

Officer's Report

Application Number	HGY/2023/0364
Type	Full planning permission
Location	Glencairn Bowls Club, Blake Road, London N11 2AF
Proposal	Repair of building following fire damage
Case Officer	Josh Parker
Valid Date	06/02/2023
Applicant	Lousada PLC
Agent	Mrs Karen Brightman

RECOMMENDATION

Approve with Conditions

Proposal

The applicant is proposing the repair of the existing building following fire damage in order to restore it to its use as the clubhouse for the Glencairn Bowls Club. The club house was badly damaged following an arson attack in March 2022. Works to the damaged building include the rebuilding the roof to the same height, pitch and form and in materials that closely match those of the original roof. All other repairs required to bring the building back into use such as replacement windows and doors are also to be of a design and in materials that closely match those of the original.

Site Description

The subject site is the Glencairn Bowls Club clubhouse and its associated green. Access into the site is 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. The building is not listed nor is it within a conservation area.

Planning History

HGY/2022/2647 - Repair of bowling clubhouse building following fire damage. Undetermined and now the subject of a non-determination appeal.

Local Representations

The application has been publicised by way of 11 letters.

One representation has been received in response to notification and publicity of the application, neither objecting or supporting the proposal but seeking clarification on the following points:

- How will construction traffic be managed during works being mindful of the adjoining school. *(This is addressed in the transport section of the report).*
- Time frame of construction works and the effects on adjoining school and residential. *(This is addressed in the amenity section of the report).*
- Future use intentions of the site. The owners have previously had ambitions to develop the site. *(Officers can only assess what is currently being applied for. Any alternative use or*

development other than those permitted within Use Class F2) would require a separate planning application. An informative will be attached reminding the applicants that the use is restricted to Use Class F2).

- How will the sites current Japanese Knotweed infestation be dealt with. What steps might be encored as part of any permission, if granted, to address this issue in particular and avoid works spreading Japanese knotweed further. *(An informative will be added advising the applicant of their responsibility to prevent the spread of Japanese knotweed).*

Design

The works on the fire damaged building pertains to the reparations of the roof damaged by last years fire. The roof is proposed to be the same height, pitch and form as the former roof in place prior to the fire. All materials will also be matching the formerly used or replaced by a matching alterative. Internal works will be required for reparations however no further development involving the building and or wider site are proposed.

The works will largely repair the damaged building making it watertight preventing further damage and facilitate internal repairs. The proposed are like for like in nature; with the building having the same footprint and building envelope prior to the fire. All repairs required to bring the building back into use are to be of a design and materiality that closely match those of the original.

Overall, the works are considered necessary, minimal and acceptable.

Amenity

The building would occupy the same foot print and have the same height and envelope as the original building. Therefore in terms of its impact on neighbouring amenity in terms of sense of enclosure, privacy, daylight and overshadowing it will not later the current established situation. The use will remain the same and it s not expected there will be a significant increase in activity compared to the situation prior to the fire. Therefore there is not expected to be a materially harmful increase in noise and disturbance arising from the resumption of its lawful use.

t is noted that there have been no objections to the proposal on amenity grounds, however, questions have been raised in connection to how construction noise will be manged. A standard informative will be added to the planning permission (if granted) advising the applicant of their responsibilities under Control of Pollution Act 1974 to manage their construction activities.

The proposal is therefore considered acceptable in terms of its impact on neighbouring amenity.

Transport

It is noted that there have been no objections to the proposal on transport grounds, however, questions have been raised in connection to how construction traffic will be manged because of the sites proximity to St. Martin of Porres Roman Catholic Primary School. The works will be relatively minor in scale and it unlikely that there will be a large number of contractors or vehicles on site at any one time. However, given the sites sensitive location on the main access road and front entrance for the school, a construction management condition has been added in the interest of the safe and efficient operation of the adjoining school.

Recommendation

Grant subject to condition(s):

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 development shall take place, including any works of demolition, until a Method of Construction Statement, to include details of:
 - a) parking and management of vehicles of site personnel, operatives and visitors;
 - b) loading and unloading of plant and machinery;
 - c) details of measures to protect pedestrians and other highways users from construction activities on the highway;
 - d) timings of deliveries and other traffic related to the construction in order to minimise conflict with the main arrival and departure time of pupils from the neighbouring school.

Reason: To protect the amenity of neighbouring properties and to maintain traffic safety.

Informatives:

- **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.
- **INFORMATIVE: Class F.2 uses.**
The lawful use of the site is as an area for outdoor sport or recreation within Class F.2 of the Town and Country Planning (Use Classes) Order 1987 (as amended) and that the building is to be used solely for purposes within or ancillary to Class F.2. Any use outside Class F.2 will require planning permission.
- **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: Japanese knotweed**
It is understood that the site has Japanese knotweed which is legally classed as a controlled plant under the Wildlife and Countryside Act 1981 S.114 (2). It is against the law to allow Japanese knotweed to spread from your property on to neighbouring land. Soil or plant material contaminated with non-native and invasive plants like Japanese

knotweed can cause ecological damage and may be classified as controlled waste. You are strongly advised to undertake measures to remove the knotweed from your land to prevent it from spreading.