

Mr Max Plotnek
Market Peckham
133a Rye Lane
London
SE15 4BQ

14 March 2025

**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/2024/0871
Location	Tennis Club, Southern Road, Hornsey, London, N2 9LH
Proposal	Demolition of the existing clubhouse and redevelopment of the site to provide a detached three storey block containing a new clubhouse with apartments above and a terrace of houses, one new tennis court, refurbishment of two of the existing tennis courts, creation of a vehicular access off Cherry Tree Road, with associated landscaping, car parking, cycle storage, and refuse storage. (NOTE: Drawings and supporting documentation supporting this application are set out below dated 27/03/2024 and that pre-application documents dated 23/04/2024 are attached for information purposes only).
Received	27 March 2024

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
PL_0300 Existing and Proposed Site Section.	Section - Proposed	27 March 2024
PL_0400 House Elevations.	Elevation (Front) - Proposed	27 March 2024
PL_0201 Proposed Lower Ground Floor.	Floor plan	27 March 2024
PL_0204 Proposed Second Floor.	Floor plan	27 March 2024
PL_0401 Clubhouse Elevations.	Elevation (Front) - Proposed	27 March 2024
PL_0200 Proposed Site Plan.	Block plan of the site	27 March 2024
PL_0202 Proposed Ground Floor.	Floor plan	27 March 2024
PL_0203 Proposed First Floor.	Floor plan	27 March 2024
PL_0205 Proposed Roof Plan.	Roof Plan - Proposed	27 March 2024

**Head of Development Management and Planning Enforcement
Planning Service**

Refusal Reasons: (1)

- 1 The proposed redevelopment of the site, with the loss of one court in connection with this established tennis club, has not been robustly demonstrated, taking into account current demand and membership levels with this facility and possible alternative investment in its current configuration as a four-court club, thus failing to meet the criteria set out in London Plan Policies S1 and S5, Local Plan Policies SP13, SP16, DM20, and DM49, as well as paragraphs 96 and 104 of the National Planning Policy Framework and Sport England's policy to protect existing sports facilities, while also harming the provision of sports facilities that support health and well-being in the area, contrary to the planning policies that seek to safeguard such assets, as set out above

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