

13th February 2024



Shepherd's Cot, Park Rd, London N8 8JJ

Dear Sir, Madam

Application by Highgate Cricket and Lawn Tennis Club for partial discharge of conditions 5 and 8 on permission HGY/2023/2299: Resurfacing and extension of tennis courts including change of use from garden to sports use, provision of floodlights, redevelopment of clubhouse and associated works.

Highgate CLTC is submitting an application for partial discharge of conditions 5 and 8 of permission HGY/2023/2299 via the Planning Portal. The application comprises:

- Completed Planning application form.
- Brookside Site Location Plan – Ref TQRQM23230155408000

It is accompanied by:

- Ground Investigation Methodology to discharge Condition 8 of consent HGY/2023/2299 – Simon Pryce Arboriculture 11th February 2024: ref 21/130/C8
- Drawing 20/130 – Proposed layout+ tree protection plan (TPP) . NB This drawing is already approved as referred to in condition 8

The planning application fee of £209 will be paid by bank transfer.

We explain the approvals sought below.

Condition 5

This condition requires the protection of trees that are to be retained within or adjacent to the site by the enclosure with temporary protective fencing with the fencing being retained throughout the period of construction 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.

The Club does want the flexibility of carrying out the development in phases and therefore seeks approval for the following phasing scheme.

Phase 1 – relaying and extension of courts and provision of floodlights

This phase would involve the removal of the existing top surface of the existing courts, the laying of a base and playing surface for the new courts on both the existing court area and the area of extension as shown on approved Drawing P100 Rev P01, and the provision of floodlighting as shown on the same drawing.

In this phase, all trees to be retained within or adjacent to the site would be protected in accordance with the requirements of condition 5.

Phase 2 - Demolition and redevelopment of the Clubhouse

It is likely that the Club will wish to carry out Phase 1 and then bring the courts into use before redeveloping the Clubhouse and carrying out the adjacent hard landscaping as a second phase. In this situation there would be no need for the trees at the northern end of the site, adjacent to the Greenway to be protected during Phase 2.

In this phase we therefore seek approval to protect trees 8, 10 and 12 as shown on the approved Tree Protection Plan (Drawing 20/130 -copy attached) which is referred to in condition 8. We would not protect trees 1 -7 at the northern end of the site.

In this phase therefore, trees 8,10 and 12 would be enclosed with temporary protective fencing in accordance with BS:5837:2012 'Trees in relation to design, demolition and construction. Recommendations' with the fencing being retained throughout the period of construction.

Further details of the tree protection measures themselves will be contained in the Arboricultural Method Statement which will be submitted in due course to meet the requirements of Condition 6.

Condition 8

Condition 8 requires approval by the LPA of both the commencement and findings of a trial excavation in accordance with the approved AIA. This application only seeks approval for the commencement of works

HCLTC intends to commence the investigation of the location of tree roots needing protection on or after 18th March 2024 and this application seeks approval for that.

Although the condition only requires approval for the commencement of the investigation and not the detailed methodology, we have attached to the application a 'Ground Investigation methodology' and Drawing 20/130 C8 showing the scope and proposed methodology of the investigation works for information. While this does not need approval at this stage, if the LPA does have any comments on the scope of works or approach the Club would be grateful to receive them as we recognize that the condition seeks the approval of the findings of the investigation in due course.

Since the submission of the original application, the Club has investigated an alternative less intrusive but robust method of identification of tree roots ie ground penetrating radar and now wishes to carry out the investigation by this method. This is explained more fully in the 'Ground Investigation Methodology'. In addition to the advantages set out in that document, there is also a significant benefit to the Club in that radar would involve no damage to the playing surface of the courts meaning that they could continue to be used without the requirement for remedial work until the project commences. This is therefore the Club's preference.

Because of the wording of condition 8 which refers to 'trial excavation undertaken by hand or air spade' we are seeking, via a separate concurrent Non Material Amendment (NMA) application, to alter this condition to allow investigation by radar as well.

This application for a partial discharge of condition 8 seeks approval for commencement of the investigation works by any or all of the 3 methods (radar (if the NMA application is approved), hand and air spade) on or after 18th March.

If you have any queries in relation to this application please contact me.

Yours faithfully

Gareth Morgan
On behalf of Highgate CLTC