

Mr Gareth Morgan
Crouch End Playing Fields
Highgate Cricket And Lawn Tennis Club Park
Road
Hornsey
London
Haringey
United Kingdom
N8 8JJ

5 December 2023

**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015**

Case Reference	HGY/2023/2299
Location	Highgate Cricket And Lawn Tennis Club, Crouch End Playing Fields, Park Road, Hornsey, London, N8 8JP
Proposal	Resurfacing and extension of tennis courts including change of use from garden to sports use, provision of floodlights, redevelopment of clubhouse and associated works
Received	24 August 2023

In pursuance of their powers under the above Act, the London Borough of Haringey as local planning authority hereby GRANT PERMISSION for the above development in accordance with the application dated above.

Title	Description	Date
9953.EcoAs.vf2 (complete)-compressed_1.pdf	Biodiversity survey and report	24 August 2023
Transport Statement - Highgate CLTC Brookside_v1.0.pdf	Transport assessment	24 August 2023
LSC10899_1 Brookside Tennis 6m Column design.pdf	Lighting assessment	24 August 2023
Proposed Elevation Drawing of Lighting Columns with Luminaires.pdf	Additional plans	24 August 2023
Proposed Site Plan P100.pdf	Block plan of the site	24 August 2023
P200-Proposed Club House Layout and Elevations.pdf	Additional plans	24 August 2023
Brookside Planning Statement August 23.pdf	Planning statement	24 August 2023

Robbie McNaugher

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Head of Development Management and Planning Enforcement

Conditions: (11)

- 1** The development of which this permission relates must be begun no later than whichever is the later of the following dates.

(a) The expiration of 3 years from the date of this outline permission, or

b) The expiration of 2 years from the approval of details referred to in Condition (2) or in the case of approval on different date, the approval of the last reserved matter.

Reason: In order to comply with Section 92 of the Town & Country Planning Act 1990.

- 2** Details relating to the siting, design, external appearance (including facing materials) for the club house building hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The submission of these details shall be made not later than the expiration of 3 years beginning with the date of outline planning permission.

Reason: In order to comply with Section 92 of the Town & Country Planning Act 1990.

- 3** 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.

- 4** The floodlights shall not be operated after 2200 hours on any day.

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.

- 5** No development or works of site preparation shall take place until all trees that are to be retained within or adjacent to the site have been enclosed with temporary protective fencing in accordance with BS:5837:2012 'Trees in relation to design, demolition and construction. Recommendations'. The fencing shall be retained throughout the period of construction and no activity prohibited by BS:5837:2012 shall take place within such protective fencing during the construction period unless a phasing scheme is submitted and approved in writing by the LPA demonstrating how the trees will be protected for each phase of the development in accordance with the

requirements of this condition. The trees shall then be protected in accordance with the approved phasing scheme.

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.

- 6 Prior to the commencement of the development hereby approved (including demolition and all preparatory work), an arboricultural method statement (AMS) and details of the proposed foundation works for the pavilion shall be submitted to and approved in writing by the Local Planning Authority. The development thereafter shall be implemented in strict accordance with the approved details.

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 Prior to the commencement of development a landscaping scheme for new planting along the boundary with Greenways shall be submitted to and approved in writing by the Local Planning Authority. The landscaping scheme shall include a schedule of species, sizes, and planting densities along with the specification for ground preparation and aftercare maintenance. The landscaping shall take place prior to the occupation of any part of the development (or in accordance with a programme agreed by the Local Planning Authority) and shall be maintained for a period of five years, such maintenance to include the replacement, within the next planting season, of any plants that die or become damaged with plants of the same size and species.

Reason: In order to provide a suitable setting for the proposed development in the interests of visual amenity 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.

- 8 The development hereby approved shall take place in complete accordance with the approved Arboricultural Impact Assessment (AIA) and Tree Protection Plan (TPP) as supplied by Simon Pryce Arboriculture with trial excavation undertaken by hand or air spade. The commencement and findings of the trial excavation should obtain written approval of the Local Planning Authority. The works shall also be monitored accordingly by a suitably qualified Arboricultural consultant during and until the completion of

the project.

Reason: In order to ensure the safety and well being of the trees adjacent to the site during constructional works that are to remain after 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

- 9** Piling, deep foundations and other intrusive groundworks using penetrative methods shall not be carried out other than with the prior written consent of the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: In accordance with the requirements of paragraphs 170 and 178-180 of the NPPF 2019

- 10** Prior to the commencement of development, a Construction Management Plan shall be submitted to and approved in writing by the local planning authority. The statement shall include the following matters and the development shall be undertaken in accordance with the details as approved:

- a) routing of construction vehicles, including a response to existing or known projected major building works at other sites in the vicinity and local works on the highway;
- b) the estimated number and type of vehicles per day/week;
- c) estimates for the number and type of parking suspensions that will be required;
- d) details of measures to protect pedestrians and other highway users from construction activities on the highway / private access road.

If the development is to be carried out in more than one phase, a phasing plan can be submitted for the written approval of the Local Planning Authority. No development of an approved phase can be commenced until a Construction Management Plan addressing the above matters has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure there are no adverse impacts on the free flow of traffic on local roads and to safeguard the amenities of the area consistent with Policy T4 of the London Plan 2021, Policies SP0 of the Haringey Local Plan 2017 and with Policy DM1 of The Development Management DPD 2017.

- 11** No development shall take place until details of the type and location of secure and covered cycle parking facilities have been submitted to and approved in writing by the Local Planning Authority.

Reason: To promote sustainable modes of transport in accordance with policies and standards set out in Policy T5 of London Plan 2021, Policy SP7 of the Haringey Local Plan 2017 and TfL's London Cycle Design Standards.

Informatives:

INFORMATIVE : Community Infrastructure Levy

Based on the information given on the plans, the Mayoral CIL charge will be £9,682.5 (150 sqm x £64.55) but there will be no Haringey CIL charge as this would not be within the chargeable use classes. This will be collected by Haringey after/should the scheme is/be implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index

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.

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.

- 1 You can find advice in regard to your rights of appeal at:
<https://www.gov.uk/appeal-householder-planning-decision>
- 2 This notice relates solely to a planning decision and does not purport to convey any approval or consent which may be required under the Building Regulations or any other statutory purpose.
If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal.
- 3 For more information about making a Building Regulations application, please contact Haringey Council Building Control Team by email building.control@haringey.gov.uk, telephone 020 8489 5504, or see our website at www.haringey.gov.uk/buildingcontrol.