



Planning, Design and Access Statement

Georgians Tennis Club,
Crouch End Playing Fields,
London, N8 8JJ

August 2026

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Chapter 1

Introduction

1. Introduction

- 1.1. This statement has been prepared by WEA Planning on behalf of the Georgians Tennis Club, to support a part-retrospective planning application for the change of use of the ancillary club building from a gym to a clubhouse and café at the Georgians Tennis Club, Crouch End Playing Fields, London N8 8JJ, submitted under the Town and Country Planning Act 1990 (as amended).
- 1.2. This statement sets out the background to the development (including planning history), the design and justification for the proposal and its accordance with the development plan. The statement refers to the development plans which include:
 - The London Plan 2021
 - Haringey Local Plan: Strategic Policies 2013 (with alterations 2017)
 - Haringey Development Management Policies 2017
- 1.3. The National Planning Policy Framework (NPPF) and the planning practice guidance to support the NPPF sets out the Government's policies and how they are expected to be applied.

Site Description

- 1.4. The application site is situated within the London Borough of Haringey at the Georgians Tennis Club, Crouch End Playing Fields, London N8 8JJ.
- 1.5. The red line area for this application relates to the building at the south-eastern edge of the wider site, adjacent to the padel courts and access onto Cot Way. The blue line site area shows the full extent of the Georgians Tennis Club.
- 1.6. The Georgians Tennis Club is located in Crouch End, North London, within Crouch End Playing Fields Complex. It comprises a tennis club with buildings, 4no. tennis courts, 4no. padel courts (inclusive of 1no. show court), 2no. pickleball courts, scattered trees, lowland mixed deciduous woodland, introduced shrub, modified grassland and other developed land. The site is bordered by North Middlesex Cricket Club to the north, Crouch End Cricket Club to the east, Highgate Cricket and Lawn Tennis Club to the south, and woodland to the west. There are blocks of

woodland and high-density residential areas in all directions in the wider landscape.

- 1.7. This application responds to an enforcement investigation from Haringey Council. The applicant sought permission for the external alterations to the building (ref: HGY/2024/1839) and believed that the use remained ancillary to the function of the Tennis Club, but there is concern that the activities of the café have created a material change for the character of the site.
- 1.8. The site has two buildings which have been in use as a clubhouse and gym respectively, both buildings were ancillary to the functions of the tennis club and open sports and recreation Use Class F2. Following improvements and reconfiguration of the site with the addition of Padel courts (ref: HGY/2024/1839), the former clubhouse was fitted with new state of the art gym equipment, and the former gym building now contains the clubhouse function, locating this between the tennis and Padel courts.
- 1.9. There has been no increase in built footprint. This application relates to the use of the former gym building, and impact on the site and local area from the current operations. The external alterations are limited to ducting for extraction.
- 1.10. The site is located within Flood Zone 1 (low risk of flooding) but there is Risk of Surface Water Flooding across the site, from 1 in 1000 years to 1 in 100 years risk. The site is designated as Metropolitan Open Land. The site is not within a Conservation Area nor is it a listed building. The site is not designated as a town centre.

The proposal

- 1.11. The applicant seeks retrospective planning permission from the London Borough of Haringey Council for a mixed-use café and clubhouse at the Georgians Tennis Club, Crouch End Playing Fields, London N8 8JJ.
- 1.12. The description of the development is as follows:

Change of use of an ancillary club building from a gym to mixed-use clubhouse and café, installation of extraction (retrospective), installation of air conditioning unit and awning (proposed).

- 1.13. The purpose of the development is to rationalise and formalise the site layout. The former ancillary clubhouse now contains the gym function, and the former gym building is now used as a mixed-use clubhouse and café. The alterations included a small number of external changes, which are minimal in the context of the wider site.
- 1.14. The development is restricted to the clubhouse/café building within the red line site area. The gym building (in the blue line site area) is not subject to this application and the re-location of the use and internal decorations would not be considered development under s.55 of the Town and Country Planning Act 1990 (as amended) ('TCPA').
- 1.15. The main considerations for this proposal are whether the clubhouse/café building is ancillary to the open sports and recreation function of the wider site, if there are any impacts on the character and appearance of the site and its surrounding area, the compatibility of the proposals with the site's location within Metropolitan Open Land, any impacts in terms of neighbouring amenity, and any effects for highways and access.
- 1.16. The submission addresses the relevant issues and will demonstrate the development is acceptable and makes a positive contribution to this part of the borough.

Relevant Planning History

- 1.17. The property has seen various planning applications in its history, as detailed below.
- 1.18. **HGY/2026/0579**
Erection of all-weather canopies over 3 no. padel courts (proposed) and installation of 2no. pickleball courts (retrospective).
Undecided

- 1.19. **HGY/2024/1839**
Conversion of three existing tennis courts to four padel courts, including installation of associated fencing and lighting; alterations to the existing ancillary club/gym building including new windows and installation of cladding.
Approve with Conditions
- 1.20. **HGY/2023/2001**
Permission to remove 3 trees
Approve with Conditions
- 1.21. **HGY/2021/1910**
Approval of details pursuant to conditions 3 (Preliminary ecological appraisal) attached to planning permission HGY/2021/0916.
Approve with Conditions
- 1.22. **HGY/2021/0916**
Installation of 6no. floodlights to tennis court.
Approve with Conditions
- 1.23. **HGY/2016/4155**
Creation of artificial grass area with drainage and floodlight adjoining clubhouse
Withdrawn
- 1.24. **HGY/2013/0039**
Appeal APP/Y5420/A/13/2198650
Erection of translucent polythene membrane inflatable dome to cover three tennis courts
Application not determined; Appeal Dismissed
- 1.25. **HGY/2008/0801**
Erection of container between thick existing shrubbery, on north and west side, and clubhouse.
Approve with Conditions
- 1.26. **HGY/2008/0366**
Tree works to include repollarding to previous points to 12 x Poplar trees and felling to ground level and stump grinding to 1 x Ash tree.

Approve with Conditions

1.27. **HGY/2008/0256**

Tree works to include 30% crown reduction, thin lift to 5m, install root barrier, prune roots of 1 x Horse Chestnut and 30% crown reduction, thin deadwood, install root barrier and prune roots of 1 x Oak Tree.

Approve with Conditions

1.28. **HGY/2002/0954**

Refurbishment/upgrading of existing tennis courts and the reuse and repositioning of lighting columns and fencing around the site. (Revised Description)

Approve with Conditions

1.29. **HGY/2002/1661**

Various Tree works

Approve with Conditions

1.30. **HGY/2001/1499**

Holly Park Junior Tennis Club - demolition of existing clubhouse, the erection of a new single storey clubhouse and the erection of a temporary inflatable dome to cover 3 tennis courts.

Refused

1.31. **HGY/1996/0768**

Erection of floodlighting to tennis courts

Approved

1.32. **HGY/1995/0113**

Renewal of planning permission for erection of temporary synthetic dome over three tennis courts between 1st October and 31st March (Winter months).

Approve with Conditions

1.33. **HGY/1994/1227**

Erection of steel portal framed single storey tennis clubhouse to replace that previously destroyed by fire.

Approve with Conditions

1.34. **HGY/1993/1177**

Renewal of planning permission for erection of dome to cover three tennis court
Approved

1.35. **HGY/1992/1034**

Erection of single storey pavilion extension to provide additional changing room facilities and replacement tennis clubhouse
Approved

1.36. **HGY/1989/1386**

Erection of dome to cover three tennis courts
Approved

Similar Planning Applications

1.37. There have been a small number of applications for café use in association with open sports and recreation, and applications for associated plant, as below.

1.38. **HGY/2025/0532**

Installation of extraction system to commercial kitchen with exterior flue and retention of existing AC Unit (re-consultation)
Shop, 9 Park Road, Hornsey, London, N8 8TE
Approved: 28/11/2025

1.39. **HGY/2023/2184**

Retrospective application for erection of a ground floor rear canopy, with proposed alterations to enclose the rear face of the canopy to create a single storey rear extension, alterations at rear ground floor level and amendment to an extraction flue (revised description).
40a-44 Tottenham Lane, Hornsey, London, N8 7EA
Approved: 09/04/2024

1.40. **HGY/2020/0271**

Removal of existing kiosk café, erection of replacement single storey café building.
Roj Cafe, Ducketts Common, Green Lanes, London, N8 0EP
Approved 27/3/2020

Chapter 2

Planning Justification

2. Planning Justification

Policy Considerations

- 2.1. The decision to grant planning permission must have regard for the policies and proposals set out in the NPPF and the development plan.

National Planning Policy Framework (NPPF, 2024)

- 2.2. In so far as the National Planning Policy Framework is concerned, the proposals respond to the following guidelines:

- *“Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.” (Para 2)*
- Local authorities should ensure that developments *“are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities)” (para 135c)*
- Local authorities should ensure that development *“that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes. Conversely, significant weight should be given to:*
 - a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or*
 - b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings. (Para 139).*
- *“Development in the Green Belt is inappropriate unless one of the following exceptions applies: b) the provision of appropriate facilities (in connection with the existing use of land or a change of use), including buildings, for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;” (Para 154)*

The London Plan 2021

2.3. The proposed development responds to the following relevant policies of the London Plan:

- Policy GG2 Making the best use of land
- Policy GG3 Creating a healthy city
- Policy D4 Delivering good design
- Policy S5 Sports and recreation facilities
- Policy G2 Green Belt states that “*the enhancement of the Green Belt to provide appropriate multi-functional beneficial uses for Londoners should be supported.*”
- Policy G3 Metropolitan Open Land

Haringey Local Plan

2.4. Haringey’s local plan contains various policies of relevance to the Proposed Works:

2.5. Haringey Local Plan: Strategic Policies 2013 (with alterations 2017)

- Policy SP11: Design
- Policy SP13: Open Space and Biodiversity
- Policy SP14: Health and Well-being
- Policy SP15: Culture and Leisure
- Policy SP16: Community Facilities

2.6. Haringey Development Management Policies (2017)

- Policy DM1: Delivering High Quality Design
- Policy DM2: Accessible and Safe Environments
- Policy DM4: Provision and Design of Waste Management Facilities
- Policy DM19: Nature Conservation
- Policy DM20: Open Space and Green Grid
- Policy DM23: Environmental Protection
- Policy DM31: Sustainable Transport
- Policy DM49: Managing the Provision and Quality of Community Infrastructure

2.7. Draft Haringey Plan (Regulation 18) (2025)

- Policy D3: Inclusive Design
- Policy G2: Green Belt and Metropolitan Open land

- Policy G3: Open Space and Recreation
- Policy S2: Social Infrastructure

Principle of Development

- 2.7. The site is lawfully in use as outdoor sports and recreation with two small buildings in association with the sports and recreation use (Use Class F2(c)). The development did not result in any loss of existing functions, and the pre-existing functions of the gym and clubhouse have been retained.
- 2.8. A café use can be ancillary to the functions of the tennis club and open sports use of the site. However, following the concerns raised by the LPA, this submission seeks to obtain retrospective permission for the change from the pre-existing gym to a mixed-use café and clubhouse. The functions should be considered to have a minimal impact on the function and character of the wider site, and a café use could be acceptable in principle in a woodland or sports and leisure setting.
- 2.9. The café functions on site have moderately increased from the pre-existing clubhouse arrangement and are operated by an external provider.
- 2.10. The building contains a counter which is divided between the café and the padel welcome desk. There are tables for both customers and members of the club to enjoy, and outdoor seating is available on the pre-existing decking.
- 2.11. The café has seen a small increase in members of the public from outside of the tennis club membership or padel players using the facilities. The café has provided welcome respite for the local community who use the Shepherds Cot Trust Fields for leisure and recreation and has provided a place to stop for existing users of the fields needing local amenities and restroom facilities, including an accessible WC.
- 2.12. Local Plan (2013) Policy SP16 states that the council will “*Promote the efficient use of community facilities and the provision of multi-purpose community facilities.*” The development utilises the existing building and site to provide accessible facilities for the local community and existing users.

- 2.13. The development should also accord with Local Plan Policy DM49. There is no loss of existing facilities on site. The policy supports new and extended community facilities provided they;

Are accessible by public transport, walking and cycling, preferably in town centres or local centres, Growth Areas or Areas of Change; b Are located within the community that they are intended to serve; c Provide flexible, multifunctional and adaptable space, where practicable; d Do not have significant adverse impact on road safety or traffic generation; and e Protect the amenity of residential properties.

- 2.14. The clubhouse/café is located within the intended community of club members and users, users of neighbouring sports clubs and residents who use the playing fields regularly. The site is accessible by footpaths and cycling and has cycle parking on site. The café/clubhouse is designed for flexible use for events by Georgians Tennis Club and improves the community and sports facilities on site. Any impacts for transport and amenity are discussed in the below relevant sections.

- 2.15. Comments received on the recent planning application on-site (ref: HGY/2026/0579) and the in-person consultation held at the club as part of the recent planning application were largely positive on the impact that the new clubhouse and café have brought to the immediate neighbours of the site. The other closest café and restrooms are 7-minutes' walk from the site (around 430m as the crow flies), outside of the Crouch End Playing Fields.

- 2.16. The NPPF defines Main Town Centre Uses, and does not include cafés within the definition, as provided in Appendix 2 of the NPPF (2024):

Main town centre uses

Retail development (including warehouse clubs and factory outlet centres); leisure, entertainment and more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, nightclubs, casinos, health and fitness centres, indoor bowling centres and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).

- 2.17. As such, there should be no need for a sequential test to be undertaken for a café outside of a designated Town Centre. The provision of small-scale café facilities,

in connection with an existing sports club, would serve a different catchment and customer base to an independent high street café.

- 2.18. The building retains the functions of the clubhouse, which serves only club members and users of the courts, as non-members can book pay to play Padel sessions and the club have an extensive community outreach programme. The café predominantly serves the users and members of the Georgians Tennis and Padel Club but is open to the wider community and sees visitors from the adjacent sports clubs and users of the wider Crouch End Playing Fields complex.
- 2.19. The LTA¹ recognises that Padel is a very social sport and promotes the benefits for community and well-being. The café and clubhouse both helps to manage numbers of players waiting for their court booking slot and enhances the social and community value of the sport. The café and clubhouse building is an integral part of the padel function on site.
- 2.20. The extraction fan installed in the kitchen is of a small scale appropriate to a low-intensity café use and does not comprise any ducting as would be expected of a commercial kitchen or fast-food outlet.
- 2.21. There is no new commercial signage on the building, and the building retains a similar external appearance to the approved and pre-existing scenario. The character of an ancillary clubhouse as part of the Tennis and Padel club is retained and the building does not appear as a separate commercial premises, severed from the open sports and recreation use onsite.

Operations

- 2.22. The café and clubhouse are open from 7am – 10:00pm, in line with the opening hours of the courts (7am – 10pm), to enable racquet hire and drop off from the first to the last court booking of the day.
- 2.23. The café functions are operated by Lunar Café, a local operator with premises nearby, providing additional employment in the area and keeping revenue in the local economy, as well as minimising trips for servicing and delivery of food.

¹ <https://www.ltapadel.org.uk/news/why-padel-is-the-worlds-most-sociable-sport/>

- 2.24. The clubhouse and café have a different catchment and predominantly serves the existing community of the sports clubs within the Crouch End Playing Fields and residents who use the playing fields and public rights of way footpaths regularly. The café provides a much-needed space for refreshments and amenities for residents during its opening hours.
- 2.25. The clubhouse and café is licensed, which give public opening hours from 7:00-22:30 Monday-Sunday, and the sale of alcohol from 11:00-22:30 Monday-Sunday, with last service at 22:00.

Case Law on ancillary uses

- 2.26. Planning case law and appeal decisions can provide a basis for assessing when a use becomes an independent planning unit or materially changed, or whether a use can be considered ancillary.
- 2.27. In *Burdle & Williams v Secretary of State for the Environment and New Forest Rural District Council* [1972] 1 WLR 1207, Justice Bridge stated that “*First, whenever it is possible to recognise a single main purpose of the occupier's use of his land to which secondary activities are incidental or ancillary, the whole unit of occupation should be considered.*”
- 2.28. The wider site is entirely in Use Class F2 (blue site line), the clubhouse and café building cannot be neatly separated from the wider sports uses. The café predominantly serves visitors to the tennis and padel club, whilst the building also contains the clubhouse functions and racquet hire desk, which are integral to the wider tennis and padel club operations.
- 2.29. Furthermore, the café and clubhouse functions are not neatly defined and separated within the unit. Both functions share a counter, and the tables are for use by both players and café customers with no distinction.
- 2.30. In *Emma Hotels Ltd v SSE* [1980] 41 P&CR 255, the bar attracted 70-80% non-residents yet remained ancillary to the hotel and it was found that the overall site character remained that of a hotel.
- 2.31. Additionally, a planning unit is not defined by ownership, as found in *Rawlins v Secretary of State for the Environment* [1990] 1 PLR 110, where several plots in

different ownership were assessed to create a single planning unit. Having an external operator for the café in this instance, does not in itself mean that a new planning unit has been created.

- 2.32. The courts have found that scale, amenity impacts and transport impacts are important to assess when determining whether a material change of use has occurred.
- 2.33. The area of the clubhouse/café building and decking would account for around 2% of the wider blue line site area. It should be said that the F2(c) use class would remain the main character and function of the site. The scale of the café/clubhouse would help to ensure that activities remain secondary to the open sports provision at the club.
- 2.34. Due to the distance from sensitive receptors and the limited increase in trips from outside of the Crouch End Playing Fields, the development should not unacceptably harm neighbouring amenity and highways impacts to a degree as to create a material change and impact the character of the site.

Appropriate Development on Metropolitan Open Land

- 2.35. As the site lies within Metropolitan Open Land (MOL), a key consideration for the application is whether the development would be inappropriate development in the MOL and the effect of the development on the openness of the MOL.
- 2.36. The NPPF (2024) classes development on the Green Belt (and therefore also on MOL) as inappropriate, with some exceptions. One such exception is given by Paragraph 154 Part B which states that the following would not be inappropriate: the provision of appropriate facilities, including buildings, for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it.
- 2.37. It is clear that the use of the existing building for a café/clubhouse fall within this definition. There would be no increase in building footprint or massing and no impact for the openness of the MOL. The use of the building would remain in connection with the existing open sport and recreation uses and should not be considered inappropriate development.

- 2.38. Therefore, the proposal would be 'appropriate' development of the MOL site, in accordance with NPPF (2024) Paragraph 154b, and Haringey Local Plan (2017) Policy SP13 and DMP (2017) Policy DM 20.

Design and Appearance

- 2.39. The building in question benefits from approved external alterations and fenestration (ref: HGY/2024/1839). The Delegated Report found the works to the building to be acceptable, stating "*The footprint of the building remains unchanged and will remain of a size and appearance appropriate for the area.*" This would remain unchanged and should continue to respect the character of the immediate area.
- 2.40. This application is predominantly for internal work and the use of the building, with some associated external changes from the cooking extraction and air conditioning unit, and a new retractable canopy to replace the pre-existing fixed canopy. As such there would be no impact in terms of the built footprint and massing. Any impact for design and visual amenity would be limited compared to the pre-existing situation.
- 2.41. The air conditioning unit would be positioned at the rear of the building and would be visible from the adjacent car parking area. There would be some screening from the land levels and additional screening could be included if required to preserve amenity and protect the character of the site.
- 2.42. There is a proposed retractable canopy with support posts which closely resembles the pre-existing canopy which was removed from the building (ref: HGY/2024/1839). The canopy would extend over the existing decking, appear as lightweight and will retain visual openness at the sides. The proposed awning would offer an improvement to the visual appearance of the site and the openness from the pre-existing fixed covering.
- 2.43. The approved timber cladding has been replaced with a white render finish during the detailed design phase. The render worked better with the external insulation than the approved cladding and is a very close visual match to the previously existing white render. As such, there should be no unacceptable impact on design from the change in render.

- 2.44. The building would continue to be of a suitable size and respect the character of the sports club and immediate area. The use of the existing building as a clubhouse and café and minor external alterations should be in keeping with the character of the site and immediate area. The development should be acceptable in design terms and accord with Development Management Plan (2017) Policies DM1 and DM2.

Sustainability and ecology

- 2.45. It is not considered that the proposal would introduce any new impacts for onsite ecology, trees, biodiversity and surface water drainage. There has been no change to the built footprint, hardstanding and drainage connections.
- 2.46. A Preliminary Ecology Appraisal ('PEA') (Indigo Surveys, January 2024) was submitted and approved in 2024 in relation to the provision of padel courts and external alterations to the building subject to this application (ref: HGY/2024/1839). The internal changes, small scale extraction and awning proposed in this application should not unacceptably impact the ecology onsite. The external changes were found to be acceptable regarding ecology in the earlier PEA.
- 2.47. The site has a Risk of Surface Water Flooding across the site, classified between 1 in 1000 years and 1 in 100 years risk. There is an ordinary watercourse south of the site. The development should have no impact on drainage compared to the existing situation. As there is no change in built footprint or hardstanding, there should be no impact on trees and the development should be acceptable in this regard.
- 2.48. There would be no additional lighting on site as a result of this application, and there should be no unacceptable impacts for bats and ecology in this regard.
- 2.49. The proposed fabric canopy would help to mitigate overheating and provide external shading.
- 2.50. The application includes a proposed Air Conditioner unit to be installed. The unit will be chosen for its low energy usage and efficiency.

- 2.51. The building benefits from the installation of external rigid insulation to the roof and to the external walls, which previously contained no elements giving thermal insulation. This makes the walls and roof fully compliant with current building regulations stipulations and improves energy and thermal efficiency.
- 2.52. The clubhouse and café use should have little to no impact on ecology, drainage and trees. There would be an increase in energy consumption from the café use but the building works have greatly improved the energy efficiency and performance from the pre-existing unit. The development should meet the requirements of local policies DM19 and DM23.

Impacts on the Amenity and Privacy of Neighbouring Occupants

- 2.53. Local Plan Policy DM1 Part D concerns living conditions including that of occupants of neighbouring dwellings. The potential impact of the proposed development in terms of impacts on neighbours was considered at the design stage.
- 2.54. The site is approx. 160m from the nearest residential dwellings. This distance is considered to be more than sufficient to minimise any neighbouring amenity impacts from the development. There would be no new external lighting as part of the development and no new impacts in this regard.
- 2.55. A Noise Impact Assessment (Anderson Acoustics Ltd, 2026) has been prepared to assess the likelihood of impacts from vibrations and noise for neighbouring amenity and whether any mitigation measures would be required. The NIA found that the extraction and AC unit should be at least 5dB below the existing background level at the nearest sensitive receptor, in line with BS 4142:2014. Regarding the noise generated by patrons and members, the NIA found that the sound of patrons should have negligible impact from the existing sounds and voices present on the sports grounds.
- 2.56. Additionally, the licensing regime gives control for hours and operations outside of the planning system and provides further controls for neighbouring amenity impacts.
- 2.57. The relocation of the clubhouse and café provision should have a negligible impact on amenity and noise from the pre-existing situation and acoustic baseline onsite. The hours of operations are comparable to the opening hours of the courts.

- 2.58. The development would not result in any harmful overshadowing, over-dominance, loss of outlook or loss of privacy for any neighbouring properties and would have no impact on the amenity of the adjacent properties.
- 2.59. The development would therefore accord with Policy DM1 of the DMP (2017) and should be acceptable in relation to amenity impacts.

Transport, Waste and Access

- 2.60. The site benefits from vehicular and pedestrian access from Shepherds Lane. There is also pedestrian access via the footpaths which run from Queen's Wood and the Crouch End Open Space. There are no changes to access arrangements to/from the site proposed as part of the works and there are consequently no impacts in this regard.
- 2.61. Transport Statement (Paul Mew Associates Ltd, 2026) assesses the impact on local highways, parking, sustainable travel modes to the site, as well as servicing and waste collection arrangements. The statement confirms that the approved cycle parking meets the requirements of the London Plan (2021). The Statement also details the current waste collection arrangements and finds that the proposal should not have an unacceptable impact on highways.
- 2.62. There are 1100 litre general waste and 1100 litre recycling bins on site which are collected twice a week, Tuesdays and Fridays, with Veolia. As the site is a private commercial premises commercial waste collection should be acceptable and would not increase pressure on Haringey's waste collection arrangements.
- 2.63. A Parking Survey (Paul Mew Associates Ltd) will be conducted in September 2026, as this is required to be undertaken during the school term time, and will be added to the application in due course.
- 2.64. Spaces for cycle parking were introduced in the application for padel courts (ref: HGY/2024/1839). The clubhouse and café building largely serves the club members and players, and members of the other nearby sports clubs and residents who regularly walk past the site. Due to the location and nature of the site, it is considered that many visitors walk or cycle short distances to use the premises.

- 2.65. The number of visitors to the site has marginally increased from the number of players using the site previously. There is limited parking adjoining the site which is not within the applicant's ownership.
- 2.66. The clubhouse/café building is accessible both by a ramp and steps, providing good step free access to the facilities. The internal configuration of the building better serves visitors with additional access needs. The unit contains an accessible toilet which is available during opening hours and is better able to serve the users of the wider playing fields than the pre-existing members-only provision.
- 2.67. The addition of a café at the club offers a small increase in visitors compared to the pre-existing situation, the café predominantly serves the local community and existing users of the crouch end playing fields and the sports club. The impacts for transport and highways are negligible. The facilities would have greater accessibility than the pre-existing club building and offer increasing benefits for the local community. The development should be approved in line with local policies DM2, DM4, DM31.
- 2.68. It is considered that, on appreciation of the above, the development would have acceptable impacts for principle of use, MOL and openness, access, ecology, amenity and design. The development at Georgians Tennis Club has been rigorously assessed against the National Planning Policy Framework (NPPF), the London Plan (2021), and the Haringey Local Plan (2017).

Chapter 3

Conclusion

3. Planning Balance and Conclusion

3.1. This application seeks full planning permission for the café/clubhouse use, installation of air conditioning, cooking extraction, and retractable awning at the Georgians Tennis Club, Crouch End Playing Fields, London N8 8JJ.

3.2. In conclusion:

- The principle of use would be appropriate in connection with the open sport and recreation use. There has been no loss of existing functions and the gym and clubhouse have been re-provided.
- The café provision is moderately increased, serving users and members of the Georgians and nearby clubs, and other users of the Shepherds Cot Trust Fields.
- The building provides greater accessibility benefits for the local community and users of the courts, with an accessible ramp and WC available during opening hours.
- The external changes are limited and would preserve the existing character of the site and retain the openness of the MOL. The fenestration and openings are as approved. The render and awning improve the quality of the pre-existing building.
- There would be no harm to the amenity or privacy of the neighbouring properties. The Noise Impact Assessment found that there should be no unacceptable noise impacts resulting from this development, and no mitigation measures would be required.
- The Transport Statement identified that the development should be acceptable in regard to highways, cycle parking and waste collection. A Parking Survey is being undertaken to support the application.
- There should be no new impacts for ecology, drainage, trees and bats.

3.3. The development proposal is therefore compliant with the NPPF, the London Plan 2021 and development plan policies contained within the Haringey Local Plan (Strategic Policies and Development Management Policies). Planning permission should therefore be granted, and we ask that the council approve this application. We look forward to receiving your decision. Should you have any queries in respect of this submission, please do not hesitate to contact us.