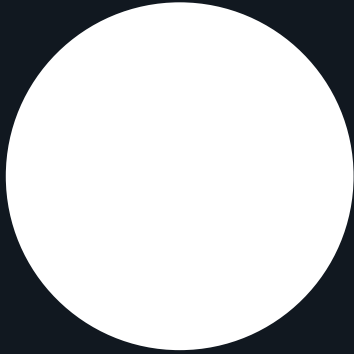




The Grove Lawn Tennis Club, Cascade Avenue, N10 3PY

Planning Statement

Firstplan Ref: 21112/KM/CW

Date: February 2023

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Section 1 Introduction

1.1 This Planning Statement has been prepared by Firstplan in support of a planning application submitted to the London Borough of Haringey Council in respect of proposed development at the former Grove Lawn Tennis Club, Cascade Avenue, N10 3PY.

1.2 The description of development is as follows:

“Redevelopment of site including conversion of existing pavilion into 1.no residential dwelling and erection of 8.no residential dwellings, associated landscaping and cycle storage”.

1.3 As detailed further within this Statement, the proposed scheme seeks the redevelopment of the disused tennis courts, which are in a poor state and have not been in use since 2007. The courts have been marketed for a period of over 12 months and a detailed need assessment for the facility has found that it is not required.

1.4 The proposed scheme provides a range of four and five bedroom family homes (alongside a one bedroom shared ownership dwelling), which conform to both national and local residential standards and will be in keeping with, and entirely appropriate for, the character of this part of the Rookfield Conservation Area.

1.5 The proposals put forward within this application follow on from a previous pre-application scheme, which were formally discussed with the Council as part of a pre-application advice request in 2021. Amendments to the proposed development have subsequently been made to address the comments raised within the Council’s formal advice letter. This is discussed further within this Statement.

1.6 The relevant background information is provided at Section 2 of this Statement. The application proposals are outlined at Section 3 and the relevant planning policy and guidance is detailed at Section 4. The planning considerations are set out at Section 5 and conclusions are drawn at Section 6.

1.7 The application is supported by a drawing pack, prepared by Adam Architecture, alongside a host of technical documents. These documents should be read in full.

Section 2 Background Information

a) The Site and Surrounding Area

- 2.1 The application site, Grove Lawn Tennis Club, is located between Cascade Avenue and The Chine, within the residential part of Muswell Hill. Image 1, below, shows an extract of the Site Location Plan.



Image 1. The Site Location Plan

- 2.2 The site currently comprises three tennis courts with a pavilion located on the northern boundary, however, these are unused and in a poor state of repair as shown within the photographs contained within the accompanying Design and Access Statement. The perimeter of the courts is overgrown and much of the hardstanding is covered in moss and unmaintained. The pavilion building is boarded up and the wire fence between the courts is dilapidated. Pedestrian access is via Cascade Avenue. Several mature trees and surround the site.
- 2.3 In terms of topography, the site itself is level, however, there is an upward slope to the north and the properties that lie to the north are approximately 1.5m higher at ground level.

- 2.4 The site is approximately 500 metres from the centre of Muswell Hill, to the north west. The centre of Crouch End is located approximately 1 kilometre to the south east of the site. The site is within very close proximity of the Crouch End Playing Fields to the south and Alexandra Park to the north east.
- 2.5 The site has a PTAL rating of 2 (where 0 is the worst and 6b is the best) and the closest underground station is Highgate, approximately 1 kilometre to the south west of the site, which is served by the Northern Line. There are various bus routes serving the main roads surrounding the site.
- 2.6 The area surrounding the site is residential in nature characterised by low density housing. Both Cascade Avenue and The Chine are private unadopted roads, and there is on-street parking for residents.
- 2.7 The residential properties of the Rookfield Estate are built in the Arts and Craft style; which was of particular popularity in the late 19th and early 20th Century. As such, in terms of appearance, the surrounding properties are semi-detached and terraced houses constructed of red brick with large rear gardens and smaller front gardens. There is no one particular house design across the Rookfield Estate and there are a number of different house typologies and patterns.

b) Relevant Planning History

i) The Site

- 2.8 A desktop review of the planning history of the site as available on the Council's public access website has been carried out. There is a limited planning history available for the site with all applications concerned with tree works.
- 2.9 A pre-application advice request was submitted to the Council in April 2021 and the Council issued its formal advice shortly after. The currently proposed scheme has sought to address the issues raised within the Council's advice, and this is further discussed within Section 5.

ii) The Surrounding Area

- 2.10 In searching for similar cases it is noted that planning permission was granted in 2004 for the redevelopment of Highgate Tennis Club at 72-74 Twyford Avenue for nine residential properties and the reprovision of one court with pavilion (ref: HGY/2004/0178). This site was larger than the application site, originally comprising six courts and had been vacant for three years prior to the consent being granted officer's report stated:

“...On the issue of the loss of open space, it is considered it has to be recognised that the application site is vacant and in a semi-derelict state. There are cogent arguments for both the retention of the potential that the existing facilities offer on the one hand, and that there is sufficient supply to meet demand on the other. The viability of maintaining the entire site for use as tennis courts is however questionable and this is demonstrated by the applicant and re-instating the tennis courts may be financially non-viable....”.

iii) Other Sites

- 2.11 An appeal against the refusal of an application by the London Borough of Bromley for the demolition of existing buildings and redevelopment of the site with the erection of a 4 to 8-storey development, comprising 151 residential units (with associated estate road, car and cycle parking and landscaping) was allowed on 26 June 2019 at ‘Land to the rear of the former Dylon International Premises, Station Approach, Lower Sydenham, SE26’ (Appeal Ref: APP/G5180/W/18/3206569). This case involved residential development on Metropolitan Open Land where great weight was given to the provision of housing.

Section 3 Application Proposals

3.1 The application proposals are for the redevelopment of this vacant tennis court site, specifically:

“Redevelopment of site including conversion of existing pavilion into 1.no residential dwelling and erection of 8.no residential dwellings, associated landscaping and cycle storage”.

3.2 The development will comprise of 9no. houses, consisting of 4.no four-bedroom properties and 4.no five-bedroom properties with accommodation at basement, ground floor, first floor and second floor levels. The ninth dwelling will comprise a redevelopment of the existing pavilion building, which will provide a single-storey, one-bedroom dwelling.

3.3 The proposed layout and arrangement of the development allows for the front elevation of four properties to face westward onto The Chine and the front elevation of a further four properties to face eastward onto Cascade Avenue. The redeveloped Pavilion will be accessed via the existing Cascade Avenue access point. An overview of the proposed layout is included at Image 2, below.



Image 2: Proposed Site Context Plan

- 3.4 In design terms, the proposed dwellings will enhance the character and appearance of the site and have been specifically designed to be in keeping with the Rookfield Estate's Arts and Crafts style. The new build dwellings will be located within 2no. staggered terraces, each with four units. Image 3, below, shows an extract of submitted Drawing 6299-PL14, depicting the front elevation of properties on the Chine (which will be similar to properties facing onto Cascade Avenue). The proposed dwellings have been designed to be in keeping with the neighbouring dwellinghouses within the Rookfield Estate, and are staggered terraces. They will be built in red brick and laid in Flemish bond on lime mortar. The roofing will comprise plain red clay tiles and the chimney stacks will be simple in design, built in brick with clay pots and lead flashings.
- 3.5 The doors will be painted timber and will be panelled. The development proposes timber window casements to be painted in white. The windows will comprise small glazed panes, again, in keeping with the fenestration of the surrounding area. The bay windows form an important feature and have been carefully designed to reflect the façade they face, with the bay windows on the Chine being canted and the bay windows on Cascade Avenue being rectangular.
- 3.6 Further details on the design rationale can be found within the submitted Design and Access Statement (prepared by Adam Architecture).



Image 3. Extract of Drawing 6299-PL14, showing the front elevation of the dwellings on The Chine

- 3.7 In addition to the new dwellings, the existing pavilion will be renovated internally and externally and will remain in keeping with the original building.

3.8 Table 2, below, provides the number of bedrooms and the total GIA of each property.

Property	Number of Bedrooms	GIA	External Amenity Space Provision
Dwelling 1 (Cascade Avenue)	4	219.43 sqm	100.23 sqm
Dwelling 2 (Cascade Avenue)	5	238.58 sqm	117.43 sqm
Dwelling 3 (Cascade Avenue)	5	238.58 sqm	116.00 sqm
Dwelling 4 (Cascade Avenue)	4	219.43 sqm	208.72 sqm
Dwelling 5 (The Chine)	4	217.40 sqm	224.00 sqm
Dwelling 6 (The Chine)	5	240.96 sqm	124.15 sqm
Dwelling 7 (The Chine)	5	240.96 sqm	121.38 sqm
Dwelling 8 (The Chine)	4	217.40 sqm	142.47 sqm
The Pavilion	1	52.46 sqm	79.21 sqm

Table 2. GIA of proposed dwellings and external amenity space provision

- 3.9 Each dwelling will be dual aspect and the rooms meet the requirements of the ‘Technical Housing Standards – national described space standard’. Adequate storage provision has also been made.
- 3.10 Private external amenity space will be provided for each property, with the eight new build dwellings having garden space at both the front and rear. The existing mature trees around the perimeter of the site will be retained as part of the front gardens.
- 3.11 The eight new build dwellings will have private and secure cycle storage for two bicycles. The converted pavilion building will have private and secure storage for one bicycle. It is intended that the required car parking provision will be accommodated on-street to the front of the properties on the Cascade Avenue elevation and The Chine elevation.
- 3.12 Refuse and recycling storage will be concealed within accessible areas of the gardens and future residents will move their bins to the kerbside on collection days.

Section 4 Planning Policy and Guidance

4.1 The Statutory Development Plan comprises:

- Haringey's Strategic Policies (with alterations 2017);
- Haringey's Development Management DPD (2017);
- The London Plan (2021).

4.2 Haringey Council consulted on its 'New Local Plan: First Steps' document from November 2020 until March 2021 with the consultation report due to be published.

4.3 The National Planning Policy Framework (NPPF) (2021) is also a material consideration alongside any relevant supplementary documents. A Government consultation is currently running in respect of updates to the NPPF until 2 March 2023.

4.4 In terms of designations, the application site and the surrounding area lie within the Rookfield Conservation Area. There are tree protection orders (TPOs) in place at the site and it lies within Flood Zone 1 (lowest risk of flooding).

a) National Planning Policy Framework (NPPF) (2021)

4.5 The NPPF provides overarching planning policy guidance for development across England. **Paragraph 10** sets out that at the heart of the framework is a "presumption in favour of sustainable development". Paragraph 11 of the NPPF notes that for decision-taking sustainable development means approving development proposals that accord with an up-to date development plan without delay.

4.6 **Paragraph 38** sets out that Local Planning Authorities should approach decisions on proposed development in a positive and creative way. It states that decision-makers at every level should seek to approve applications for sustainable development where possible.

4.7 **Paragraph 119** requires planning policies and decisions to promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment; ensuring safe and healthy living conditions.

- 4.8 **Paragraph 126** sets out that the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.
- 4.9 **Paragraph 130** seeks to ensure that developments:
- Will function well and add to the overall quality of the area over the lifetime of the development;
 - Are visually attractive as a result of good architecture, layout, and appropriate and effective landscaping;
 - Are sympathetic to local character and history while not preventing or discouraging appropriate innovation or change (such as increased densities);
 - Establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
 - Optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (our underlining).
- 4.10 Chapter 16 is concerned with “Conserving and Enhancing the Historic Environment”. It is noted within **Paragraph 194** that when describing the significance of a heritage asset the level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on the significance.
- 4.11 The same paragraph states that when determining an application affecting a heritage asset, the planning authority should take into consideration the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation. Additionally, it is also recommended that the positive contribution that a heritage asset makes towards sustainable communities is considered as well as the desirability of new development making a positive contribution to local character and distinctiveness.
- 4.12 **Paragraph 200** sets out that any harm to, or loss of, the significance of a designated heritage asset should require clear and convincing justification. Where a development proposal would lead to less than substantial harm, **Paragraph 201** states that this harm should be weighed against the public benefits of the proposal, including where appropriate, securing its optimum viable use. A balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

b) The London Plan (2021)

4.13 The following London Plan policies are considered to be of relevance:

- **Policy GG1** 'Building Strong and Inclusive Communities' - seeks to deliver inclusive growth and outlines a number of integral requirements to deliver strong and inclusive communities, including; proactive stakeholder engagement, enhancing the physical environment through high quality design, ensuring accessibility to services, and creating equal opportunity.
- **Policy GG2** 'Making the Best Use of Land' –seeks to make best use of brownfield land / small sites that are well connected by public transport. The policy encourages decision makers to proactively explore the potential to the potential to intensify the use of land to support additional homes.
- **Policy GG4** 'Delivering the Homes Londoners Need' - promotes the delivery of new homes
- **Policy D3** 'Optimising Site Capacity Through the Design-Led Approach' –includes a list of criteria which supports development that makes the best use of land following a design led approach.
- **Policy D4** 'Delivering Good Design' - where appropriate, visual, environmental and movement modelling / assessments should be undertaken to analyse potential design options for an area, site or development proposal.
- **Policy D5** 'Inclusive Design' - states that development proposals should achieve the highest standards of accessible and inclusive design
- **Policy D6** 'Housing, Quality and Standards'- sets out information including internal space standards.
- **Policy D7** 'Accessible Housing'- requires major schemes to include wheelchair user dwellings and other dwellings to be dwellings (which are created via works to which Part M volume 1 of the Building Regulations applies) meet Building Regulation requirement M4(2) 'accessible and adaptable dwellings'.
- **Policy D11** 'Safety, Security and Resilience to Emergency' - seeks to ensure development proposals are resilient against emergencies including fire, flood, weather, terrorism and related hazards.
- **Policy D12** 'Fire Safety' requires development to achieve the highest standards of fire safety.
- **Policy D14** 'Noise' seeks to avoid significant adverse noise impacts.
- **Policy H1** 'Increasing Housing Supply' – refers to table 4.1 which sets out ten-year targets for net housing completions that each local planning authority should plan for. The Haringey target is 12,460 new homes
- **Policy H2** 'Small Sites' - emphasises that Boroughs should pro-actively support well-designed new homes on small sites (below 0.25 hectares in size) through both planning decisions and plan-making to increase the contribution of small sites to meeting London's housing needs

- **Policy H10** 'Housing Size Mix' seeks a mix of unit sizes in relation to numbers of bedrooms in accordance with local need.
- **Policy G5** 'Urban Greening' confirms that major development should contribute to the greening of London.
- **Policy G6** 'Biodiversity and Access to Nature' explains that development proposals should manage impacts on biodiversity and aim to secure biodiversity net gain.
- **Policy G7** 'Trees and Woodlands' – seeks to protect existing trees of value (as defined by BS 5837:2012) and encourages opportunities for tree planting.
- **Policy S4** 'Play and informal recreation' seeks adequate provision of play spaces.
- **Policy S5** 'Sports and recreation facilities' explains that existing sports and recreational land (including playing fields) and facilities for sports and recreation should be retained unless an assessment has been undertaken which clearly shows the sports and recreational land or facilities to be surplus to requirements.
- **Policy HC1** - sets out that development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings.
- **Policy SI 5** 'Water Infrastructure' seeks improvements to the water environment and ensuring adequate wastewater infrastructure capacity is provided.
- **Policy SI 7** 'Reducing Waste and Supporting the Circular Economy' promotes the circular economy and seeks for adequate recycling storage to be provided.
- **Policy SI 13** 'Sustainable drainage' seeks proposals to aim to achieve greenfield run-off rates.
- **Policy T1** 'Strategic Approach to Transport' encourages all developments to make the most effective use of land, reflecting connectivity and accessibility.
- **Policy T2** 'Healthy streets' seeks to reduce the dominance of vehicles on London's Streets.
- **Policy T4** 'Assessing and mitigating transport impacts'
- **Policy T5** 'Cycling' requires the provision of cycle parking in accordance with table 10.2.
- **Policy T6** 'Car Parking' - requires residential parking to be provided in accordance with maximum standards
- **Policy T7** 'Deliveries, Servicing and Construction' requires Construction Logistics Plans and Delivery and Servicing Plans which reflect the scale and complexities of the development proposed.

c) **Haringey's Strategic Policies (with alterations 2017)**

- 4.14 **Policy SP2** 'Housing' sets out that high quality new residential development will be achieved by having regard to housing design standards set out in the London Plan. Furthermore, **Policy SP11** 'Design' states

that new development should 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.

4.15 Policy SP4 'Working Towards a Low Carbon Haringey' sets out that, in line with London Plan policy, the Council will promote and require all new developments to take measures to reduce energy use and carbon emissions during design, construction and occupation.

4.16 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. Among other criteria, development is expected to 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.

4.17 In terms of heritage, **Policy SP12** 'Conservation' sets out that development shall ensure the conservation of the historic significance of Haringey's heritage assets, their setting, and the wider historic environment.

4.18 **Policy SP13** 'Open Space and Biodiversity' expects new development to protect and improve Haringey's parks and open spaces. Of specific relevant, the policy states that all new development shall:

"Protect and enhance, and when and where possible, extend the existing boundaries of the borough's Green Belt, designated Metropolitan Open Land, designated Open Spaces, Green Chains, allotments, river corridors and other open spaces from inappropriate development."

4.19 The policy goes on to refer to the Open Space and Recreational Standards SPD which we note has been superseded by Development Management DPD in 2017.

4.20 Other policies relevant to this case include:

- Policy SP6 'waste and recycling'
- Policy SP7 'Transport'

d) Haringey's Development Management DPD (2017)

- 4.21 **Policy DM1** 'Delivering High Quality Design' stipulates that proposals must relate well to their surroundings and ensure a high standard of privacy and amenity for both the development's users and neighbours; proposals should provide an appropriate amount of privacy to avoid overlooking and loss of privacy detrimental to the amenity of neighbouring residents. Furthermore, **Policy DM2** 'Accessible and Safe Environments' sets out the requirements for accessible and safe environments.
- 4.22 **Policy DM9** 'Management of the Historic Environment' explains that development should be sympathetic to the historic environment including conservation areas and not detract from the character and appearance of a Conservation Area and its setting. Part D) of this policy sets out that the Council will give consideration to, and support where appropriate, proposals for the sensitive redevelopment of sites and buildings where these detract from the character and appearance of a Conservation Area and its setting.
- 4.23 With regard to housing supply, **Policy DM10** sets out the Council will resist proposals for the development of alternative uses on allocated sites which are considered particularly suitable for general and specialist housing, unless it can be demonstrated that there is an overriding public benefit.
- 4.24 **Policy DM11** 'Housing Mix' outlines that proposals for new residential development, should provide a mix of housing with regard to: individual site circumstances, including location, character of its surrounds, site constraints and scale of development proposed.
- 4.25 **Policy DM12** 'Housing Design and Quality' states that all new housing and residential extensions must be of a high quality, taking account of the privacy and amenity of neighbouring uses and are required to meet or exceed the minimum internal and external space standards of the London Plan and the Mayor's Housing SPG. Ground floor family housing should provide access to private garden/amenity space, and family housing on upper floors should have access to a balcony and/or terrace.
- 4.26 **Policy DM18** states that basement extensions should not adversely affect the structural stability neighbouring buildings and other infrastructure, including the adjoining highway, having regard to local geological conditions; or adversely impact the amenity of adjoining properties by reason of noise or increased levels of internal or external activity.
- 4.27 **Policy DM20** 'Open Space and Green Grid' supports development which protects and enhances

- 4.28 **Policy DM21** ‘Sustainable Design, Layout and Construction’ requires new development to be sustainable in design, layout and construction. In addition, **Policy DM25** ‘Sustainable Drainage System’ states all new minor development proposals should aim to achieve a greenfield run-off rate and, at a minimum, achieve a 50 per cent reduction on existing site run-off rates; when this cannot be achieved, justification must be provided that runoff rate has been reduced as much as possible.
- 4.29 **Policy DM31** ‘Sustainable Transport’ promotes transport sustainability in all developments. **Policy DM32** ‘Parking’ sets out that all development should meet the parking standards set out in the London Plan.
- 4.30 **Policy DM49** ‘Managing the Provision and Quality of Community Infrastructure’ sets out the following principles:

“A The Council will seek to protect existing social and community facilities unless a replacement facility is provided which meets the needs of the community.

B Where a development proposal may result in the loss of a facility, evidence will be required to show that:

a The facility is no longer required in its current use;

b The loss would not result in a shortfall in provision of that use; and

c The existing facility is not viable in its current use and there is no demand for any other suitable community use on the site.

C The evidence should also provide relevant accounts and marketing information demonstrating that the premises has been marketed for use as a community facility for a reasonable length of time (minimum 12 months) and that no suitable user has been/or is likely to be found.

- 4.31 The policy does on to discuss proposals for consolidation, new and extended facilities and infrastructure requirements for major developments in parts D. – H.

e) Supplementary Planning Guidance

- 4.32 The Council have adopted a number of Supplementary Planning Guidance notes (SPGs), including SPG 1a (relating to design), SPG2 (relating to conservation), and the Sustainable Design and Construction SPD. Careful consideration has been given to these guidance notes in the development of the application scheme.

Section 5 Planning Considerations

- 5.1 The relevant Borough-wide, London and national planning policies have been taken into consideration to inform the proposed development at this site. Consideration of the key planning issues is set out below.

a) Principle of the Proposed Development

i) Provision of Residential Uses

- 5.2 The National Planning Policy Framework (NPPF) outlines that policies and decisions should promote an effective use of land; previously developed or ‘brownfield’ land should be used as much as possible. Substantial weight should be given to the value of using suitable brownfield land within settlements for homes. Furthermore, development of under-utilised land is supported if it would help to meet identified needs for housing.
- 5.3 Where a site is not allocated for residential development, Policy DM10 of the Development Management DPD outlines that such windfall development will be considered acceptable by the Council subject to compliance with the relevant planning policies. Policy H2 of the London Plan encourages Boroughs to support well designed new homes on small sites.
- 5.4 Strategic Policy SP2 relates to the maximising of the supply of additional housing within the Borough and sets a minimum target of 19,802 homes from 2011-2026. The London Plan sets a ten-year target of 15,920 for Haringey to be achieved by 2028/29.
- 5.5 This vacant site is considered to be a suitable and sustainable location for the delivery of new homes. The site lies within an established residential area, which is in close proximity of the district centre of Muswell Hill and the nearby local centre of Park Road. Additionally, transport links at Alexandra Palace National Rail Station and the East Finchley and Highgate Tube Stations (Northern Line), are within a 25 and 18 minute walk from the site respectively.
- 5.6 Furthermore, the proposed development will bring 4.no five bedroom homes, 4.no four bedroom homes and 1.no one bedroom home, which will provide a significant boost to the Council’s housing target.

- 5.7 Policy DM13 does not require an affordable housing contribution for sites with 10 or less units, however, it is proposed that the 1.no one bedroom pavilion unit will be provided as a shared ownership affordable housing unit.
- 5.8 The latest Strategic Housing Market Assessment (SHMA) (2014) identifies an affordable housing requirement deficit and Policy SP2 has set an ambitious target of a minimum of 600 affordable homes per annum. The SHMA also identifies a significant shortfall in one bedroom dwellings.
- 5.9 The proposals are therefore considered consistent with the policy aims as they seek to deliver additional residential dwellings by optimising the development potential of this sustainably located, previously developed small site, making a valuable contribution to the Council's housing targets.

ii) Loss of Existing Use

- 5.10 The application site was occupied by The Grove Lawn Tennis Club until 2007. Since then, the tennis courts have been out of use with little to no maintenance, resulting in the site becoming dilapidated and disused.
- 5.11 The London Plan at Policy S5, resists the loss of recreational facilities unless the facility is surplus to requirements. Development Management Policy DM49 seeks to protect existing community facilities unless it is shown that:

a) The facility is no longer required in its current use;

b) The loss would not result in a shortfall in provision of that use; and

c) The existing facility is not viable in its current use and there is no demand for any other suitable community use on the site.

- 5.12 To assist the Council with these considerations, the following documents have been prepared:

- Loss of Existing Use Assessment– prepared by JLL;
- Leisure Viability Report – prepared by Savills.
- Marketing Information and details of interest – prepared by Savills.

- 5.13 The site has not been operational since 2007. The redevelopment of the site therefore does not impact on current service provision.

- 5.14 The Loss of Use Assessment has looked at nearby tennis clubs and courts, which highlights an abundance of tennis clubs and court facility offers within the area. A number of these do not require membership and are free to use with an extremely high level of competition, and as such, the loss of the site for tennis courts would not result in a shortfall of provision of that use.
- 5.15 The Loss of Use Assessment has also looked at the potential for other uses on the site and has concluded that it has not been possible to identify a legitimate community use/social infrastructure use that would want to take the whole site.
- 5.16 Over 12 months of marketing took place between March 2021 – May 2022. The accompanying marketing document provided by Savills shows that during this time there were several expressions of interest. Three formal proposals were made, and as detailed within the marketing document, there was either ultimately no interest expressed in taking the proposal forward or the offers could not be taken further due to uncertainties over the viability of the proposals.
- 5.17 Within the marketing document, it is confirmed that due to issues such as the condition of the premises, lack of tenant covenant and viable business proposal, there is little prospect that the site will be let to an institutional occupier in the short or near term.
- 5.18 Referring back to the wording of Development Management Policy DM49, which seeks to protect existing community facilities, unless three criteria are all met (Parts A – C, a further detailed below), the following conclusions can be drawn:
- Part A requires that the ‘facility is no longer required in its current use’. It has been demonstrated that the tennis courts have been vacant since 2007 and there has been no obvious requirement for their continued use;
 - Part B requires that ‘the loss would not result in a shortfall in provision of that use’. As determined within the accompanying Loss of Existing Use Assessment (prepared by JLL), an assessment of nearby tennis clubs and courts has been undertaken which highlights an abundance of tennis clubs and court facility offers within the area. A number of these do not require membership and are free to use. Whilst some of these operate as members only clubs, the level of provision is still considered to be high for the area and very well serviced with an extremely high level of competition;
 - Part C requires that ‘The existing facility is not viable in its current use and there is no demand for any other suitable community use on the site’. As set out above, the marketing document demonstrates that the existing facility is not viable in its current use. Within the Loss of Existing Use Assessment, JLL has also considered the potential alternative community uses and occupiers of the

site in detail. Having assessed the full range of public sector and other community tenants, JLL has reached the reasoned conclusion that no realistic alternative community uses have been identified for occupation of either all, or part of the site in the event of redevelopment, with any provision of community floorspace on the site potentially jeopardising existing community facilities within the area.

- 5.19 On the basis of the above, it is considered that the tests set out within Policy DM49 can be met, and as a result, in this case, the loss of the existing use is acceptable.

ii) Loss of Open Space

- 5.20 The site is not designated open space nor is it accessible to the public. However, the Council defines Open Space within the Development Management Plan as 'All land in London that is predominately undeveloped other than by buildings or structures that are ancillary to the open space use. The definition covers the broad range of types of open space within London, whether in public or private ownership and whether public access is unrestricted, limited or restricted'.
- 5.21 Policy SP13 seeks to protect and enhance open space from inappropriate development. In assessing the proposals against this policy it must be emphasised that the site is a predominantly hardstanding area which is fenced off and not accessible to the public. Indeed, it has not been in use since 2007 and so has not been used even privately for over 15 years. It is therefore not considered to make a material contribution to the Borough's supply of open spaces.
- 5.22 In considering the loss of this site as it currently is, it is worth noting the aforementioned case in Lower Sydenham within the London Borough of Bromley, where designated Metropolitan Open Land has been allowed to be developed because of the planning balance.
- 5.23 Furthermore, it is also relevant that there is a good supply of public open space in the Borough including Alexandra Park and Palace, Priory Park, Highgate Wood and Crouch End Playing Fields. The use of the land for public open space is not practical nor viable considering the cost of upkeep.
- 5.24 With regard to an existing private use, the Loss of Use Assessment and Marketing Information has demonstrated that no other private open space uses are forthcoming.
- 5.25 Policy DM20 is concerned with how public space is used. It is not considered that this policy is relevant as the site does not comprise public open space.

iii) Planning Balance

- 5.26 The provision of housing, enhancements to the conservation area, sustainable location, developing underutilised previously developed land all weigh in favour of the scheme.
- 5.27 The new development will also bring about economic benefits through the construction stage.

b) Housing Mix

- 5.28 DM Policy 11 'Housing Mix' states that the Council will not support proposals which result in an overconcentration of 1 or 2 bed units unless they are part of larger developments or located within neighbourhoods where such provision would deliver a better mix of unit sizes which include larger and family sized units.
- 5.29 Additionally, individual site circumstances, the character of the surrounding area, site constraints and location play are also considered by the Council when assessing the mix of housing for new residential development.
- 5.30 These proposals allow for the creation of 4no. five bedroom family homes, 4no. four bedroom family homes and 1no. one bedroom home within this established residential neighbourhood, and as such, are considered to comply with the Councils' strategic and development management policies.

c) Design and Visual Impact

- 5.31 The existing site is a vacant tennis court, in a poor state of repair, which does not positively contribute to the appearance of the Conservation Area. The proposed redevelopment would enhance the appearance of the site and provide for a continuation of the neighbouring terraces on either side. Careful consideration has been taken when preparing the final design.
- 5.32 Following the guidance of Policy SP11, these proposals have been developed to respond positively to the character of the surrounding area and they seek to contribute positively to the composition of the existing townscape. The design rationale is detailed further within the accompanying Design and Access Statement (prepared by Adam Architecture), which demonstrates that the proposed development will be entirely appropriate in terms of style, scale, materials palette and rhythm within the streetscene.
- 5.33 As detailed further within the accompanying Statement of Community Involvement, 100% of the positive feedback from local residents cited 'architectural design' as a reason for their support.

5.34 The proposals are considered to be in compliance with the design policies at national and local level.

d) Quality of Accommodation

5.35 The Council's Strategic Policies and Development Management Policies set out that new housing is required to meet or exceed the minimum internal and external space standards. The units put forward in this proposal will meet the National technical space standards/London Plan standards. A high standard of accommodation will be provided at the site where all minimum standards are met, and dual aspect accommodation will be provided.

5.36 Each of the 8.no houses will have a private front and rear garden, providing a generous amount of private amenity space (as detailed above in Table 2). The redeveloped pavilion will also have generous private amenity space to the front.

5.37 As set out further below, the new residential units will benefit from daylight levels in excess of the requirements of BS EN 17037:2018 12.11 and will provide quality accommodation.

5.38 The dwellings have been designed to be accessible and adaptable, and meet the requirements on the Building Regulations Approved Document M4(2) and the London Housing Design Standards. This includes, amongst other measures, the provision of a ground floor WC that could be converted into a shower room. Level access will be provided into the properties and the paths connecting vehicular parking to the dwelling entrances allow for wheelchair access. This ensures that the development meets its obligations under the Disability Discrimination Act.

e) Impact on Residential Amenity

5.39 As outlined within both the London Plan and the adopted Haringey Local Plan, development must not cause unacceptable harm to the amenity of the surrounding land and buildings. Development must ensure a high standard of privacy and amenity for the development's users and neighbours, as outlined by Development Management Policy DM1.

5.40 The design of the site has taken into consideration the surrounding gradients. The proposed ridge height of the houses will not exceed the neighbouring ridge height and the setback of the houses will be in keeping with the surrounding properties and wider area.

- 5.41 The proposed development will not have a negative impact on surrounding occupiers in terms of noise. Given that the proposed development is for additional residential use, there will be no conflict between the existing and proposed uses in this respect.
- 5.42 The air source heat pumps proposed as part of the development will be selected for their quiet operational output. It is suggested that further details are conditioned to ensure that there will be no detrimental impact on either existing or future residents as a result.
- 5.43 A Daylight and Sunlight Assessment (prepared by T16 Design) has been submitted as part of this application, which concludes that:
- There will therefore be minimal adverse impact on neighbouring residential properties in terms of daylight;
 - In terms of sunlight, all of the assessed windows retain 25% of available sunlight hours annually and 5% over the winter months;
 - The neighbouring gardens retain in excess of 80% of their current area that receives 2 hours of sunlight on March 21st;
 - The scheme is therefore compliant with BRE guidance in relation to sunlight impacts.
 - The new residential units will benefit from daylight levels in excess of the requirements of BS EN 17037:2018 12.11;
 - From a planning perspective therefore, the proposed development is entirely acceptable for planning, in daylight and sunlight terms.
- 5.44 Overall, it is considered that the proposals would have an acceptable impact on residential amenity and should be considered to be in accordance with the amenity policies at national and local level.

f) Transport

- 5.45 The application site has a PTAL rating of 2. Within Haringey's Development Management policies, it is set out that car parking and cycle parking will be assessed against the London Plan.
- 5.46 In terms of cycle parking provision, the London Plan sets out its minimum standards, which include one parking space for a one-bedroom dwelling and two spaces for dwellings with more than one bedroom. Private cycle storage will be provided for two bicycles for each of the 8no. new build dwellings. In addition, private storage for one bicycle will also be provided for the converted pavilion building.

- 5.47 Policy T6.1 of the London Plan states that new residential development should not exceed the maximum parking standards. For development within PTAL 2-3 in an Outer Borough, with 3 or more bedrooms, the maximum parking provision is up to 1 space per dwelling. Furthermore, within the London Plan, it is stated that when calculating the parking provision within the relevant standards, the starting point should be the highest existing or planned PTAL.
- 5.48 A Transport Statement (prepared by TPP) has been submitted in support of this application and concludes the following points:
- The existing on street parking provision has ample spare capacity as shown by the parking beat survey. Although the survey was undertaken in February 2021, the level of parking demand is not expected to have risen, since the car ownership trend in Outer London is static whilst in Inner and Central London car ownership levels are reducing due to various reasons;
 - The survey results indicated a minimum spare capacity of 33 spaces on Cascade Avenue and the section of The Chine within the estate. There is also a minimum spare capacity of 74 spaces within the local area;
 - The car ownership levels in the local area based on Census data indicate an average of 1.17 vehicles per household. Based on local car ownership levels, the proposed development could generate a car parking demand of 10 vehicles. This demand can be accommodated within Cascade Avenue and The Chine as well as other local roads within the vicinity of the site;
 - The proposals would result in a very small uplift in vehicle movements during peak times which is expected to have minimal impact on the local highway network.
- 5.49 As such, the proposed development is considered to comply with the relevant national and local planning policies in respect of transport considerations.

g) Heritage Considerations

- 5.50 The Grove Lawn Tennis Club does not contain any statutorily listed buildings, nor are any ancient monuments present within its boundary. However, the site does fall within the Rookfield Conservation Area, and as such, the proposed development needs to be considered in this context.
- 5.51 The Rookfield Estate was designated in 1976 and there is currently no adopted Conservation Area Appraisal for the area. An Article 4 directive is in place which removes normal permitted development rights within the boundary of the Conservation Area.

- 5.52 A Heritage, Townscape and Visual Assessment (prepared by City Designer) supports this application submission. In part, this document assesses the proposed development in the context of the Rookfield Conservation Area and concludes that there will be no harm to the heritage asset as a result of the proposed development but an enhancement to the character and appearance of the Conservation Area as a result of re-developing this vacant and derelict plot with housing, which has been designed to be in keeping with the surrounding streetscape.
- 5.53 A note by Martin O'Rourke also concludes that proposed development would achieve a sympathetic use and architecture in an appropriate manner without disrupting any of Rookfield Village's essential characteristics.

h) Ecology

- 5.54 The following documents have been prepared by Arbtech in respect of the ecological considerations of the site:
- A Preliminary Ecological Appraisal (PEA) and Preliminary Roost Assessment (PRA)
 - A Jersey Cudweed Mitigation and Enhancement Plan;
 - Biodiversity Net Gain;
- 5.55 The PEA describes the baseline ecological conditions at the site, evaluates habitats within the survey area and describes the suitability of those habitats for notable or protected species. The PEA has identified possible ecological constraints as a result of the proposed development and summarises the requirements for further surveys and mitigation measures.
- 5.56 During the preparation of the PEA, the presence of Jersey Cudweed was identified, and as such, a Jersey Cudweed Mitigation and Enhancement Plan was required to specify mitigation, compensation and enhancement of this species.
- 5.57 The Biodiversity Net Gain Assessment (prepared by Arbtech) confirms that in terms of areas of habitat, the post-development net gain in biodiversity is 12.22%, and in terms of hedgerows, the post-development net gain in biodiversity is 18.77%. As such, Arbtech confirms that the mandatory net gain of 10% has been exceeded and no further action is required.

i) Landscaping and Trees

- 5.58 London Plan Policy G7 requires existing trees of value to be retained, and any removal to be compensated by adequate replacement. Development Management Policy DM1 requires proposals demonstrate how landscaping and planting are integrated into a development as a whole, responding to trees on and close to the site.
- 5.59 The application is supported by the following documents:
- Arboricultural Report, Impact Assessment and Method Statement (prepared by Crown Tree Consultancy)
 - Landscape Plan and Urban Greening Factor (prepared by Richards Miers).
- 5.60 The scheme has been designed to retain all trees on site. Furthermore, as part of the scheme it is proposed to plant seven new trees, lay new grass lawns and ground cover planting.
- 5.61 The accompanying Arboricultural Method Statement specifies restrictions on construction activities to ensure minimal impact on retained trees. Crown Trees have concluded that so long as these protection measures are fully implemented, there shall be no long-term detrimental impact on the health of the adjacent trees.
- 5.62 The submitted landscaping plan explains that plant and tree varieties will aim to maximise benefits for wildlife. An urban greening factor of 0.38 is achieved including significantly more soft landscaping than the existing site.

j) Basement Impact Assessment

- 5.63 Policy DM18 relates to the development of basements as part of residential development. It is important for basement development to not harm the amenity of neighbours. As set out above, the site lies within Flood Zone 1 and has a low probability of flooding. Furthermore, the proposed houses will not be attached to any neighbouring properties and will not have an adverse effect on ground stability. It is envisaged that the proposed basements and lightwells will not be visible from the public realm.
- 5.64 A Basement Impact Assessment has been prepared by Southern Testing in support of this application and this sets out that:

- The Basement Impact Assessment has not identified significant likely hydrogeological or hydrological impacts relating to the proposed basement. Cumulative impacts of future developments in the area should be assessed on a case by-case basis.
- The Basement Impact Assessment has not identified a risk of fluvial and surface water flooding. No formal flood risk assessment has been undertaken for the site and specialist advice should be sought in relation to potential flooding issues.

k) Flooding and Drainage

- 5.65 **Policy DM21** 'Sustainable Design, Layout and Construction' requires new development to be sustainable in design, layout and construction. In addition, **Policy DM25** 'Sustainable Drainage System' states all new minor development proposals should aim to achieve a greenfield run-off rate and, at a minimum, achieve a 50 per cent reduction on existing site run-off rates; when this cannot be achieved, justification must be provided that runoff rate has been reduced as much as possible.
- 5.66 The site is located within Flood Zone 1. The scheme has been designed to include Type C permeable paving, soft landscaping. A Surface Water and SuDS Assessment is included which confirms that the proposals will result in a decrease in hardstanding areas of ~1ha and will therefore provide significant betterment in terms of surface water management when compared with the existing situation. Water butts and attenuation storage is proposed in order to achieve green field run off rates.

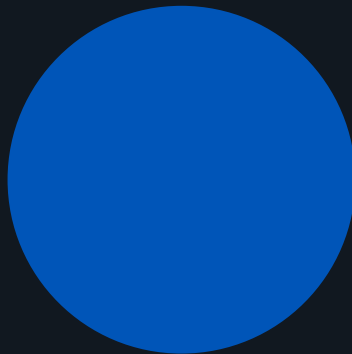
l) Energy and Sustainability

- 5.67 The application is supported by an Energy Statement and a Sustainability Statement by Base Energy. The proposed development will be designed to limit energy demand through the inclusion of a thermally efficient building fabric and energy efficient services. Low carbon technology will be incorporated and is to comprise an ASHP and Solar PV. Base Energy have calculated this to result in a 63% CO2 reduction over Part L1 2013.
- 5.68 Base Energy also note that water efficiency is a big driver of sustainability and indoor fittings which will have water efficiency will be installed. These will help to go beyond building regulations and aim for 105L/person/day.

Section 6 Conclusions

- 6.1 This Planning Statement has been prepared by Firstplan and is submitted in support of a full application for the redevelopment of site including conversion of existing pavilion into 1.no residential dwelling and erection of 8.no residential dwellings, associated landscaping and cycle storage.
- 6.2 The development seeks to make use of a site which not been in use for over 15 years and makes no current contribution to the area.
- 6.3 The proposals have been subject to pre-application engagement with the local planning authority and the application is further supported by a robust suite of technical assessments, which demonstrate that the development is acceptable in all regards.
- 6.4 This statement has demonstrated the following:
- The scheme meets the requirements of Policy DM49, having been appropriately marketed and not resulting in an undersupply of tennis courts in the area. No other legitimate community use/social infrastructure use that would want to take the whole site has been identified.
 - The scheme will deliver 9 high-quality residential units including high quality family homes and a shared ownership property.
 - The provision of new homes on the site is consistent with national, London and local planning policy objectives which seek to make efficient use of land in sustainable areas.
 - The proposals will provide a high-quality architectural design that is sympathetic to its surroundings and responds well to surrounding buildings, causing no harm to the character and appearance of the conservation area.
 - The scheme has been designed so that all trees will be retained on site and new trees and native hedging will be planted.
 - The dwellings will be energy efficient and include provision for photovoltaic panels and Air Source Heat Pumps.
 - Care has been taken to ensure the proposals will safeguard the amenity of neighbouring residents, particularly with regard to daylight/sunlight and privacy considerations.
 - Appropriate provision for amenity space, cycle storage, separate refuse and recycling storage and has been provided on site.

6.5 The development will yield a range of tangible benefits and as such it is considered that planning permission should be granted.



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