

WENDY and STEPHEN BLUESTONE

33 Rookfield Avenue
London N10 3TS

25th August 2023

Planning Service
6th Floor, River Park House
225 High Road, Wood Green
London N22 8HQ

Sirs,

Case Ref: HGY/2023.0733
The Grove Lawn Tennis Club, Cascade Avenue, N10 3PS

We have your letter concerning the above and would wish to reply as herein.

As you are obviously aware the Rookfield Estate is subject to an Article 4 Direction. The Residents of "Rookfield Estate" are, to a man, proud of their dwelling and pleased to be residents of a unique and pleasing area. The residents maintain both the front and rear of their properties in keeping with the character of the buildings and inspection will show that they are in such state as originally built and intended by the Collins' family.

The tennis court within Cascade Avenue is an integral and central part of the "Rookfield Estate". It was been used regularly prior to purchase by unknown individual Company approximately ten years ago which, thereafter, resulted in the tennis court doors being locked. As a consequence the tennis courts have deteriorated.

We are fortunate in having a property which, we believe, was a dwelling of the Collins family in that we have a frontage at 33 Rookfield Avenue and land of approx.. 200ft at the rear with access onto Cascade Avenue leading directly opposite the tennis courts. Any construction, building and occupation will obviously adversely affect our enjoyment and use of our property, in particular our garage which would face any dwellings on the courts. However, this matter is not a personal one for the benefit or hindrance of us alone but for the preservation of the Rookfield Garden Village which was built in 1905 and maintains its look as originally built.

The strict control of alterations and additions to the houses on the Estate has maintained the character and appearance of a unique environment and, as the

years pass, stands as a testament to the design and building of past years with character to each property.

The tennis courts have been purchased by a Russian Company which I am aware can be of no legal concern to the Planning Committee but one does wonder where the source of finance originates.

We are aware that new dwellings can be built, regrettably without concern for parking. However the Rookfield Estate is unique. We have narrow roads and green play squares where children play. The residents of Rookfield managed to purchase the Road from the Collins family, unlike those of the Cascade and The Chine to whom Collins would not sell the Road obviously with a view to the Russians who have purchased the roads. Veiled threats have been made concerning their ownership of the Roads. They are not aware that English Law wherein the residents obtain the right and perpetual use of the road. however, the increase in traffic must be taken into consideration.

Rookfield Estate is not designed for readily-adaptable to the lorries that will haul away the earth and the cranes and building apparatus that will be required for the construction of the proposed development. Whilst it might be within the Law Haringey Council have an over-riding control within the Planning Laws wherein they can say that these matters are not acceptable.

If Planning is refused we have no doubt that the tennis courts will be made available for sale and purchased by the residents of the Rookfield Estate.

We would ask you to refuse the Application.



Wendy Bluestone



Stephen Bluestone