

Officer's Report

Application Number	HGY/2023/0288
Type	Full planning permission
Location	Stadium, White Hart Lane Community Sports Centre, White Hart Lane, Wood Green, London
Proposal	Provision of a portacabin unit to provide an accessible w.c. and changing facilities for stadium users.
Case Officer	Josh Parker
Valid Date	30/01/2023
Applicant	MR JAMES BARNETT
Agent	Ken McArdle

RECOMMENDATION

Approve with Conditions

Proposal

The proposal is to provide an accessible changing facility on vacant land adjacent to the main stadium stand building at the White Hart Lane Community Sports Centre. The proposed "pod" will be a prefabricated unit with facilities for welfare for those patrons of the stadium for accessible facilities and welfare provision generally.

Site Description

The parcel where works are proposed is located within the White Hart Lane Community Sports Centre. The subject site is comprised of several grass and turf fields along with full athletics track, stadium, and buildings ancillary to the sporting activities. The area is not in a conservation area nor is does it contain a listed building.

Planning and Enforcement History

HGY/2021/2631 - One x 5000x3000mm flexface lightbox saying 'New River Sport & Fitness' with the centre logo positioned above the front entrance, - affixed to the building and illuminated up to 10pm week nights and 6pm weekend nights. APPROVED 07/02/2023.

REPRESENTATIONS

External

The application was advertised by several letters sent to adjoining parcels. Zero responses were received.

Internal

LBH Parks & Open Spaces. No objection; stressed the need for the facility.

Relevant Policy

Haringey DPD (2017)

DM1 – Delivering High Quality Design

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

Discussion

DPD Policy DM1 'Delivering High Quality Design' requires development proposals to relate positively to their locality, while Local Plan (2017) Policy SP11 requires the highest standard of design that respects local context and character and historic significance, which is equally supported by London Plan (2021) Policy D6.

The council supports the provision and improvement of outdoor leisure facilities. Ancillary developments which enhance parks and allow for access for all patrons (such as the accessible changing and bathroom facility), will be permitted.

The scale, form and siting of the development is not considered harmful to the significance of the White Hart Lane sporting grounds. The facility is proposed to be located directly west of the southern stand for convenience. The prefabricated cabin (4.442m by 3.442m by 2.4m (h)) is lightweight, and will contribute positively to the sporting venue. The addition will be enhancing the potential for public use and enjoyment of those spaces for all, 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 sporting grounds without being detrimental to any other functions of the area 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.

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.

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.