

Officer Report

Application Number:	HGY/2026/0343
Application Type:	Full planning permission
Address:	Bruce Castle Park, Lordship Lane, London, N17 8NU
Proposal:	Refurbishment of ball court to a Football Foundation Playzone, New fencing, lighting and surface
Case Officer:	Kwaku Bossman-Gyamera
Valid Date:	09/02/2026
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Applicant:	Daniel Ball
Agent:	Mr Neil McHugh

RECOMMENDATION

Approve with Conditions

PROPOSED DEVELOPMENT

Refurbishment of an existing ball court to a Football Foundation Playzone, with associated new fencing, lighting and surface. The new court will be marked for football, netball and basketball play, with football and basketball goal posts. Fencing will be installed, on average 3.0m but up to 4.0m in height behind the goal post areas, and where entrance will be via electronic gate.

Access to the play area will be via a combination of open access, in addition to booked time slots. New external LED lighting will be installed to enable play between the periods of 9am and 9pm everyday, with the lights being switched off when no bookings are made.

SITE AND SURROUNDINGS

The application site is a local city park, which encloses the Bruce Castle Museum. The proposed site lies within the heart of an established public park. The site comprises large section of regularly managed hard-standing, intersected by pedestrian footpaths, lines of mature and semi-mature trees and area of introduced shrub planting. The proposed site courts are located in the northern portion of the Green Bowling pitch.

The site immediately bound to the south by Lordship Lane. Residential development is present in the surrounding landscape, located to east beyond Bruce Castle Road.

The site is allocated as Metropolitan Open Land, as identified on the policies map of the Development Management Document. The site is located within Bruce Castle conservation area and does fall within the curtilage of a Grade 1 listed building.

RELEVANT PLANNING AND ENFORCEMENT HISTORY

None. Note there is an associated signage/ advert application for the scheme, ref: HGY/2026/0402.

CONSULTATION RESPONSE

The following responses were received:

INTERNAL:

LBH Arboricultural Officer: No further objection.

LBH Nature Conservation Officer: No comment.

LBH Transportation Team: No objection.

LBH Lighting: No comment. However, given that lights are pointing down, it is not anticipated that these lights would cause any nuisance towards to the local houses nearby.

EXTERNAL:

Sport England: Application does not fall within Statutory Remit.

LOCAL REPRESENTATIONS

None

MATERIAL PLANNING CONSIDERATIONS

The main planning issues raised by the proposed development are:

1. Principle of the development - impact on open space;
2. Design and conservation
3. Impact on the amenity of adjoining occupiers
4. Ecology and Wildlife and Trees
5. Transport
6. Other matters

Principle of the development

Paragraph 11 of the NPPF (2024) aligns with Policy SP0 of the Local Plan, by outlining the presumption in favour of sustainable development. The policy outlines how the Council will always work proactively with applicants to find solutions, which mean that proposals can be approved wherever possible and to secure development that improves the economic social and environmental conditions in Haringey.

Part b) of Policy DM20 of the DM DPD states that reconfiguration of open space will be supported where:

- a It is part of a comprehensive, deliverable scheme;
- b There would be no net loss of open space;
- c It would achieve enhancements to address identified deficiencies in the capacity, quality and accessibility of open space, and it would secure a viable future for the open space; and
- d It would not be detrimental to any environmental function performed by the existing open space.

London Plan (2021) Policy S5 'Sports and recreation Facilities' states that sport and recreation facilities should be retained, and increase or enhance facilities in accessible locations, well-connected to public transport and links to networks for walking and cycling. The multiple use of facilities and co location of services should be maximised.

Sports facilities are also supported by Local Plan Policy SP14 'Health and Well-Being' and SP16 'Community Facilities'. Policy SP13 'Open Space and Biodiversity' of the Local Plan also seeks to ensure new development protects and improves Haringey's parks and open spaces.

Local Plan Policy SP13 of the Local Plan, states that new development shall protect and improve Haringey's parks and open space. Furthermore, Policy SP16 'Community Facilities' seeks to ensure that appropriate improvement and enhancements, and where possible, protection of community facilities and services are provided for Haringey's communities and Policy DM2, adds that proposed development should be easily accessible and safe environment.

Policy SP5 of the Local Plan and Policy DM24 of the DM DPD seeks to ensure that new developments reduces the risk of flooding and provides suitable measures for drainage. Policy SP5 specially states that development shall implement SuDs from strategic to individual site level to improve water attenuation, quality and amenity.

The site is located within the Metropolitan Open Land and the proposal will not conflict with any policies within this document.

The Playzone is part of a wider project to upgrade existing and introduce new multi-purpose games arena's within the Borough, with a focus on provision within low socio-economic areas of the Borough.

The proposal will refurbish an existing concrete play area, upgrading the existing surface and enabling a greater range of use of the space. The works include additional fencing, with an ability to be locked to provide for bookings. The booking system is understood to be to enable the space to be reserved for use for priority groups such as on the basis of income, gender, ethnicity or health diversity but not limited.

During 'open' access timeslots, the gate locking mechanism will be disarmed, with set open access periods to be provided when demand form children and young people is highest, such as the period of after school hours (4pm-6pm). The only exception to this principle would be where a free-to-attend, community-benefit activity is delivered in that slot (e.g. Kicks sessions delivered by the Tottenham Hotspur Foundation). This ensures that protected hours are not displaced by paid or exclusive activity, while still allowing structured, funded programmes that directly benefit local residents.

The agent has advised that the facility will be managed directly by Haringey Council's Active Wellbeing Service, including full control of the online booking platform and programming. Commercial bookings will be treated in line with other Council-managed MUGAs across Haringey, where usage data indicates that commercial operators account for less than 5% of total programmed use.

Considering the above, the proposal for the refurbishment and associated works is acceptable in principle.

Design and conservation

Chapter 12 of the NPPF (2024) states that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development

acceptable to communities. Chapter 12 also states that, amongst other things, planning decisions should ensure that developments function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development and be visually attractive due to good architecture, layouts, and appropriate and effective landscaping. Policy D4 of the London Plan (2021) notes the importance of scrutiny of good design by borough planning, urban design, and conservation officers (where relevant).

Policy D5 of the London Plan (2021) ensures that development proposals achieve the highest standards of accessible and inclusive design. Taking into account London's diverse population, developments must be convenient and welcoming with no disabling barriers.

Policy DM2 of the DM DPD (Accessible and Safe Environments) explains how development proposals should ensure that they can be used safely and easily by all, improving people's access to social and community infrastructure, improve and create safe and accessible pedestrian and cycle routes and should not impede on pedestrian and cycling permeability. Two benches are introduced to the north of the court.

London Plan Policy HC1 seeks to ensure that development proposals affecting heritage assets and their settings, should conserve their significance. This policy applies to designated and non-designated heritage assets. Local Plan Policy SP12 and DPD Policy DM9 set out the Council's approach to the management, conservation and enhancement of the Borough's historic environment.

The refurbishment works will result in additional fencing (3.0m-4.0m) and four flood light columns of 8.0m being introduced. The fencing will appear of metal mesh design, and typical of sporting courts of this nature.

The proposed works relate to the refurbishment of an existing ball court to a Football Foundation Playzone, with associated new fencing, lighting and surface within the curtilage of listed building and conservation area. The proposed development would fall within the category of "less than substantial harm" to the significance of the heritage asset. Paragraph 196 of the National Planning Policy Framework states that where a development proposal will lead to less than substantial harm of a designated heritage asset, this harm should be weighed against the public benefits of the proposal. The public benefits of improved community facilities for the listed building do not outweigh the harm caused to either the character or appearance of the Conservation Area. As such, it is viewed there would be no harm to the character and appearance of the conservation area nor the listed building.

The lighting is designed to Football Foundation Lux levels with an average illuminance of Eav - 120 lux and an overall uniformity of 0.65. The lighting officer has reviewed the application and has no objection to the proposal. A condition would be attached to restrict the operational hours.

Overall, the proposal follows design guidance and aims to maintain and improve the recreational uses of the site. The proposal would not significantly alter the character of the existing park. As a result, in design terms it is considered that the proposal would appear visually interesting and would not appear out of character, therefore acceptable in design terms.

Impact on neighbouring amenity

London Plan Policy D6 outlines that design of new development proposals must not be detrimental to the amenity of surrounding housing, specifically stating that proposals should provide sufficient daylight and sunlight to surrounding housing that is appropriate for its context, while also minimising overshadowing. London Plan Policy D14 requires development proposals to reduce, manage and mitigate noise impacts.

Policy DM1 'Delivering High Quality Design' of the DM DPD states that development proposals must ensure a high standard of privacy and amenity for a development's users and neighbours. Specifically, proposals are required to provide appropriate sunlight, daylight and aspects to adjacent buildings and land, and to provide an appropriate amount of privacy to neighbouring properties to avoid overlooking and loss of privacy and detriment to amenity of neighbouring residents. These issues are considered below.

In terms of light spillage from the proposed flood lighting, the lighting officer was consulted and raised no concerns regarding impacts on the surrounding area, and where it is noted the environment is already characterised by street lighting.

The site located approximately 50m from the nearest residential properties. While the lighting will enable the later use of the site, the operating hours finish at 9pm, with lighting limited to when there are bookings in the evening.

Considering the points above, and that the proposal involves refurbishment of an existing facility within a park, there would therefore be no significant impact on neighbouring amenity.

Ecology, Wildlife & Trees

Policy G6 requires new developments to make a positive contribution to the protection, enhancement, creation and management of biodiversity wherever possible. Local Plan Policy SP13 states that where possible, development should make a positive contribution to the protection, enhancement, creation and management of biodiversity and should protect and enhance Sites of Importance for Nature Conservation (SINCs). Furthermore, paragraph 125 of the NPPF states that "By encouraging good design, planning policies and decisions should limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation".

London Plan Policy G7 requires existing trees of value to be retained, and any removal to be compensated by adequate replacement. This policy further sets out that planting of new trees, especially those with large canopies, should be included within development proposals.

DM Policy (2017) DM1 'Delivering High Quality Design' states that the Council will expect development proposals to respond to trees on and close to the site.

The site is not classified as a SINC or with any other Ecological overlays.

The refurbishment will of an existing paved area, with a net increase in area returned to grass.

An Preliminary Ecological Appraisal has been prepared by MKA Ecology and submitted with this application. The report outlines that the development proposals are not considered likely to have any adverse effects upon ecology.

The report outlines that lighting will be designed in accordance with ILP guidelines (2023), and where the area is already affected by existing street and pathway lighting which contributes to elevated light levels in the area.

Tree Protection Plan has also been provided with the application. The reporting confirms that no trees are required to be removed by the proposal. However, the erection of floodlight will required some branch removal. While some disturbance will be required within the root zone to install the fencing and pitch, considering the presence of the existing sealed surface and the minor scale and nature of construction works required, adverse impacts upon trees will be acceptable. Furthermore,

it is noted that approximately 35 sqm of hardstanding will be returned to soft landscaping by the proposal.

Transport

Local Plan (2017) Policy SP7 Transport states that the Council aims to tackle climate change, improve local place shaping and public realm, and environmental and transport quality and safety by promoting public transport, walking and cycling and seeking to locate major trip generating developments in locations with good access to public transport. This is supported by DM Policy (2017) DM31 'Sustainable Transport'.

A CEMP has been provided with the application. The Transportation Team have been consulted and advise that considering the relatively small scale of the proposal, it is not envisaged that the proposal will have a significant impact or warrant a transport objection. 2 Sheffield cycle stands would be provided, and where the site will continue to serve the local community.

Other Matters

In making its decision the Council has had regard to its public sector equality duty (PSED) under s.149 of the Equalities Act. It is considered that the recommendation to grant permission in this case will not have a disproportionately adverse impact on a protected characteristic. It is also considered that the decision takes into account issues arising from the Human Rights Act 1998.

The agent has confirmed that the management approach explicitly protects free-to-use access at key times, particularly when demand from children and young people is highest. Weekday access between 4:00pm and 6:00pm will be designated for free public use. These times have been deliberately identified to support after-school and early evening activity. The only exception to this principle would be where a free-to-attend, community-benefit activity is delivered in that slot. This ensures that protected hours are not displaced by paid or exclusive activity, while still allowing structured, funded programmes that directly benefit local residents.

Conclusion

The proposed multi use games area is considered acceptable in terms of its siting, layout and operational use and will be compatible with the established use of this site. The proposed development will provide an important outdoor recreation facility in particular the children/pupils in the adjoining schools and priority groups.

BNG

The total removal of vegetation will be under 35 sqm and de minimus.

CIL APPLICABLE

N/A due to refurbishment of existing building on the site and total floor area of new buildings being under 100 sqm.

RECOMMENDATION

GRANT PLANNING 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 below, other than where those details are altered pursuant to the conditions of this planning permission.

Approved drawings list:

MCA-MUK3299-01 Rev.G;
MCA-MUK3299-02 Rev.F;
MCA-MUK3299-03 Rev.D;
MCA-MUK3299-04 Rev.B
MCA-MUK3299-05;
MCA-MUK3299-06 Rev.B;
MCA-MUK3299-07 Rev.A;
MCA-MUK3299-09 Rev.A.

Documents list:

5591-RPS-XX-EX-RP-AR-9108 - Arboricultural Impact Assessment P01 dated 11 February 2026;
Biodiversity Net Gain Assessment dated 23 January 2026;
Playzone Floodlighting Details dated 14-01-2026;
Construction Environmental Management Plan - dated 28th January 2026 Rev.0;
Preliminary Ecological Appraisal and Ground Level Tree Assessment dated 23 January 2026.

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 the following details are address:

a). No construction/demolition works movements to/from the site should be undertaken in high-peak hours (08:00-09:00 and 17:00-18:00).

b). Details of how early/late/unexpected deliveries will be managed needs to be outlined.

c). Clarity is sought that works vehicles will be able to access and egress the site in forward gear.

d). Swept path analysis should be provided showing how all vehicles expected to visit the site during the works process will be able to access and egress in a safe and efficient manner.

e). Details of how the remainder of the site will operate in a safe and effective manner should be provided. Of particular importance is outlining measures to protect pedestrians and cyclists visiting the remainder of the park.

f). The applicant needs to clarify whether or not it will be using waste compactors to reduce waste works traffic movements. Additionally, it is unclear if any reverse/green logistics approaches will be applied.

g). The applicant needs to outline the frequency when it will check and wash down footways and the highway abutting the site as a result of any works dust/debris:

have been submitted and approved in writing by the Local Planning Authority. Only the

approved details shall be implemented and retained during the demolition and construction period.

Reasons: To ensure there are no adverse impact on the free flow of traffic on local roads and to safeguard the amenities of the area consistent with Policies T4, T7 and D14 of the London Plan and Policy DM1 of the Development Management Plan DPD 2017.

- 4 Prior to the use of the Playzone, a Management Plan shall be developed and submitted to the council for approval. The Management Plan shall include but not be limited to:

- Hours of operation, with the latest hour of operation and lighting being 21:00.
- Details on public access and protection of free-use times
- Limits on commercial use
- The activity shall then proceed in accordance with the approved Management Plan.

Reason: This permission is given to facilitate the beneficial use of the premises whilst ensuring that the amenities of adjacent residential properties are not diminished consistent with Policy DM1 of The Development Management DPD 2017, and that the proposed benefits to the community are secured.

- 5 The floodlighting shall be installed fully and thereafter maintained in accordance with the recommendations of the Institution of Lighting Engineers (ILE) 'Guidance Notes for the Reduction of Obtrusive Light' (GN01:2021) for zone E3 and the ILP Guidance Note 08/23 - Bats and Artificial Lighting in the UK, including the lux levels shown in the approved documents, unless alternative lux levels are submitted to and approved in writing by the local planning authority.

Reason: In the interests in mitigating adverse effects on amenity and ecology.

- 6 The development hereby approved shall take place in complete accordance with the approved Arboricultural Impact Assessment Ref: 5591-RPS-XX-EX-RP-AR-9108 - P01 prepared by Tetra Tech RPS dated 11 February 2026 in Accordance with BS 5837:2012.

This shall also include:

- No-dig construction methods within Root Protection Areas (RPAs), with appropriate ground protection.
- Arboricultural supervision during key phases of development
- Installation of tree protection fencing and ground protection before any works begin.

Reason: In order to ensure the safety and well-being of the trees on the site during constructional works that are to remain after building works are completed consistent with Policy G7 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

- 7 The development hereby approved shall take place in complete accordance with the approved Arboricultural Impact Assessment prepared by Tetra Tech RPS Ref:5591-RSP-XX-EX-RP-AR-9108 PO1 dated 11 February 2026 in Accordance with BS 5837:2012.

This shall also include:

- No-dig construction methods within Root Protection Areas (RPAs), with appropriate ground protection.
- Arboricultural supervision during key phases of development

- Installation of tree protection fencing and ground protection before any works begin.

Reason: In order to ensure the safety and well-being of the trees on the site during constructional works that are to remain after building works are completed consistent with Policy G7 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The 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.