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SE1 9PL

31 May 2024

**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015
NOTICE OF REFUSAL OF PLANNING PERMISSION**

Case Reference	HGY/2023/0733
Location	The Grove Lawn Tennis Club, Cascade Avenue, Hornsey, London, N10 3PS
Proposal	Redevelopment of site including conversion of existing pavilion into 1.no residential dwelling and erection of 8.no residential dwellings, associated landscaping and cycle storage
Received	15 March 2023

In pursuance of their powers under the above Act, the London Borough of Haringey as Local Planning Authority hereby REFUSE the above development for the reason(s) listed in the attached schedule.

Title	Description	Date
6299 - PL 27 Areas Schedule - Pavilion.pdf	Additional plans	15 March 2023
6299 - PL 01A Location Plan		30 June 2023
6299 - PL 21A Roof Plan - Cascade Ave		30 June 2023
6299 - PL 20A Second Floor Plan - Cascade Ave		30 June 2023
6299 - PL 24A Proposed Pavilion		30 June 2023
6299 - PL 30 M&E Approach		30 June 2023
6299 - PL 10A Basement Floor Plan - The Chine		30 June 2023
6299 - PL 12A First Floor Plan - The Chine		30 June 2023
6299 - PL 19A First Floor Plan - Cascade Ave		30 June 2023
6299 - PL 23A Side 1 & 2 Elevations - Cascade Ave		30 June 2023
6299 - PL 11A Ground Floor Plan - The Chine		30 June 2023
6299 - PL 16A Side 1 & 2 Elevations - The Chine		30 June 2023
6299 - PL 17A Basement Floor Plan - Cascade Ave		30 June 2023
6299 - PL 13A Second Floor Plan - The Chine		30 June 2023
6299 - PL 15A Front & Rear Elevations - The Chine		30 June 2023
6299 - PL 14A Roof Plan - The Chine		30 June 2023
6299 - PL 18A Ground Floor Plan - Cascade Ave		30 June 2023

6299 - PL 29 Proposed Levels
6299 - PL 22A Front & Rear Elevations - Cascade Ave
6299 - PL 28A Dimensioned Site Section

30 June 2023
30 June 2023
30 June 2023

A handwritten signature in black ink that reads 'Robbie McNaugher'.

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Refusal Reasons: (5)

- 1** The proposed development would result in the permanent loss of a community sports facility and open space which is considered to be important to the social vitality of the area and the applicant has failed to demonstrate that it is not viable to continue the existing use, an alternative community use nor has the applicant sought to re-provide an equivalent quality facility in the locality. The proposal conflicts with London Plan Policies S1 and S5, Local Plan Policies SP15, SP16 and DM49 and paragraphs 92, 93 and 99 of the National Planning Policy Framework.
- 2** The proposed development by reason of its siting, scale and bulk would introduce a dominant and discordant form of development, detrimental to the verdant, open and spacious qualities of the site and its spatial relationship with surrounding buildings, overall street scene and the contribution the site makes to the special interest of the Rookfield Conservation Area, contrary to Policies D3 and HC1 of the London Plan 2021, Policy SP11 of Haringey's Local Plan Strategic Policies (2017) and Policies DM1 and DM7 of the Haringey Development Management DPD (2017).
- 3** By virtue of the close relationship of the rear windows of the dwelling in the converted pavilion and the rear garden of no.10 The Chine and no.37 Cascade Avenue, the proposed development would result in the actual or perceived overlooking and loss of privacy to the neighbours at no.10 and no.37 and a poor quality living environment for the future occupant of the building contrary to London Plan Policies D3 and D6 and DPD Policies DM1 and DM7.
- 4** Due to the scale of the proposed buildings their close relationship with the flank windows and rear gardens of no.10 The Chine and no. 37 Cascade Avenue and the rear gardens of no. 59 and no 67 Etheldene Avenue, the proposal is considered to result in unacceptable outlook and overbearing impacts on these neighbours contrary to London Plan Policies D3 and D6 and DPD Policies DM1 and DM7.
- 5** In the absence of a legal agreement to secure a financial contribution towards the carbon offset fund and a S106 monitoring fee the development would fail to achieve net zero-carbon contrary to London Plan Policy SI2, Local Plan Policy SP4 and DPD Policy DM21.

Notes:

You can find advice in regard to your rights of appeal at: <https://www.gov.uk/appeal-planning-decision>.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal.

This notice relates solely to a planning decision and does not purport to convey any approval or consent which may be required under the Building Regulations or any other statutory purpose.

For more information about making a Building Regulations application, please contact Haringey Council Building Control Team by email building.control@haringey.gov.uk, telephone at 020 8489 5504, or see our website at www.haringey.gov.uk/buildingcontrol