



Officer Report

Application Number:	HGY/2024/0373
Application Type:	Approval of details reserved by a condition
Address:	Highgate Cricket And Lawn Tennis Club, Crouch End Playing Fields, Park Road, Hornsey, London, N8 8JP
Proposal:	Details pursuant to conditions 5 (phasing scheme in relation to tree protection plan) and 8 (ground investigation methodology) of planning permission HGY/2023/2299.
Case Officer:	Roland Sheldon
Valid Date:	14/02/2024
Applicant:	Highgate Cricket and Lawn Tennis Club
Agent:	

RECOMMENDATION

Approve

1. SITE & SURROUNDINGS/PROPOSED DEVELOPMENT

The subject site contains the tennis, cricket ground and club facility, known as Highgate Cricket and Lawn Tennis Club, (HCLTC) located in the extensive grounds of Crouch End Playing Fields. The site is located within the Queens Wood Metropolitan Open Land (MOL), and forms part of the Crouch End Playing Field Complex Grade I SINC.

The proposal seeks approval of details for conditions 5 (phasing scheme in relation to tree protection plan) and 8 (ground investigation methodology) of planning permission HGY/2023/2299.

2. APPROVED DEVELOPMENT

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 – Approved 05/12/2023.

3. ANALYSIS/ASSESSMENT

Condition 5 reads as follows:

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.

Condition 8 reads as follows:

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.

In support of the discharge of the conditions, the following has been submitted:

- A site location plan
- Covering letter dated 13th February 2024
- Drawing no. 20/130
- Ground Investigation Methodology by Simon Pryce Arboriculture ref: 21/130 C8 dated 11/02/24

The submitted information has been reviewed by the Council Arboricultural Officer, who holds no objection to the submitted information, and considered that both conditions can be discharged without delay.

As such, the submitted information would fulfill the requirements of the conditions. The details are recommended for approval accordingly.

4. RECOMMENDATION - GRANT DISCHARGE

It is considered that sufficient information has been submitted in support of this application to allow for the details to be approved in connection with conditions 5 and 8.