

Officer Report

Application Number:	HGY/2024/0610
Application Type:	Full planning permission
Address:	Muswell Hill Golf Club, Rhodes Avenue, Wood Green, London, N22 7UT
Proposal:	New water tank to replace existing, canopy for golf buggies, extension of existing patio
Case Officer:	Emily Whittredge
Valid Date:	06/03/2024
Applicant:	Guy Stacey
Agent:	Ms Ana Alonso Truan

RECOMMENDATION

Approve with Conditions

SUMMARY OF RECOMMENDATION

GRANT PERMISSION subject to conditions.

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

This is an application for: a new water tank to replace existing, a new canopy for golf buggies and the extension of an existing patio, within the grounds of Muswell Hill Golf Club.

Site and Surroundings

The development site is at the south east end of the wider golf club grounds, off of Rhodes Avenue, where the buildings associated with the club use are located. The existing water tank, buggy storage area and patio are concentrated around or in this cluster of buildings. The site is located immediately to the west of Alexandra Park School and north of a residential area.

The site is not within a conservation area and does not relate to any listed building, but falls within designated Metropolitan Open Land.

Relevant Planning and Enforcement history

None relevant.

CONSULTATION RESPONSE

No responses were received.

LOCAL REPRESENTATIONS

The application has been publicised by way of letters.

No representations were received from neighbours, local groups, etc in response to notification and publicity of the application.

ASSESSMENT/ANALYSIS

DM Policy (2015) DM1 'Delivering High Quality Design' states that development proposals should relate positively to their locality, having regard to, building heights, form, scale & massing prevailing around the site, urban grain, sense of enclosure and, where appropriate, following existing building lines, rhythm of any neighbouring or local regular plot and building widths, active, lively frontages to the public realm, and distinctive local architectural styles, detailing and materials. Local Plan (2017) Policy SP11 states that all new development should enhance and enrich Haringey's built environment and create places and buildings that are high quality, attractive, sustainable, safe and easy to use. Development shall be of the highest standard of design that respects its local context and character and historic significance, to contribute to the creation and enhancement of Haringey's sense of place and identity which is supported by London Plan Policies.

Policy DM20 states that development that protects and enhances Haringey's open spaces will be supported. Proposals for ancillary development on open space will be supported where they: a Are necessary for, or would facilitate, the proper functioning of the open space; b Would not be detrimental to any other functions of the open space; c Are ancillary to the use(s) of the open space; d Are of an appropriate scale; e Do not detract from the open character of the site or surroundings; and f Contribute positively to the setting and quality of the open space. E The Council supports the provision and improvement of outdoor leisure facilities. Ancillary developments which enhance the park and open space offer (such as refreshment facilities, market and event spaces, public conveniences, public art installations or outdoor play and fitness equipment), or those which meet the special needs of education, will be permitted, provided that they: a Are of a high standard of design and quality, safe and accessible to all; b Do not detrimentally impact on nature conservation and biodiversity; c Do not adversely detract from the overall function, amenity, character and appearance of the park or open space.

Local Plan (2017) Policy SP13: (Open Space and Biodiversity) states that new development shall protect and improve Haringey's parks and open spaces. All new development shall: ▪ Protect and enhance, and when and where possible, extend the existing boundaries of the borough's Green Belt, designated Metropolitan Open Land, designated Open Spaces, Green Chains, allotments, river corridors and other open spaces from inappropriate development; ▪ Provide amenity space in accordance with the Council's Open Space and Recreational Standards Supplementary Planning Document (SPD); ▪ Manage the impact of such new developments in areas adjacent to designated open space; ▪ Secure improvements, enhancement and management in both quality and access to existing green spaces; ▪ Seek on-site or financial contributions towards open space from new developments as set out in the Open Space and Recreational Standards SPD; ▪ Seek to secure opportunities for additional publicly accessible open space especially in those identified areas of Open Space deficiency e.g. in the east of the borough where the quality and amount of provision is poorer as set out in the Council's Open Space and Recreational Standards SPD; and ▪ Conserve the historic significance of the borough's designated historic parks and gardens.

The application seeks to replace an existing water tank on the edge of the site with a tank of larger capacity. The existing tank is 5.2m in diameter and 2.3m tall, while the replacement would be 6.2m diameter and up to 4.5m tall. The materials would be corrugated metal to match existing. The

proposed change in the context of the wider site is not considered to have a significant adverse affect on the surrounding area.

The proposal also seeks to construct a new canopy between two existing buggy stores at the east edge of the site, that would accommodate/cover 8 buggies. The canopy would be constructed of metal with a clear polycarbonate roof. The structure is considered minor in scale, and would not detract from the appearance of the area.

The application also proposes to extend an existing raised patio that extends from the west of the main club house and overlooks open land. The proposal would increase the outdoor area by approximately 50%. Due to the minor scale of the proposal and its location, the proposal is overall considered proportionate to the site and would not be widely visible in public views.

As such, the proposed scheme, by virtue of its overall scale and nature would appear subordinate and would not detract from the open character of the site.

The London Plan states that development must not cause unacceptable harm to the amenity of surrounding land and buildings. DM Policy (2017) DM1 'Delivering High Quality Design' states that development proposals must ensure a high standard of privacy and amenity for the development's users and neighbours. The Council will support proposals that provide appropriate sunlight, daylight and open aspects (including private amenity space where required) to all parts of the development and adjacent buildings and land provide an appropriate amount of privacy to their residents and neighbouring properties to avoid overlooking and loss of privacy detrimental to the amenity of neighbouring residents and the residents of the development.

The proposed changes are minor and located on the golf club site which is generous in scale, with no development close to any residential properties. As such, the proposal would not result in material impacts to the amenity of the neighbouring properties, including loss of light, privacy, outlook or noise nuisance.

Conclusion

The proposed scheme, by virtue of its overall scale and nature, would not adversely affect the appearance of the locality or character of the open land, and would not adversely affect residential amenity.

All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION.

CIL APPLICABLE

The proposal would not create new floorspace or a new residential unit and as such would not be liable for CIL.

RECOMMENDATION

GRANT PERMISSION subject to conditions

Conditions:

- 1 The development to which this permission relates must be begun no later than three years from the date of this decision notice, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of Section 91 of the Town and Country Planning Act 1990 and to prevent the accumulation of unimplemented planning permissions.

- 2 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.

Informatives:**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.

INFORMATIVE: Party Wall Act

The applicant's attention is drawn to the Party Wall Act 1996 which sets out requirements for notice to be given to relevant adjoining owners of intended works on a shared wall, on a boundary or if excavations are to be carried out near a neighbouring building.