



Planning Inspectorate

Appeal Ref: APP/Y5420/W/24/3356480

Hearing: 10 & 11 June 2025

Appeal by: ROK Enterprises One Ltd

Local Planning Authority: London Borough of Haringey

Proposed development: 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.

At: The Grove Lawn Tennis Club, Cascade Avenue, Hornsey, Haringey, London N10 3PS

Agenda

1. **Introduction, opening formalities and points of clarification**
2. **Main Issue:** the effect of the proposed development on the availability of community facilities, including sports and recreation facilities and open space.
 - a. Relevant policies:
 - NPPF: paras 96, 98, 104
 - London Plan: S1, S5
 - Haringey Strategic Policies: SP13, SP15, SP16
 - Haringey Development Management DPD: DM20, DM49
 - b. Role(s) of site re sports and recreation / community facilities / open space.
 - c. Whether the facility is surplus to requirements.
 - d. Whether there is any relevant shortfall in tennis facilities.
 - e. Whether the existing facility is viable in its current use.
 - f. Whether there is demand for any other suitable community use.
 - g. Whether the premises has been suitably marketed for use as a community facility.

3. **Main Issue:** the effect of the proposed development on the character and appearance of the area, having particular regard to:
 - a. Whether it would preserve or enhance the character or appearance of the Rookfield Conservation Area, and
 - b. Whether any harm to the significance of the designated heritage asset would be outweighed by public benefits.
4. **Main Issue:** the effect of the proposal on living conditions for occupiers of neighbouring properties, with particular regard to outlook and privacy.
5. **Main Issue:** whether suitable living conditions would be provided for future occupiers of the converted pavilion building.
6. **Other Matters**, including:
 - Housing Land Supply (disputed sites identified in Housing Land Supply Statement of Common Ground dated 23 May 2025).
 - Proposed basements and approach to drainage/flood risk (concerns raised by interested parties, clarification of matters which are addressed in technical evidence and matters which could be secured by condition).
 - Jersey Cudweed (clarification of proposed mitigation measures, how secured, and whether any off-site mitigation is anticipated).
7. **Planning Obligation** (without prejudice)
 - a. Whether the obligations included in the Unilateral Undertaking are:
 - i. necessary to make the development acceptable in planning terms;
 - ii. directly related to the development; and
 - iii. fairly and reasonably related in scale and kind to the development.
(Reg 122(2) Community Infrastructure Levy Regulations 2010)
 - b. Arrangements and deadline for submission of a signed and completed Unilateral Undertaking.
8. **Planning Conditions** (without prejudice)
9. **Applications for Costs** (if any)
10. **Arrangements for the site visit and closing**