



ana alonso architect | muswell hill

Muswell Hill Golf Club, Rhodes Avenue, N22 7UT

Planning Statement

Context and proposals

The following planning application is for minor interventions at the Muswell Hill Golf Club and include the following:

- New water tank – *to implement a bigger tank in same location*
- Canopy structure for golf buggies – *create protection for golf buggies by means of a light weight steel structure with polycarbonate cover*
- Extension of existing patio – *the Golf Club is looking to reach out to wider parts of the community and encourage them to enjoy the outdoor activities. Therefore for member events and social activities a slightly larger space is required.*

Planning advice received

The following informal planning advice was received in preparation of the application:

“Dear Ana,

Thank you for your email.

Regarding the Metropolitan Open Land and SINC, their designation is a non-statutory one, but they are vital for enabling the planning system to recognise, protect and enhance special sites. As such those areas do not carry any restrictions regarding permitted development, however, they bring additional considerations for any planning applications within borders.

Unfortunately, the Use Class which golfclubs fall in does not have any permitted development rights, besides those listed in Part 2 Minor operations. - [The Town and Country Planning \(General Permitted Development\) \(England\) Order 2015 \(legislation.gov.uk\)](#)

The canopy and the water tank will require planning application and given their location it should not have issues with the additional Metropolitan Open Land and SINC related policies.

The loading bay for sand, could potentially be built without planning permission, but there is a height restriction of 2m. If it will exceed that height, then planning permission will be required.

The additional patio area will require planning permission. I don't think the size and the quality (from nature and biodiversity point of view) of the area which is being converted to a patio will be an issue in regards to the policies, but it will be something decided by the planning officer in charge of the application.

Hope this helps.

If you have any questions, please let me know.

Kind regards,

Iliyan Topalov

Placemaking and Housing | Haringey Council