

31 March 2026

Reference
KP0156 Grove Lawn Tennis
Phase II

Cc
Mr W. Merricks, Chair CCRA

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Mr C Smyth
Planning Service
LB Haringey
225 High Road
Wood Green
London, N22 8HQ

Dear Catherine

Subject: Grove Lawn Tennis, Rookfield Estate, London, N10 3PS

We submit a request on behalf of our client, Chine and Cascade Residents Association (CCRA), a request for a Certificate of Lawful Existing Use or Development (CLEUD) at The Clubhouse and Courts at Grove Lawn Tennis, Rookfield Estate, London, N10 3PS as:

A meeting place for the principal use of the local community and for outdoor sport or recreation (Use Class F.2).

This application is supported by the following:

- Completed planning forms and certificates;
- Site location plan;
- Existing block plan;
- Existing pavilion plan;
- A signed statutory declaration, prepared by Mr P. Bell of the CCRA;
- CCRA Planning representations, with appendices, dated 22 September 2023 objecting to application ref: HGY/2023/0733 for “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” with the following appendices;
 - o A. Heritage Assessment, prepared by Built Heritage Consultancy
 - o B. Residents Association comments and history of efforts (Appx’s (1) ACV application, (2) draft HoTs, (3) Commentary on marketing by Savills in 2021, (4) Draft HoTs 2022)
 - o C. Residents Association History of the tennis courts and clubhouse club
 - o D. Former Chair: IM Hall statement - Initial refurbishment (1986)
 - o E. Residents community marketing brochure from 2016
 - o F. Outline plan for tennis club
 - o G. Resident note on Rookfield private roads
 - o H. Residents Association comment on BS5837 Arboricultural Report
 - o I. Residents Association comment on the Statement of Community Involvement
 - o J. Residents Association comment on CityDesigner Heritage
 - o K. Comparisons to the Great Wall at Hampstead Garden Suburb

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- CCRA Third Party representations, with appendices, dated 9 April 2025 objecting to proposals under appeal ref: 3356480 at the site, planning application ref: HGY/2023/0733, with the following appendices;
 - o A. Asset of Community Value letter, dated 9 October 2024
 - o B. Extracts from Smith, J. and Whitfield, M. 2025 “England’s Suburbs 1820-2020”
 - o C. Extracts from Williams, R. 1985 “Herbert Collins 1995-1975”
 - o D. Code of Practice for the Construction and Maintenance of Tennis Courts,
 - o E. Letter from Russell Abrahams, dated 3 April 2025
 - o F. Extracts from Frith, D. 2013 “The Rookfield Estate – Muswell Hill’s Garden Suburb”
- LB Haringey Statement of Case to appeal ref: 3356480, dated 9 April 2025, with appendices;
- Inspector Decision to dismiss the appeal ref: 3356480, dated 17 July 2025;
- Planning fee of £681.00 paid via Planning Portal with reference PP-14826886.

A lawful development certificate should be granted in order to formally recognise the existing planning use at the site.

I trust the application can be registered promptly and I look forward to receiving confirmation. If you have any queries please let me know.

Yours sincerely



Tom Darwall-Smith MA MRTPI
Managing Director