



## **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 No's 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

PPS5: Historic Fabric

This PPS describes the role of the planning system and provides guidance in assessing proposals for Listed Building Consent and for demolition of buildings within Conservation Areas.

#### 3.2 Unitary Development Plan

CSV7 Demolition in Conservation Areas

### 4. CONSULTATION

Statutory	Internal	External
Conservation Advert	Conservation Team Transportation Group Arboriculturalist	<u>Amenity Groups</u> Hornsey CAAC CASCH  <u>Local Residents</u>

		<u>Total No of Residents Consulted:66</u>
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## 5. RESPONSES

### 5.1 Conservation

Hornsey CAAC – No objection to the demolition of the building as it makes no positive contribution to the conservation area.

### 5.2 Local Residents

No objection to the demolition.

## 6. ANALYSIS / ASSESSMENT OF THE APPLICATION

6.1 The main issue in respect of this application is considered to be whether the building is of any architectural merit and whether it contributes toward the Conservation Area:

6.2.1 It is considered that the existing building makes no positive contribution to the Conservation Area.

6.2.2 The proposal should be viewed alongside HGY2010/1365 application for planning permission for the erection of the new squash court building.

## 7. CONCLUSION

7.1 The existing building does not contribute toward the conservation area.

7.2 The proposed replacement building is considered appropriate for the site and the location and as such is not contrary to the aims of Council policy CSV5 and as such it would be appropriate to recommend that Conservation Area Consent be granted for the demolition.

## 8. RECOMMENDATION

GRANT CONSERVATION CONSENT:

Applicant's drawing No. (s) 208\_PL100, 101, 102, 103, 104,105, 208\_SK\_002

Subject to the following condition:

1. The demolition hereby permitted shall not be undertaken before a contract for the carrying out of the works for redevelopment of the site has been made and planning permission granted for the redevelopment for which the contract provides.

Reason: In order to ensure that the site is not left open and vacant to the detriment of the character and visual amenities of the locality.

#### REASONS FOR APPROVAL

The proposal is considered to accord with the provisions of Policy CSV7 'Demolition in Conservation Areas' of the Haringey Unitary Development Plan.