

REPORT FOR CONSIDERATION AT PLANNING COMMITTEE

Reference No: HGY/2010/1365	Ward: Crouch End
Address: Coolhurst Lawn Tennis and Squash Racquets Club, Courtside N8 8EY	
Proposal: Demolition of existing single storey shed and erection of sports building with 4 squash courts including modification of clubhouse.	
Existing Use: Sports facility	Proposed Use: Sports facility
Applicant: Mr Rob Mackenzie Coolhurst Tennis & Squash Club	
Ownership: Private	
Date received: 19/07/2010 Last amended date: 08/10/2010	
Drawing number of plans: 208_PL100, 101, 102, 103, 104,105, 208_SK_002	
Case Officer Contact: Oliver Christian	
PLANNING DESIGNATIONS:	
Conservation Area Road Network: Borough Road	
RECOMMENDATION	
GRANT PERMISSION subject to conditions	

SUMMARY OF REPORT:

The proposal is for the demolition of existing single storey shed and erection of sports building with 4 squash courts including modification of clubhouse.

The proposed squash court building will replace a single storey building that is located on the Northern part of the site. It is situated between two existing building and North of the tennis courts. The proposed building can only be viewed from beyond the existing tennis courts and by residential properties to the South whose rear gardens abut the site.

The height of the building results from the creation of a mezzanine within to accommodate a viewing gallery.

The creation of an under croft is an integral part of the building that allows disability access to the building and also for the provision of sheltered cycle bays.

The materials are neutral in being a mix of light green corrugated steel panels and timber frames.

The modifications to the clubhouse are minor and cause no harm in that it involves extending the existing building to enclose the covered entrance area and internal alteration to improve the layout.

There are no changes to the existing access to the club through the car park and club main entrance. A new rear access is created.
The proposal provides for an additional 4 car parking space within the site.

1. SITE AND SURROUNDINGS

1.1 The application site is situated at Coolhurst Lawn Tennis & Squash Rackets Club on Coolhurst Road and lies in the Crouch End Conservation Area. In addition the site has been designated as an 'Area of Special Character'.

1.2.1 The Coolhurst Club is a squash and tennis court situated within a residential area, but bounded on two sides by school playing fields. Coolhurst Lawn Tennis Club is a long established club located to the rear of Nos. 1-11 Coolhurst Road and adjacent to St. Aloysius Sports Field. Access is gained via Courtside from Coolhurst Road. The rear gardens of Nos 2-34 Avenue Road and Nos. 1-7 Coolhurst Road back onto the outer tennis courts (Nos. 5-11).

1.2.2 There are eight hard courts and three grass courts at the club. One court (Court 4) is covered by an inflatable 'air hall' in winter. At present courts 1, 2 and 3 are floodlit, by lights on steel columns approximately 8m high. Several dwellings in Avenue Road back onto the courts.

1.2.3 The houses are built on sloping ground and to the rear they comprise of three storeys and basement; several of them are divided into flats. The rear gardens of the houses are about 20-25 metres in length.

2. PLANNING HISTORY

HGY/1991/0192 GTD 10-02-92: Installation of eight floodlighting poles supporting twelve asymmetric floodlights with 1KW M.V. lamps to Courts 4, 4, 6. (As identified on ordnance survey plan attached to application.

HGY/1994/1453 GTD 10-01-95: Conservation Area Consent for demolition of boiler house sheds and erection of new covered tennis court and squash court.

HGY/1994/1454 GTD 10-01-95: Erection of a new covered tennis court building and new squash court.

HGY/1996/1333 REF 10-12-96: Installation of new floodlights to Courts 6, 7 & 8.

HGY/1996/1334 GTD 26-11-96: Replacement of existing single court air hall with new 2 court air hall.

HGY/1996/1335 GTD 26-11-96: Demolition of existing clubhouse, ancillary outbuildings; Erection of a new squash court with adjacent two storey building containing changing rooms and fitness areas.

HGY/1996/1336 GTD 26-11-96: Conservation Area Consent for demolition of existing clubhouse.

HGY/2001/0343 GTD 29-05-01: Demolition of two existing squash courts, construction of four new squash courts plus covered link and undercroft.

HGY/2001/0345 GTD 29-05-01: Conservation Area Consent for the demolition of two existing squash courts and construction of four new squash courts plus covered link and undercroft.

HGY/2002/1125 REF 22-10-02: 12 new floodlighting columns to tennis courts 4/5 (8m in height) (6.7m in height); creation of new proposed mini tennis court with junior practice area.

HGY/2003/0276 GTD 25-03-03: New floodlighting columns to tennis court 4, new mini-tennis court and junior practice area. Replacement Air Hall to tennis court 4.

HGY/2004/0110 GTD 17-02-04: Replacement of existing inflatable air hall with framed fabric covered court for year round use.

HGY/2008/1439 GTD 10-11-08 St Aloysius Playing Field Hurst Avenue
 Construction of three floodlit porous macadam tennis courts and associated
 access pathways (additional information supplied in support of application
 including suggested planning conditions).

3. RELEVANT PLANNING POLICY

3.1 National Planning Policy

3.2 PPG17: Sport and Recreation

This PPG describes the role of the planning system in assessing opportunities and needs for sport and recreation provision and safeguarding open space which has recreational value. It recognises the importance of quality open space, sports and recreation facilities in supporting social inclusion, community cohesion and health and wellbeing.

3.3 London Plan

3.4 The London Plan, adopted in February 2004 and updated in February 2008, forms the Spatial Development Strategy for Greater London. It contains key policies covering housing, transport, design and sustainability in the capital. It contains key policies covering housing, transport, design and sustainability in the capital.

3.5 Policy 4B.8 Respect local context and communities

3.6 Unitary Development Plan

- UD3 General Principles
- UD4 Quality Design
- CSV1 Development in Conservation Areas
- CSV5 Alterations in Conservation Areas
- OS5 Development Adjacent to Open Spaces
- OS3 Significant Local Open Land (SLOL)
- M10 Parking for Development

3.7 Supplementary Planning Guidance / Documents

- SPG1a Design Guidance
- SPG2 Conservation and Archaeology
- SPG8e Light Pollution

4. CONSULTATION

Statutory	Internal	External
Sports Council LFEPA Sports England	Transportation Arboriculturalist Waste Management Conservation Team Building Control	Conservation Advert - 13/08/2010 <u>Amenity Groups</u> Hornsey CAAC <u>Total No. of Residents</u> <u>Consulted: 66</u>

5. RESPONSES

Conservation

5.1 Hornsey CAAC has no objection to the proposal as the existing buildings do not contribute to the conservation area.

5.1.1 LFEPA have no objection to the proposal

Letters of Support

5.1.2 Sports for England, support the proposal and their assessment of the proposal states: 'The overall thrust of the statement is that a planned approach to the provision of facilities and opportunities for sport is necessary in order to ensure the sport and recreational needs of local communities are met'.

5.1.3 England Squash & Racket ball (ESR) supports the proposal and have provided funding for the redevelopment. ESR has in principle, agreed to award Coolhurst LT&SRC a grant of £120,000 towards a total project cost of £750,000 for the development of facilities. Coolhurst LT&SRC were one of only two major projects selected for year two funding

Local Residents

5.2 4 letters of objection have been received summarised as follows:
The height of the building is out of keeping with the local architecture and will severely affect the outlook from many surrounding houses in the Conservation area.

The parking at the tennis club is already poorly controlled. We have experienced repeated incidents where the club car parking overflows onto the private road, blocking driveways. Drivers have on several occasions been abusive when asked to move their cars. At present cars regularly park on restricted areas within the existing tennis club car park obstructing exit of other vehicles.

The building proposed is very much bigger than the one it replaces, it is considerably taller than the existing squash court building and appears to be taller even than the neighbouring houses in Courtside, and thus it would, if built, be a dominant feature of the appearance of the neighbourhood.

The design of the building, particularly the north elevation, is industrial and entirely out of character with the existing club buildings and those of this conservation area in general.

A substantial part of the volume of this proposed building is the undercroft, a void for which no purpose is given in the application & it is intended for further development, or is it for storage, which would be

unsightly since it is open? If it has no purpose, then the considerable increase in the height of the building is hard to justify. You do not need a building of this height to accommodate four squash courts.

The north elevation of the building, facing the houses on Avenue Road, has a 'mesh' front that is designed to be transparent. Apart from the viewing gallery, it houses the access staircase, the main route from the clubhouse to the courts. The drawings show that this will be clearly visible. A staircase will need constant bright lighting for health and safety reasons. During the winter months when the trees in the area, which are largely deciduous, are without their leaves this lighting will be a dominant feature of the outlook from Avenue Road. This is a substantial change from the existing building, which has modest windows on a domestic scale.

The application states that it has no impact on the existing trees in the area and we do not dispute that; the drawings show some of the low trees and bushes that are now on the bank between the tennis courts and St Aloysius College Sports Field. However, in the early summer, Coolhurst SR and LTC felled eight beautiful and substantial Lombardy poplars that stood on the bank over which the raised squash courts would now be built. These trees were thought to be over a hundred years old and were a much-loved feature of this area, now very much missed. When discussing the removal of these trees with its members (one of us is a member), the club clearly stated that the felled trees would be replaced, probably with a line of hornbeams planted along the top of the bank. Thus few objections were raised. The ugly building now proposed is a wholly inappropriate replacement for what has been lost.

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The design includes an open undercroft which is unnecessary and gives rise to the excessive height of the proposal. The undercroft proposal also implies that there will be another use for this space at some stage in the future. This will mean a major expansion of the clubs activates which will have a detrimental impact on neighbours in terms of parking provision and other amenities. I request that the application be rejected unless alterations are made to the design to place the new squash courts at ground level, remove the undercroft and retain the parapet line of the adjacent flat roofed courts.

Officer's comment

- 5.21 The proposed building is to be located on and replaces buildings on the site. The height and scale of the building has previously been accepted when planning permission was granted in 2001. It is considered that no new adverse implications are introduced by the proposal.
- 5.22 There are no trees affected by the proposal and no trees have been removed to facilitate the carrying out of the development.
- 5.23 The proposal provides additional and improved facilities that will be accessible to local Schools and the Community. The proposal is therefore considered to be in compliance with Planning Policy Guidance 17 'Sport and Recreation', and 'Policies UD3 'General Principles', UD4 'Quality

Design', CSV1 'Development in Conservation Areas' and OS3 'Significant Local Open Land (SLOL)' of the Unitary Development Plan 2006.

Transportation

- 5.3.1 Although the public transport accessibility level for this site is low, we have considered that this development proposal would not generate any significant traffic that would have noticeable adverse impact on the adjoining roads. Our analysis of the trips that will be generated by the proposed increase in floor area of the development by some 159sqm using our trip prediction software TRAVL; using the following sites: Chingford Driving Range, E4 8QA, Lee Valley Centre, N9 0AS and Magpie Hall and Golf Course, indicates that the development will generate 4 vehicular (in/out) trips in the critical PM peak.
- 5.3.2 It is also worth noting that this area has not been identified within the Council's UDP as that renowned to have car parking pressure and in any event, the use of this sort of facility tend to be by the local people with minimal peak traffic times. In addition the applicant has also proposed providing an additional 4 off street car parking spaces to facilitate to increase in parking demand and 16 cycle racks as detailed on Plan No. 208_SK_002.
- 5.3.3 The applicant has submitted and transport statement which indicates that a larger percentage of members live within walking and cycling distance of the development. We will therefore require the applicant to submit a Travel Plan to the Council, before the proposed facilities out into use. Consequently, the highway and transportation authority would not object to this application subject to the conditions that the applicant:
1. The applicant submits a Travel plan to the Council's Sustainable Transport department before the additional courts are put into use.
Reason: to promote travel by sustainable modes of transport to and from the site.
 2. Provides a minimum of 16 (sixteen) cycle racks which shall be enclosed under a shelter.
Reason: To improve the conditions for cyclists at this location.

6.0 ANALYSIS / ASSESSMENT OF THE APPLICATION

- 6.1 Significant to the determination of the current proposal is the permission granted to HGY/2001/0343 on the 29-05-01. This permission granted the demolition of two existing squash courts, construction of four new squash courts plus covered link and under-croft. This is identical to the current proposal.

6.2 The main issues in respect of this application are considered to be:

1. Impact on neighbouring properties
2. Impact on the Conservation Area
3. Need for new facilities
4. Noise and Nuisance
5. Traffic/Transportation and car parking

Impact on neighbouring properties

6.21 Policy UD3 requires development proposals have no significant adverse impacts on residential amenity in terms of loss of daylight or sunlight, privacy, overlooking, aspect and the avoidance of air, water, light and noise pollution.

6.22 Objectors are concerned with the loss of trees, outlook size and scale of the proposal.

The proposal is located on previously developed land and is identical in size and scale to the permission granted in 2001 that was not implemented. Policy UD3 requires developments to include measures to avoid, reduce and only then mitigate the emissions of pollutants, where appropriate, and to locate potentially polluting activities from sensitive areas or uses (such as homes).

6.23 It is considered that the location and distance from residential properties is such that there will be minimal harm in terms of adverse outlook and light spillage.

Impact on the Conservation Area

6.2 The subject site is located in a Conservation Area and adjacent to the designated area of Significant Local Open Land (SLOL). As such it is subject to Policy CSV1 and OS3 which seeks to ensure that proposals affecting Conservation Areas preserve or enhance the historic character of the Conservation Area:

6.3 The proposed squash courts are a sporting use located away from residential properties and on previously developed land is considered to be appropriately located on the site and as there are no planning objections.

Need for new facilities

6.4 National Planning Policy Guidance 17 the importance of quality open space, sports and recreation facilities in supporting social inclusion, community cohesion and health and wellbeing. The proposed courts will expand the existing squash facilities to accommodate more players, including juniors from local schools, thereby making such facilities available to a wider demographic. This would be in accordance with the policy aims of PPG17.

- 6.41 The proposal is located on a previously developed part of the site and is designed to mitigate its potential amenity impacts. Consequently, the proposal manages to work towards the key goals of PPG17 while remaining appropriate to its location.
- 6.42 Policy UD3 requires development proposals to not have any significant adverse impact on residential amenity or other surrounding uses in terms of loss of daylight or sunlight, privacy, overlooking, aspect and the avoidance of air, water, light and noise pollution
- The club has insufficient spaces for existing court usage
 - The proposed new courts will not worsen street parking problems
- 6.43 It is considered that the courts are appropriately located and cause no harm to the local residential amenity due to the distance from the rear of the nearby properties.
Additionally the proposal provides additional and improved facilities that will be accessible to local Schools and the Community. The proposal is therefore considered to be in compliance with Planning Policy Guidance 17 'Sport and Recreation', and 'Policies UD3 'General Principles', UD4 'Quality Design', CSV1 'Development in Conservation Areas' and OS3 'Significant Local Open Land (SLOL)' of the Unitary Development Plan 2006

Noise and Nuisance

- 6.5 The subject site is already in use as a sports facility and it is immediately adjacent to the Club's existing courts. The club and playing fields are both long established uses and local residents would be accustomed to some level of associated noise. By locating the new squash court building in an already developed area: It is considered that the potential light spillage and noise generated would not be significantly different in nature or degree to current levels on the adjoining Tennis Courts. As such the proposal is considered to be in line with Council policies especially UD3 General Principles.

Traffic/Transportation and Car parking

- 6.6.1 Policy UD3 requires development proposals to not have a significant impact on public and private transport networks, including highways or traffic conditions. Policy M10 sets out the parking standard required for developments within the borough.
- 6.6.2 There are concerns from local residents in respect of adverse parking issues within the vicinity, considered to result from the patrons of the club.
- 6.6.3 The applicant has proposed an additional 4 parking spaces alongside a condition for sheltered cycle bays on site.

6.6.4 The Council's Transportation Group do not object to the proposal. Although the public transport accessibility for this site is low, it is considered that the proposal would not generate any significant traffic that would have noticeable adverse impact on the adjoining road and the additional parking spaces proposed are considered acceptable for the level of development proposed.

7.0 CONCLUSION

7.1 It is considered that the proposal would not have any detrimental impact on the amenity of the neighbouring and surrounding properties in terms of loss of visual amenity nor would have an overbearing impact on the amenities of the neighbouring properties: The proposed location scale and size of development is not considered to cause detriment to neighbouring properties due to the distance from the rear of those properties. The proposal is therefore considered to accord with the provisions of Policy UD3: General Principles, UD4: Quality Design, CSV1 Developments in Conservation Areas of the Haringey Unitary Development Plan and SPG1a Design Guidance and Design Statements.

7.11 The proposal provides additional and improved facilities that will be accessible to local Schools and the Community. The proposal is therefore considered to be in compliance with Planning Policy Guidance 17 'Sport and Recreation', and 'Policies UD3 'General Principles', UD4 'Quality Design', CSV1 'Development in Conservation Areas' and OS3 'Significant Local Open Land (SLOL)' of the Unitary Development Plan 2006.

8. RECOMMENDATION

GRANT PERMISSION subject to conditions

Applicant's drawing No. (s) 208_PL100, 101, 102, 103, 104,105, 208_SK_002

Subject to the following condition(s)

IMPLEMENTATION

1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.

2. The development hereby authorised shall be carried out in complete accordance with the plans and specifications submitted to, and approved in writing by the Local Planning Authority.

Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.

EXTERNAL APPEARANCE

3. Samples of all materials to be used for the external surfaces of the development shall be submitted to, and approved in writing by, the Local Planning Authority before any development is commenced. Samples should include sample panels or brick types and a roofing material sample combined with a schedule of the exact product references.

Reason: In order for the Local Planning Authority to retain control over the exact materials to be used for the proposed development and to assess the suitability of the samples submitted in the interests of visual amenity.

CONSTRUCTION

4. The construction works of the development hereby granted shall not be carried out before 0800 or after 1800 hours Monday to Friday or before 0800 or after 1200 hours on Saturday and not at all on Sundays or Bank Holidays.

Reason: In order to ensure that the proposal does not prejudice the enjoyment of neighbouring occupiers of their properties.

HOURS OF OPERATION

5. The use hereby permitted shall not be operated before 0800 or after 2200 hours on Monday to Saturdays or before 1000 hours and 1800 on Sundays and Bank Holidays.

Reason: This permission is given to facilitate the beneficial use of the premises whilst ensuring that the amenities of adjacent residential properties are not diminished.

SUSTAINABILITY

6. The applicant submits a Travel plan to the Local Planning Authority which is too agreed in writing prior to the additional courts being put into use.

Reason: to promote travel by sustainable modes of transport to and from the site.

7. The applicant to submit plans for the provision of a minimum of 16 (sixteen) cycle racks which shall be enclosed under a shelter.

Reason: To improve the conditions for cyclists at this location.

REASONS FOR APPROVAL

The proposal provides additional and improved facilities that will be accessible to local Schools and the Community. The proposal is therefore considered to be in compliance with Planning Policy Guidance 17 'Sport and Recreation', and Policies UD3 'General Principles', UD4 'Quality Design', CSV1 'Development in Conservation Areas' and OS3 'Significant Local Open Land (SLOL)' of the Unitary Development Plan 2006.