

REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE

1. APPLICATION DETAILS

Reference No: HGY/2016/0109

Ward: Fortis Green

Address: Aquarius Archery Club Fortis Green Reservoir Southern Road N2 9LN

Proposal: Continued use of the existing building as an Archery Clubhouse (D2 use) and changes to the elevations of the existing clubhouse building including re-cladding, the creation of a south facing pavilion, relocation of air conditioning units to the west elevation, installation of an access ramp (amended description) (updated documents)

Applicant: Mr Roger Spellane Aquarius Archery Club

Ownership: Private

Case Officer Contact: Valerie Okeiyi

Date received: 11/01/2016

Drawing number of plans: PP01, PP02, PP03 & PP04

1.1 The reason for reporting this application to committee is due to the amount of local interest generated.

1.2 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- In terms of siting, scale and appearance the proposed development is small in nature and ancillary to the land's designation as significant open land.
- The structure here is needed to support the outdoor open space activities of an established archery club with use also by a neighbouring school - Tetherdown School.
- The pavilion building will be respectful of the open nature of this site with the measures taken found to deliver an appropriate design solution and resulting building of design quality.
- The proposed development does not cause harm to the adjoining Conservation Area
- The proposed development does not affect the amenities of adjoining and neighbouring residents.

2. RECOMMENDATION

2.1 That the Committee resolve to GRANT planning permission and that the Head of Development Management is authorised to issue the planning permission and impose conditions to secure the following matters:

Conditions

- 1) Materials and implementation within 6 months;
- 2) In accordance with approved plans;
- 3) Hours of use;
- 4) Air conditioning units.

Informatives

- 1) Co-operation

In the event that members choose to make a decision contrary to officers' recommendation members will need to state their reasons.

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3. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

- 3.1 The proposal seeks to continue the use of the existing building on site used by Aquarius Archery Club as a clubhouse (D2 use), with remodelling of the elevations of the previously consented structure by re-cladding it in timber with a canopy on the south facing elevation. Consent was granted in October 2013 for a prefabricated structure (ref: HGY/2013/1521) to provide accommodation for a temporary period of two years. This was to replace an original clubhouse burnt down in 2012. The location of the structure currently on site (i.e. the temporary structure) does not change.
- 3.2 The proposal is also for the relocation of the air conditioning units to the western elevation to be incorporated into a vertical screen enclosure. Other changes include the installation of an access ramp and a new east and revised entrance to the structure.
- 3.3 An extended canopy wrapping around the southern elevation of the building is also proposed. The canopy will be supported by a new steel framed structure which will be articulated on the east and west edges with exposed angled struts to support the canopy edges. The northern elevation will have no projecting canopy.
- 3.4 This elevation of the current structure on site is further simplified by the relocation of the existing escape access and associated steps. The timber cladding to the northern elevation will be treated in a simple series of vertical, solid and slatted panels. The slatted panels will further screen windows to mitigate overlooking/light pollution.
- 3.5 The existing roof is to be covered in a series of timber boards which will be arranged in a pattern to allow open drainage and cleaning, in addition to screening the existing roof. The materials proposed is timber cladding - western red cedar panelling.

Site and Surroundings

- 3.6 The application site sits within a Thames Water reservoir site. The covered reservoir site is used for recreational purposes by the Aquarius Archery Club with Fortis Green Allotments located to the east of this site. The land is designated as Significant Local Open Land (SLOL) and a Site of Nature Conservation (SINC) (Borough Grade II) within Haringey's Local Plan 2013.
- 3.7 The surrounding area is predominately residential with the exception of the area to the east, along Woodside Avenue which contains Tetherdown School, allotments and other local amenities. Access to this site is from Lynmouth /

Southern Road. The site is located outside of Fortis Green and Muswell Hill Conservation Areas.

Relevant Planning and Enforcement history

- 3.4 HGY/2013/1521 - Erection of temporary replacement clubhouse – Approved 05/11/2013

4. CONSULTATION RESPONSE

- 4.1 The following were consulted regarding the application:

Internal

- 1) LBH Parks
- 2) LBH Conservation Officer
- 3) LBH Transportation Team

External

- 4) Thames Water
- 5) Sports England

- 4.2 The following responses were received:

Internal:

- 1) Transportation: No objection
- 2) LBH Conservation Officer: No objection- From a conservation point of view, the structure would have no greater impact on the setting of the conservation area than the existing. In fact, the cladding would be an improvement to the temporary porta cabin and would be lower in height. As such, it would be considered to be an improvement to the existing structure and to the setting of the conservation area. The scheme is, therefore, acceptable.

External:

- 3) Thames Water – raise no objection
- 4) Sports England – raise no objection

5. LOCAL REPRESENTATIONS

- 5.1 The application has been publicised by way of 37 letters. The number of representations received from neighbours, local groups, etc in response to notification and publicity of the application.

No of individual responses:

Objecting: 116
Supporting: 75
Others: 2

- 5.2 The issues raised in the representations, as summarised, that are material to the determination of the application are addressed in the report below and in Appendix 2.

Principle

- Inappropriate on SLOL land and contrary to Saved UDP Policy OS3;
- The applicants have not demonstrated why the existing building should be permanently retained at this location;
- By undertaking a proper site analysis there may well be a more appropriate location to site the building away from existing residential properties;
- Principal rationale for retaining the existing building is viability however no evidence of this is presented in the application submission and economic considerations need to be weighed against harm to the SLOL and residential amenity;
- Council's decision of 2013 was that the current temporary building is unsuitable for permanent retention and should be removed after the two year period;
- A replacement building should be similar in size and appearance to the original clubhouse;
- Precedent being set;

Size and design

- Size of the structure is excessive;
- Size of the existing structure to be refurbished exceeds the previous pavilion;
- The treated volume of the original clubhouse building was 325 cubic sq.m whilst the treated volume of the proposed building is 502 sq.m with substantial enhanced accommodation including meeting rooms and WC that were not provided in the original;
- Overhanging roof makes the building look bigger;
- Free standing wooden screen, cladding and canopy adds to the bulk and perceived volume;
- Building is not suitable for permanent retention;
- An inappropriate structure;

Amenity issues

- Visual impact;
- Eastern screen unnecessary and its removal would improve the outlook;
- Noise nuisance from social functions running until late;
- Extending the opening hours is a concern;
- Structure should not be used for any other purpose other than the archery club;

Other

- No details provided of proposed car and cycle parking;
- A Phase 1 Habitat Survey and biodiversity assessment to demonstrate how the proposals protect and enhance the SINCS should be included;
- Unsightly green containers which have been placed on the reservoir without planning permission should be removed.

5.3 The following issues raised are not material planning considerations:

- Loss of a view to the open reservoir (Officer comment: Not a material planning consideration).
- Local community was not involved in consultation until after the temporary permission expired (Officer comment: consultation has taken place prior to formal submission of this application).
- None of these supporting comments come from neighbours of the club and many of them are from outside Haringey;)
- Measurements are incorrect (Officer comment: The architect has cross-checked the measurements and the table in the report below clarifies the position. This has also been verified by officers as correct)
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5.3 The following ward Councillor (Cllr Newton) has made comments on the application as summarised below:

- Supports local residents' objection to this planning application and requests the proposal is rejected.
- The applicant should go back to the drawing board and propose a more suitable club house building based on the size and volume of the original club house.
- Any building on this prominently viewable SLOL site should be of strong and sympathetic design quality.
- Original building was a modest 1930's timber building → why should the new structure be any larger.
- The treated volume of the existing building was 325 m³ the treated volume of the proposed is 502m³, with substantial enhanced accommodation, meeting rooms WC's etc.
- The footprint of the treated areas for the original measures 100sqm, the temporary building 139sqm.

- Overcladding and adding an additional awning and terrace will significantly increase the footprint and bulk of the building.
- Currently there are additional storage containers on site used by the club these significantly increase the footprint of the development.
- Consultation was not carried out for the temporary consent.
- No justification for its permanent retention of temporary structure.
- Consultation for the full application has not been carried out.

6. MATERIAL PLANNING CONSIDERATIONS

6.1 The main planning issues raised by the proposed development are:

1. Principle of the development/ Impact on 'Significant Local Open Land';
2. Design and appearance;
3. Impact on the Character and Appearance of the adjoining Conservation Area
4. Impact on residential amenity of neighbouring occupiers;
5. Impact on ecology
6. Parking and access

Principle of the development/ Impact on 'Significant Local Open Land'

6.2 In terms of land designation the site in question is designated as significant local open land (SLOL). Saved UDP Policy OS3 sets out a range of criteria that should be met if SLOL land is to be developed. These include the requirement for the development to be ancillary to the use of the open space, to be small in scale and to enhance activities associated with its open nature. London Plan Policy 3.19 supports sports and recreation facilities as they are important parts of the social infrastructure, providing a range of social and health benefits for communities and neighbourhoods. In terms of the health and well-being of communities the NPPF (para. 73) also recognises the importance of access to high quality open spaces and opportunities for sport and recreation as well as Policy DM20 of the draft Development Management DPD

6.3 It is important to bear in mind that the land in question has historically been used for sport and recreational purposes with Aquarius Archery Club using the site since the 1960s. The site is still however an operational covered reservoir for which the club has a lease from Thames Water. The original clubhouse on site was constructed in 1933 and was historically used as a tennis club. The clubhouse building was of a traditional timber clad design with a pitched roof form and a covered veranda facing south. The building was in need of some renovation prior to the fire in 2012 and had limitations in that members had to use the separate toilet block located near the northern boundary, close to residential properties on Lauradale Road.

- 6.4 The replacement structure on site is 12.5 sq.m larger than the previous structure, representing an increase of 10%. Volumetrically the building will be larger than the existing, however it is lower in height; 4m compared with the original building ridge height of 4.6m. As such there will be no noticeable perceived increase in volume when looking at the structure within the site. It is not discounted that the structure moves closer to neighbouring properties, as discussed further on in this report.

	Original Building (before the fire)	Existing building on site	Proposed Pavilion
Footprint	96 sq.m (125m2 incl veranda)	137.5 sq.m	137.5 sq.m
Enclosed volumes	354m3	508 m3	508 m3

- 6.5 While there is an increase in the footprint this is not considered to be significant and is justified by the needs of the user. The increase in size is in part attributed to the fact that, as mentioned above, there were no sanitary facilities in the original building which are now provided. The sale of the separate toilet block by Thames Water in 2014 means that such facilities are specifically needed here. The visual manifestation of the building does not result in a disproportionate addition over and above the size of the original building.
- 6.6 The structure to be retained is considered to be small in scale, particularly in the context of the expansive open nature of the broader site. In the context also of the previous structure on site the footprint, scale and height of the structure is considered to be acceptable and will not impact on the openness of this SLOL site. The structure here is needed to support the outdoor open space activities of this established archery club. The building and open space in question is also used by the adjacent Tetherdown School therefore being important to the broader community. The building here would be ancillary and compatible with the designation of the land as SLOL, which clearly encourages recreational uses.
- 6.7 Such associated structures in connection with open space use (i.e. clubhouses, changing facilities, cafes etc are common to parks across Haringey and London and are deemed to be ancillary to open space designations.
- 6.8 Overall Officers view that the new pavilion will not adversely affect the openness of the site nor be harmful to the broader Thames Water land's designation as SLOL in compliance with saved UDP policy OS3.

Design and appearance

- 6.9 London Plan Policies 7.4 'Local Character' and 7.6 'Architecture' require development proposals to be of the high design quality and have appropriate regard to local context. Haringey Local Plan Policy SP11 and Saved UDP Policy UD3 'General Principles' continue this approach. Draft DM Policy DM1 'Delivering High Quality Design' continues this approach and requires development proposals to relate positively to their locality.
- 6.10 As noted above the application seeks to remodel the existing temporary structure that was granted consent under planning reference HGY/2013/1521. The remodelled building will remain in the same location as the structure now on site which is different to the footprint of the original building. The current structure sits closer to the boundary with residential gardens to the north (4m closer). The location of the current structure on site is influenced by a number of requirements of Thames Water (the land owners), who stipulate that the structure cannot sit over the edge of the existing reservoir as originally built.
- 6.11 The type of structure on site is also required to be easily demountable/ removed rather than a permanent building on site.
- 6.12 Local residents have raised concerns about the building's location, its footprint bulk and scale compared with the original on site. Concerns are also raised about its design and appearance and the approach taken to transform the existing prefabricated structure.
- 6.13 While consent was given by the LPA in 2013 for a prefabricated building to be used for a temporary period, the application here with the architectural concept and approach to transform it into a more permanent contemporary pavilion is materially different to the 2013 application. The building currently on site is very functional in form and has no aesthetic value.
- 6.14 The works to alter the structure would materially change its appearance and address its very modular form and bland/ grey appearance. In particular cladding the structure in timber (western red cedar) will substantially change its appearance while the introduction of a roof covering and projecting canopy on the southern elevation will improve the building's profile and appearance. The overhanging canopy will also introduce a silhouette on the south facing elevation.
- 6.15 It is considered that these works would represent a significant improvement to the building's current appearance and setting within this open land. The single storey/ flat roofed scale of the building are also considered to be acceptable, as such maintaining a subordinate structure within this site.
- 6.16 Overall the resulting pavilion building will be respectful of the open space nature of this site with the measures to be taken found to deliver an appropriate design solution and resulting building of quality.

Impact on the Character and Appearance of the adjoining Conservation Area

- 6.17 The Legal Position on impacts on heritage assets is as follows, and Section 72(1) of the Listed Buildings Act 1990 provides:

“In the exercise, with respect to any buildings or other land in a conservation area, of any functions under or by virtue of any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.” Among the provisions referred to in subsection (2) are “the planning Acts”.

- 6.18 The Barnwell Manor Wind Farm Energy Limited v East Northamptonshire District Council case tells us that "Parliament in enacting section 66(1) did intend that the desirability of preserving the settings of listed buildings should not simply be given careful consideration by the decision-maker for the purpose of deciding whether there would be some harm, but should be given “considerable importance and weight” when the decision-maker carries out the balancing exercise.”

- 6.19 The Queen (on the application of The Forge Field Society) v Sevenoaks District Council says that the duties in Sections 66 and 72 of the Listed Buildings Act do not allow a Local Planning Authority to treat the desirability of preserving the settings of listed buildings and the character and appearance of conservation areas as mere material considerations to which it can simply attach such weight as it sees fit. If there was any doubt about this before the decision in Barnwell, it has now been firmly dispelled. When an authority finds that a proposed development would harm the setting of a listed building or the character or appearance of a conservation area, it must give that harm considerable importance and weight. This does not mean that an authority’s assessment of likely harm to the setting of a listed building or to a conservation area is other than a matter for its own planning judgment. It does not mean that the weight the authority should give to harm which it considers would be limited or less than substantial must be the same as the weight it might give to harm which would be substantial. But it is to recognise, as the Court of Appeal emphasized in Barnwell, that a finding of harm to the setting of a listed building or to a conservation area gives rise to a strong presumption against planning permission being granted. The presumption is a statutory one, but it is not irrebuttable. It can be outweighed by material considerations powerful enough to do so. An authority can only properly strike the balance between harm to a heritage asset on the one hand and planning benefits on the other if it is conscious of the statutory presumption in favour of preservation and if it demonstrably applies that presumption to the proposal it is considering.

- 6.20 In short, there is a requirement that the impact of the proposal on the heritage assets be very carefully considered, that is to say that any harm or benefit to

each element needs to be assessed individually in order to assess and come to a conclusion on the overall heritage position. If the overall heritage assessment concludes that the proposal is harmful then that should be given "considerable importance and weight" in the final balancing exercise having regard to other material considerations which would need to carry greater weight in order to prevail.

6.21 Policy 7.8 of the London Plan (LP) (2015) requires that development affecting heritage assets and their settings to conserve their significance by being sympathetic to their form, scale and architectural detail. Policy SP12 of the Haringey Local Plan (HLP) (2013) requires the conservation of the historic significance of Haringey's heritage assets. Saved policy CSV5 of the Haringey Unitary Development Plan (UDP) (2006) requires that alterations or extensions preserve or enhance the character of the Conservation Area.

6.22 By altering the existing structure and addressing its very modular form and bland/grey appearance to a more aesthetically pleasing building, the proposal would not cause harm to the character and appearance of the adjoining conservation area, it would in fact be an improvement to its appearance.

Impact on the amenity of neighbouring occupiers;

6.23 The London Plan 2015 Policy 7.6 *Architecture* states that development must not cause unacceptable harm to the amenity of surrounding land and buildings. Saved Policy UD3 also requires development not to have a significant adverse impact on residential amenity.

6.24 In terms of noise and disturbance, saved UDP Policies UD3 and ENV6 require development proposals to demonstrate that there is no significant adverse impact on residential amenity including noise, pollution and of fume and smell nuisance. In addition saved UDP Policy ENV7 necessitates developments to include mitigating measures against the emissions of pollutant.

Outlook and amenity

6.25 Adjoining residents in properties on Lauradale Road to the north have raised concerns about impact on their amenity and outlook and difference between the previous/ historic structure and that currently on site. While the current structure on site does sit closer to the boundary with their gardens, given the distances from these properties, the presence of trees and screening and the difference in ground levels the proposal will not adversely affect the amenity of these nearby residents.

6.26 The pavilion building is lower in height (4m) compared with the original building on site (ridge height of 4.6m). This reduction in part improves the sightlines from the rooms in the ground and first floors of these properties. The windows on the

north facade of the pavilion would be screened with timber panels to prevent overlooking and the transmission of noise.

- 6.27 While concerns have been raised about impact on views there is no 'right to a view' which Planning in this instance can control. While outlook from adjoining properties and gardens is a consideration, given the properties on Lauradale Road benefit from very long and generous south facing gardens (30 meters) and the differences in levels, the height and form of the structure here would not materially harm outlook/ living conditions currently enjoyed by occupiers of these properties.
- 6.28 In terms of alternative locations it is important to point out that these are very limited and that the siting here is dictated by a number of factors, some of which have already been discussed above. For operational reasons the new building here must use the existing waste water, electricity and facility connection which were utilised by the original clubhouse, therefore requiring the building to be located as close to the original footprint as possible without impinging onto the covered reservoir.

Noise and disturbance

- 6.29 The temporary structure as consented in 2013 limited the operating hours of the structure from 08.00 to 22.00 Monday to Saturday and 09.00 hours and 18.00 hours on Sundays and Public Holidays. The club is proposing to change these to 08.00 to 23.00 Monday to Saturday and 09.00 to 23.00 on Sundays and Public Holidays, in effect those associated with the original structure on site.
- 6.30 As pointed out by the applicant the clubhouse was historically used for regular meetings concerning their governance and for a limited number of private functions for both club members and local residents. They indicated that the type of functions varied from local society meetings, dances, birthday parties, anniversaries, retirements etc.
- 6.31 Adjoining residents have raised concerns about the operating hours and possibility of noise and disturbance. Officers consider that given the historic situation here the operating hours of the clubhouse would not adversely affect the amenities of nearby residents. Noise generated will be well contained within the building with better insulation compared to the previous structure. As such Officers considered that there would be no unacceptable increase in late evening noise, disturbance and general activity to the detriment of neighbours' amenity.
- 6.32 Officers consider that in order to ensure this overall facility closes promptly at 23.00, a condition will be imposed, being mindful of normal sleeping hours the prevents use 23.00 to 07.00 .

- 6.33 As pointed out above the air-conditioning units are now proposed to be located in one position, on the west elevation near to the clubhouse entrance. The units will be placed behind a wooden louvered screen and will not be visible to the surrounding residents. The louvered screen will also help to reduce the potential impact of noise omissions from the units. The predicted noise level from the air conditioning units will be low when measured from the nearest noise sensitive premises as such meeting the requirement to be at least 10dBA below lowest existing background noise level in accordance with BS4142:1997 (as required by a planning condition).

Impact on Ecology

- 6.34 The site is designated as a 'Site of Importance for Nature Conservation' (SINC); a designation used by local authorities in England to protect sites of substantive local nature conservation value. Local Plan Policy OS13 and Policy DM19 of the draft Development Management DPD seeks to protect and enhance SINC's in particular seeks to protect species, habitats and areas from inappropriate and harmful development.
- 6.35 Local residents have raised concerns that an ecological assessment has not been submitted with the application. The proposal is considered however to have a very limited impact on ecology bearing in mind historically there was structure on this part of the site. Secondly the new structure only protrudes into a part hard surfaced area and a small grassed area, which would have been regularly mowed, as such having very limited ecological value in terms of flora and fauna. There will be no loss or impact on the trees found along the boundaries of the site.
- 6.36 As such the proposal here is considered acceptable and in accordance with Saved UDP policy OS3 and Local Plan policy SP13: 'Open Space and

Parking and access

- 6.37 Local Plan (2013) Policy SP7 Transport states that the Council aims to tackle climate change, improve local place shaping and public realm, and environmental and transport quality and safety by promoting public transport, walking and cycling and seeking to locate major trip generating developments in locations with good access to public transport. This approach is continued in Draft DM Policies DM31 and DM32.
- 6.38 The Council's Transportation Team do not object to this application as the proposed clubhouse is a replacement of a previous/ existing facility. The increase in floorspace is not expected to result in any substantial increase in generated trips and parking demand when compared to the previous use on site.

- 6.39 Aquarius Archery Club users currently enter the site via the existing vehicle and pedestrian entrance on Lynmouth / Southern Road. Members and visitors to the building enter via the existing entrance located to the west of the building. Cycle parking spaces are provided on the site in the form of uncovered stands located at the western entrance of the site.

Conclusion

- 6.40 In terms of siting, scale and appearance the proposed development is small in nature and ancillary to the land designation as SLOL with no adverse effect on its openness with any such impacts outweighed by the use of the land for sports and recreation facilities. The structure here is needed to support the outdoor open space activities of an established archery club with use also by a neighbouring school - Tetherdown School.
- 6.41 The pavilion building will be respectful of the open nature of this site with the measures taken found to deliver an appropriate design solution and resulting building of design quality. The proposed development does not cause harm to the adjoining conservation area. The proposed development does not affect the amenities of adjoining and neighbouring residents. The proposal is considered to be in accordance with National, London and Local planning policy and as such the application is recommended for approval subject to conditions.
- 6.42 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

7.0 RECOMMENDATIONS

GRANT PERMISSION subject to conditions

Applicant's drawing No.(s) PP01, PP02, PP03 & PP04

Subject to the following condition(s)

1. Notwithstanding any indication of materials given in the application within 2 months of the date of this permission and prior to commencement of the works samples of all materials to be used in the proposed development shall be submitted to, and approved in writing by the Local Planning Authority. Within 6 months of the approval of details the development shall be carried out in accordance with the approved details with all associated external works carried out and completed.

Reason: In order to retain control over the external appearance of the development in the interest of the visual amenity of the area and consistent with

Policy SP11 of the Haringey Local Plan 2013 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

2. The development hereby authorised shall be carried out in accordance with the following approved plans and specifications: PP01, PP02, PP03 & PP04.

Reason: In order to avoid doubt and in the interests of good planning.

3. The clubhouse hereby permitted shall not be operated before 08.00 or after 23.00 hours Monday to Saturday or before 09.00 or after 23.00 hours on Sunday and Public 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.

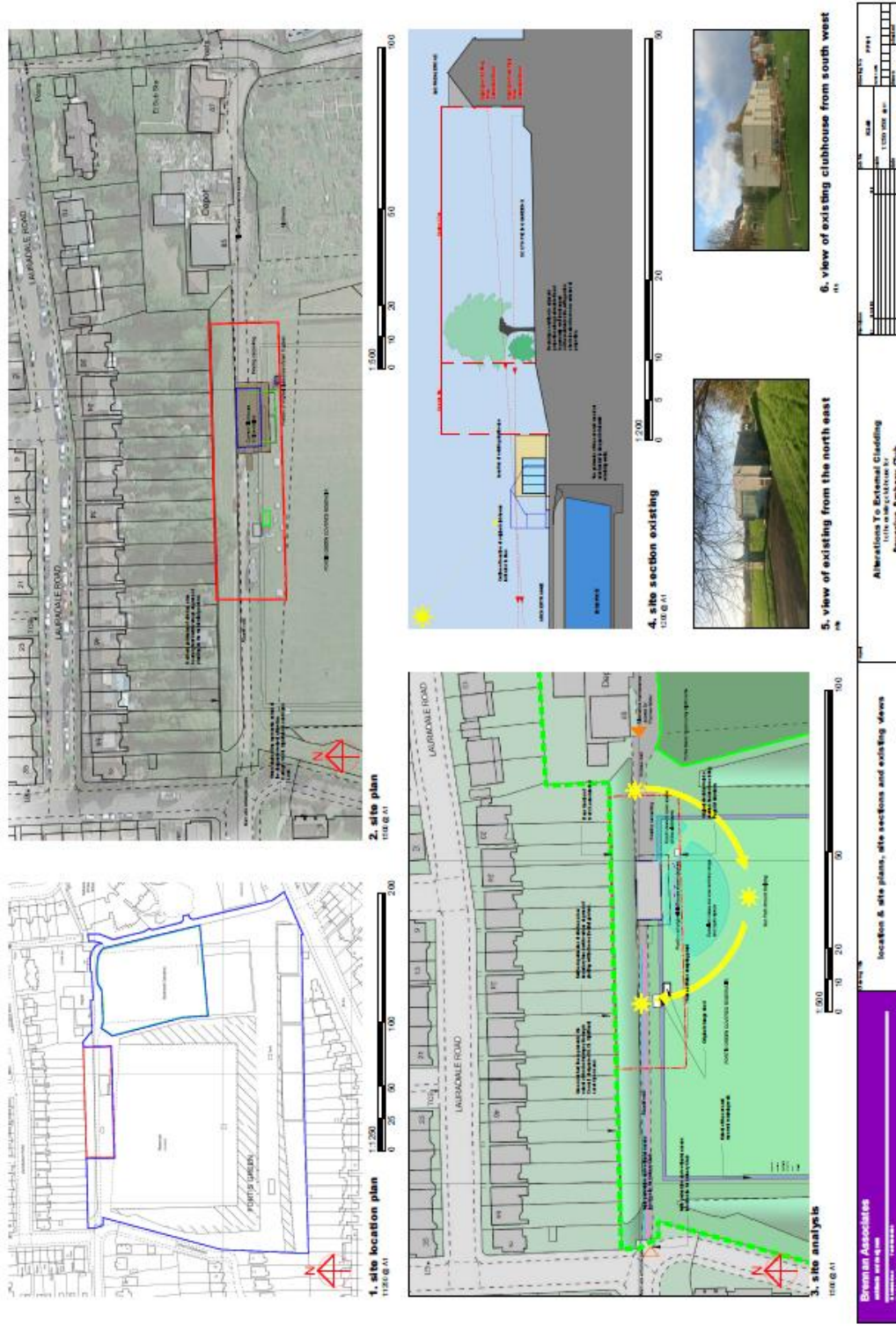
4. Noise emitted by air conditioning units shall be lower than the lowest existing background noise level by at least 10dBA, as assessed according to BS4142:1997 at the nearest and/or most affected noise sensitive premises. The plant equipment shall be serviced regularly in accordance with manufacturer's instructions and as necessary to ensure that the requirements of the condition are maintained.

Reason: In order to protect the amenities of nearby residential occupiers consistent with Policy 7.15 of the London Plan 2011 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006

Informatives:

INFORMATIVE: In dealing with this application, Haringey Council has implemented the requirements of the National Planning Policy Framework and of the Town and Country Planning (Development Management Procedure) (England) (Amendment No.2) Order 2012 to foster the delivery of sustainable development in a positive and proactive manner.

Appendix 1 Plans and Images



Location Plan and site context



View of original pavilion

Previous structure on site



View of existing clubhouse

Current structure on site



View of current and altered structure

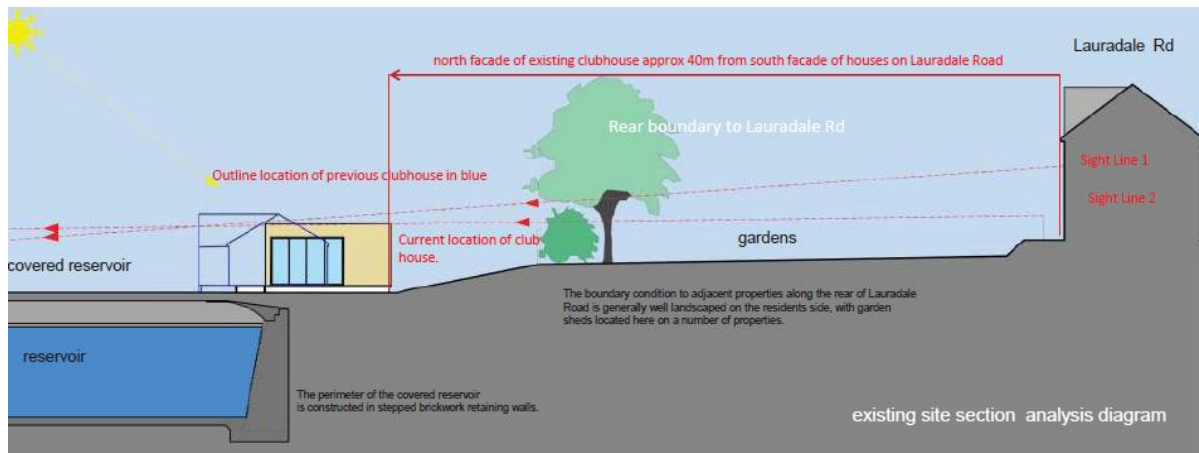


View of Proposed Clubhouse Pavilion from the South West



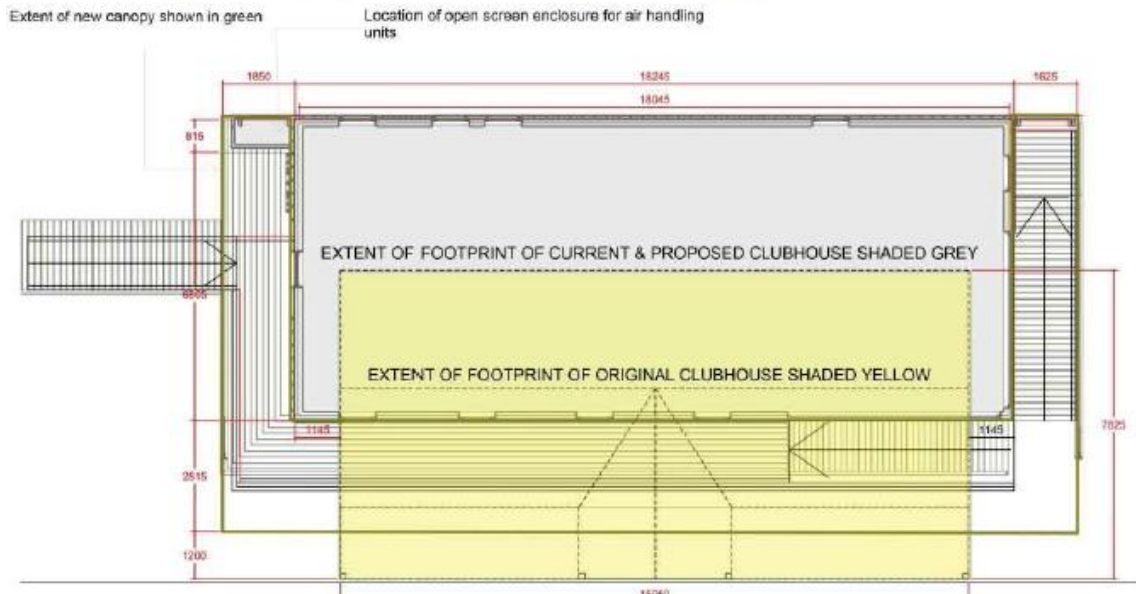
View of proposed Clubhouse Pavilion from the West

View of proposed structure



Cross section – relationship with neighbouring properties

Ground floor plan comparison of original – current - proposed pavilion.



Section/Elevation comparison of original – current - proposed pavilion.



Footprint/ cross section of existing and proposed

Appendix 2 Comment on Consultation Responses

Stakeholder	Question/Comment	Response
INTERNAL		
Transportation	<p>This site is located in an area that has a low public transport accessibility level of 2, but is within walking distance of the 102 and 234 bus routes. These services are available on Fortis Green and offer approximately 25 buses per hour two-way. East Finchley underground station is also within walking distance of the site. It is considered that public transport together with other sustainable modes of transport would be viewed as viable options for some of those making journeys to and from the site. The proposal is for the continued use of the existing building as a Clubhouse and will not involve any changes to the existing access arrangements or to the clubs operating hours.</p> <p>The proposals will only see a modest increase in GFA of 18sqm. It is anticipated that the proposal would not result in any significant increase in traffic or parking demand above that already generated by the current operation of the club.</p> <p>Given that the above scheme is unlikely to result in any significant negative impact upon the surrounding highway network, the highway and transportation authority does not wish to raise any objection to the proposal</p>	Noted.
Conservation	No objection- From a conservation point of view, the structure would have no greater impact on the setting of the conservation area than the existing. In fact, the cladding would be an improvement to the temporary porta cabin and would be lower in height. As such, it would be considered to be an improvement to the existing structure and to the setting of the	Noted

Stakeholder	Question/Comment	Response
	conservation area. The scheme is, therefore, acceptable.	
NEIGHBOURING PROPERTIES	<p>Size and design</p> <ol style="list-style-type: none"> 1. Size of the structure is excessive. 2. Size of the existing structure to be refurbished exceeds the previous pavilion. 3. The treated volume of the original clubhouse building was 325 cubic sq.m whilst the treated volume of the proposed building is 502 sq.m with substantial enhanced accommodation including meeting rooms and WC that were not provided in the original. 4. Overhanging roof makes the building look bigger. 5. Free standing wooden screen, cladding and canopy adds to the bulk an perceived volume. 6. Building is not suitable for permanent retention. 7. An inappropriate structure. <p>Amenity issues</p> <ol style="list-style-type: none"> 8. Visual impact 9. Eastern screen unnecessary and its removal would improve the outlook. 10. Noise nuisance from social functions running until late. 11. Extending the opening hours is a concern and it may intensify the use of the clubhouse. 12. Structure should not be used for any other purpose other than the archery club. <p>Principle</p> <ol style="list-style-type: none"> 13. The applicants have not demonstrated why the existing 	<p>Addressed in report above</p> <p>Addressed in report above</p> <p>Addressed in report above</p>

Stakeholder	Question/Comment	Response
	<p>building should be permanently retained at this location.</p> <p>14. By undertaking a proper site analysis there may well be a more appropriate location to site the building away from existing residential properties.</p> <p>15. Principal rationale for retaining the existing building is viability however no evidence of this is presented in the application submission and economic considerations need to be weighed against harm to the SLOL and residential amenity.</p> <p>16. Council's decision of 2013 was that the current temporary building is unsuitable for permanent retention and should be removed after the two year period.</p> <p>17. A replacement building should be similar in size and appearance to the original clubhouse.</p> <p>18. Precedent being set.</p> <p>Other</p> <p>19. No details provided of proposed car and cycle parking.</p> <p>20. A Phase 1 Habitat Survey and biodiversity assessment to demonstrate how the proposals protect and enhance the SINC should be included.</p> <p>21. Unsightly green containers which have been placed on the reservoir without planning permission should be</p>	<p>16. As a voluntary body the Aquarius Archery Club only has limited resources.</p> <p>Addressed in report above</p> <p>17/18. Dealt within the report above, namely the constraints/ requirements of Thames Water.</p> <p>19. Cycle parking spaces are provided on the site in the form of uncovered stands located at the western entrance of the site. All cycle parking spaces will be located in areas of good visibility and will be secure to actively encourage members of the club to use bicycles.</p> <p>20. Addressed in report.</p> <p>21. The archery club has agreed to consider the practicalities of consolidating their</p>

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	<p>removed.</p> <p>22. The proposal is in breach of condition 1.</p> <p>23. A building of a similar scale to the original clubhouse could retain the existing access arrangements whilst reducing the proximity of the building to Lauradale Road residents.</p> <p>Summary of support letters received</p> <ol style="list-style-type: none"> 1. The proposed remodelling of the building will ensure it fits in well with its surroundings. 2. Thames Water's requirements for a temporary structure. 3. There has been a clubhouse on the site for over 50 years. 4. The proposal will enhance the existing building. 5. The field and clubhouse are available for hire by local residents and Youth; groups, and for free use by the local school. 6. The clubhouse is easily accessible to disabled, elderly and children. 7. The clubhouse has historically been on the site for many years. 8. The clubhouse provides local residents with a sports and recreational facility. 9. The clubhouse provides the only toilet facility on the site. 10. The loss of the club house would be a great concern. 11. The clubhouse is crucial for the proper running of the club, as it provides the necessary facilities for the 	<p>storage within the existing footprint of the clubhouse.</p> <p>22. An application for the structure's retention has been made.</p> <p>23. Dealt within the report above, namely the constraints/ requirements of Thames Water.</p> <p>Comments noted.</p>

Stakeholder	Question/Comment	Response
	archery club.	
Cllr Newton	<ol style="list-style-type: none"> 1. Supports local residents objection to this planning application and requests the proposal is rejected. 2. The applicant should go back to the drawing board and propose a more suitable club house building based on the size and volume of the original club house. 3. Any building on this prominently viewable SLOL site should be of strong and sympathetic design quality. 4. Original building was a modest 1930's timber building – why should the new structure be any larger. 5. The treated volume of the existing building was 325 m³ the treated volume of the proposed is 502m³, with substantial enhanced accommodation, meeting rooms WC's etc. 6. The footprint of the treated areas for the original measures 100sqm, the temporary building 139sqm. 7. Overcladding and adding an additional awning and terrace will significantly increase the footprint and bulk of the building. 8. Currently there are additional storage containers on site used by the club – these significantly increase the footprint of the development. 9. Consultation was not carried out for the temporary consent. 10. No justification for its permanent retention of temporary structure. 11. Consultation for the full Application has not been carried out 	<p>The specific merits of the scheme and its design quality are addressed in the report above.</p> <p>The increase in size of the building does not result in disproportionate additions over and above the size of the original building.</p> <p>Formal statutory consultation on the planning application for the temporary structure and the application here were carried out; in addition to consultation carried out by the applications.</p>