

Officer's Report

Application Number	HGY/2022/4228
Type	Full planning permission
Location	Alexandra Park Football & Cricket Club, The Racecourse Ground, Alexandra Park, Alexandra Palace Way, London, N22 7AX
Proposal	Installation of a set of three cricket practice nets.
Case Officer	Neil McClellan
Valid Date	25/11/2022
Applicant	Mr Allain Alexis
Agent	

RECOMMENDATION

Approve with Conditions

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposal

Planning permission is sought for the installation of three new cricket practice nets, next to the two existing nets and artificial wickets located to the west of the changing rooms.

Site Description

Alexandra Park Football & Cricket Club occupies an approximately 5 ha site within the wider Alexandra Park, down the hill to the south-east of the Alexandra Palace complex. It is a large sports club, running four Saturday and a Sunday cricket side during the summer and ten football teams during the winter. It is an important community facility and resource.

The proposed nets would be located to the east of the changing rooms close to the club's boundary, next to existing rather dilapidated cricket nets. The proposed nets would be close to a number of mature trees on the other side of the boundary but would not be within their root protection or canopy area.

The whole of Alexandra Park is designated Metropolitan Open Land (MOL) and a Grade I Site of Importance for Nature Conservation (SINC). The football & cricket club's grounds fall outside the Local Nature Reserve designation that covers most of Alexandra Park.

The site is located within the Alexandra Palace & Park Conservation Area which is also a designated Historic Park. The nets would be site over 400 metres away from the Grade II Listed Alexandra Palace.

Planning and Enforcement History

There have been no recent planning application relating the cricket and football club grounds. The last permission was in 1992 for the erection of the club house/changing facilities (Ref: HGY/1992/0939).

REPRESENTATIONS

External

The application was publicised by a site notice displayed near the club's main entrance and by a press notice. The Alexandra Palace & Park Conservation Area Advisory Committee (CAAC) were consulted as were the Alexandra Park and Palace Charitable Trust. The CAAC responded advising they had no objection to the proposal.

Internal

LBH Parks & Open Spaces (Annabel Foskett)
LBH Parks (Simon Far)
LBH Conservation Officer
LBH Arboricultural Officer (Daniel Monk)

Responses

LBH Arboricultural Officer - Response received seeking assurance that the proposed nets would not be within the root protection area of any significant nearby trees. Assurances from the agent and a site visit by the officer confirmed that this is the case. A condition will also be attached advising the applicant that no works to any trees or their root systems, including the parking of vehicles, or storing of equipment within the root protection areas of any trees shall take place without the written consent of the Local Planning Authority.

CONSIDERATIONS

Relevant Policy

- Haringey DPD (2017)

DM1 – Delivering High Quality Design
DM9 – Management of the Historic Environment
DM19 – Nature Conservation
DM20 – Open Space & Green Grid
DM25 – Sustainable Drainage

London Plan (2021)

Policy S5 Sports and recreation facilities
Policy G3 Metropolitan Open Land
Policy G6 Biodiversity and access to nature

The Council supports the provision and improvement of outdoor leisure facilities. Ancillary developments which enhance the park and open space offer (such as outdoor play and fitness equipment), will be permitted.

The scale, form, and siting of the development is not considered harmful to the significance of Alexandra Park as a heritage asset, or impact negatively on it as a Site of Importance for Nature Conservation.

Ancillary facilities can positively contribute to the value of green and open spaces, enhancing the potential for public use and enjoyment of those spaces, particularly where they support social and community infrastructure that meets local need.

The development is considered ancillary to and necessary for the function of the cricket club without being detrimental to any other functions of Alexandra Park as an open space. It is considered to be of an appropriate scale that does not detract from the open character of the site or its surroundings and to contribute positively to the setting and quality of the open space.

The proposed development is therefore considered to comply with the above policies and is recommended for approval.

RECOMMENDATION

GRANT PERMISSION subject to conditions.

Conditions:

- 1 The development to which this permission relates must be begun no later than three years from the date of this decision notice, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of Section 91 of the Town and Country Planning Act 1990 and to prevent the accumulation of unimplemented planning permissions.

- 2 The development hereby permitted shall be carried out in complete accordance with the approved plans and drawings listed in this decision notice, other than where those details are altered pursuant to the conditions of this planning permission.

Reason: For the avoidance of doubt and in the interests of proper planning.

- 3 No trees within the vicinity of the site shall be lopped, felled or otherwise affected in any way (including raising and lowering soil levels under the crown spread of the trees) and no excavation shall be cut under the crown spread of the trees without the prior approval of the local planning authority.

Reason: In order to protect local trees in the interests of visual amenity and local ecology in line with Policy D1 and DM10 of Haringey's Development Management DPD (2017).

Informatives:

- **INFORMATIVE: Land Ownership**
The applicant is advised that this planning permission does not convey the right to enter onto or build on land not within his ownership.
- **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.