



Officer Report

Application Number:	HGY/2024/0837
Application Type:	Full planning permission
Address:	Wood Vale Lawn Tennis Club, Wood Vale, Hornsey, London, N10 3DJ
Proposal:	The reconstruction of existing outdoor shale tennis court Nr 5 to form one outdoor porous asphalt court with the installation of new perimeter fencing and associated works.
Case Officer:	Eunice Huang
Valid Date:	25/03/2024
Applicant:	Mr Alan Hind
Agent:	Mr Lee West

RECOMMENDATION

Approve with Conditions

1. SUMMARY OF RECOMMENDATION

GRANT PLANNING PERMISSION, subject to conditions.

2. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

This is an application for the reconstruction of existing outdoor shale tennis court Nr 5 to form one outdoor porous asphalt court with the installation of new perimeter fencing and associated works.

Site and Surroundings

The proposal relates to a tennis court facility, accessed from Wood Vale, between Nos. 11 & 13. The facility is located to the rear of residential properties addressed to Wood Vale and Cranley Gardens.

The site is located within Metropolitan Open Land and also forms part of SINC Grade I.

Relevant Planning and Enforcement history

The most recent planning history relating to the site as is as follows:

- HGY/2017/2358 – Installation of 9 No. lighting columns with floodlights to illuminate 2 No. tennis courts – Approved with conditions 26/9/2017
- HGY/2016/3499 – Non-material amendment following a grant of planning permission HGY/2015/3375 to amend the fencing height from 2.75m to 3.60m – Approved with conditions 17/11/2016
- HGY/2015/3375 – Reconstruction of existing two tennis courts with shale finish, to two tennis courts with permeable tarmac finish, with replacement wire fencing and ancillary hard landscaping works – Approved with conditions 08/1/2016
- HGY/2013/1963 – Replacement of existing clubhouse with new timber clad clubhouse – Approved with conditions 12/11/2013
- HGY/1994/1021 – Construction of 1 No. all weather – Approved with conditions 27/9/1994

3. CONSULTATION RESPONSE

3.1 No consultation responses were received.

4. LOCAL REPRESENTATIONS

The number of representations received from neighbours, local groups, etc in response to notification and publicity of the application were as follows:

No. of individual responses: 3

Objecting: 0

Supporting: 3

The following issues were raised in representations::

- The replacement court would benefit the club and local community in facilitating exercise and sports activity.

5. MATERIAL PLANNING CONSIDERATIONS

Principle of development

The NPPF sets out Core Planning Principles, one of which is “promoting healthy and safe communities”. Paragraph 98 of the NPPF also acknowledges that access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities.

London Plan Policy S5 ‘Sports and recreation facilities’ supports sports lighting in areas where there is an identified need for sports facilities to increase sports participation opportunities, unless the sports lighting gives rise to demonstrable harm to local community or biodiversity. Sports facilities are also supported by Local Plan Policy SP14 ‘Health and Well-Being’ and SP16 ‘Community Facilities’.

The existing shale tennis court is in a dilapidated condition and is unfit for play. Its replacement with a porous asphalt court would support sporting and community activities at the established club. It is therefore considered to be supported by Local and London Plan policy and the NPPF.

Design and appearance

Local Plan Policy SP11 requires development to enhance and enrich Haringey's built environment while DPD Policy DM1 also requires development proposals to respect their surroundings.

The replacement court would not be considered to result in an unacceptable impact upon the character and appearance of the locality. The dimensions and finished levels of the replacement court would be maintained as per existing. Replacement chainlink mesh fencing on the perimeter of court 5 also retains existing fence heights.

Impact on neighbouring amenity

DPD Policy DM1 'Delivering High Quality Design' states that development proposals must ensure a high standard of privacy and amenity for a development's users and neighbours.

The replacement court and fencing would not have a material impact upon neighbouring amenity, because court and fencing dimensions are retained as per existing.

Habitat and wildlife

SP13 of the Haringey Local Plan (updated 2017) requires all development to protect and improve sites of biodiversity and nature conservation, including private gardens through its:

- Contribution to wildlife and ecological habitats and, where possible, include green and brown roofs, rainwater harvesting, green walls, bird and bat nesting/roosting opportunities;
- Protection, management and maintenance of existing trees and the planting of new trees where appropriate; and
- Protection, enhancement and creation of Sites of Importance for Nature Conservation (SINCs) and Local Nature Reserves (LNRs).

The replacement court and fencing would not encroach upon existing soft landscaped areas, which will be retained. The proposal would therefore be considered to protect the SINC and not unduly harm wildlife and habitats within the site, in accordance with policy SP13.

Conclusion

For the reasons outlined above the works here are considered acceptable and will not affect the amenity of neighbouring occupiers or local habitat and wildlife.

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

6. CIL APPLICABLE

The increase in internal floor area would not exceed 100 sq.m. and therefore the proposal is not liable for the Mayoral or Haringey's CIL charge.

7. RECOMMENDATION

GRANT PLANNING 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.