

- 1 MAY 2024

29 April 2024

Haringey Planning Department – FAO Development Management Support

Dear Sir

MY OBJECTIONS TO APPLICATION: HGY/2024/0871 – Tennis Club, Southern Road, London N2 9LH

1. **Application based on false claim** that incumbent tennis club has fallen into disrepair. Four existing shale courts are top dressed annually by members and maintained regularly through the season by a groundsman. Cynical depiction of broken net post before repair.
2. **Three undersized tennis court** are insufficient replacement for the existing four (two full-sized and two smaller) and could jeopardise club's membership of the Lawn Tennis Association that brings substantial benefits. All-weather courts require costly professional annual maintenance. Two landlords and unlimited rent and service charges for club house would result in increased membership fees which would deter the low-income families that enjoy the club.
3. **Loss of vital green open space** for member/family socialising and safe play area for children while parents on court or siblings being coached. Outdoor green open space is vital for the mental wellbeing of players, families and visitors.
4. **Removal of trees, esp. the very mature Ash T41** with detrimental visual impact on surrounding houses. New planting will be small and ornamental. Arboriculture report is too vague and there is a risk that retained trees, many outside the site, will suffer collateral damage beyond that anticipated by the report.
5. **Overdevelopment:** The proposed houses and clubhouse/flats building do not respect the size, form and use of the open space and detract from the overall openness and character of the site, the appearance and historical significance of the setting.
6. **The apartment block is overbearing** in terms of its siting, height, footprint, bulk & mass and would be detrimental to the prevailing street scene, to the layout of Cherry Tree Road and Summerlee Gardens, to the established existing uniform shaped open space and to the visual amenity of neighbouring dwellings.
7. **Parking Spaces** on site are insufficient for the number of dwellings, with no on-street parking for service vehicles or visitors. Cherry Tree Road is under Barnet CPZ Monday-Saturday, 10 a.m. to 6.30 p.m. and is already congested with only 8 houses with off-street parking.
8. **Ransom strip.** The boundary strip to Cherry Tree Road is owned by a third party and has not been acknowledged by the developer in spite of being aware of the managing agent for the owning Trust. Access through Cherry Tree Road is not therefore in place.

Yours Sincerely

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