

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		27/08/2013	
		N/A		<b>Consultation Expiry Date:</b>		N/a	
<b>Officer</b>				<b>Application Number(s)</b>			
Rachel Miller				2013/5024/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
Astro Turf Sports Pitches & Changing Rooms, Market Road London N7				Observations to adjoining borough			
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>				
<b>Proposal(s)</b>							
Request for observations from London Borough of Islington for The creation of 3 new artificial grass pitches with rebound fencing and 14no.floodlighting masts for the playing of small sided football, the refurbishment and modernisation of 2 full size artificial grass pitches, the construction of a replacement single storey building to accommodate changing and shower facilities, and replacement garaging for pitch maintenance machinery (demolition of the existing building providing these facilities) as well as improved pedestrian access and spectator accommodation.							
<b>Recommendation(s):</b>		No objection					
<b>Application Type:</b>		Request for Observations to Adjoining Borough					
<b>Conditions or Reasons for Refusal:</b>		N/a					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	00	No. of responses	00	No. of objections	00
				No. electronic	00		
<b>Summary of consultation responses:</b>		N/a					
<b>CAAC/Local groups* comments:</b> *Please Specify		N/a					

## Site Description

The Islington tennis centre and football pitches plus a single-storey building are located on the south side of Market Road within the London Borough of Islington. The site is located east of York Way, which is located within the London Borough of Camden. Residential properties are located on the west side of York Way & the application site is visible to some of the occupiers.

## Relevant History

2006/0344/P - Request for observation from London Borough of Islington for the demolition of existing single storey changing facilities building and erection of new two storey changing facilities building on existing footprint, provision of 2 new artificial 5-a-side football pitches, and installation of new flood lighting towers to football pitches and 5-a-side pitches. No objections

## Relevant policies

LDF Core Strategy and Development Policies

CS5 – Managing the impact of growth

CS14 – Promoting high quality places and conserving our heritage

DP24 – Securing high quality design

DP25 – Conserving Camden's Heritage

DP26 – Managing the impact of development on occupiers and neighbours

NPPF 2012

London Plan 2011

## Assessment

Observations are sought from the London Borough of Islington in respect of “the creation of 3 new artificial grass pitches with rebound fencing and 14no.floodlighting masts for the playing of small sided football, the refurbishment and modernisation of 2 full size artificial grass pitches, the construction of a replacement single storey building to accommodate changing and shower facilities, and replacement garaging for pitch maintenance machinery”.

The sports field with existing floodlighting is long established on this site at Market Road. The alterations to the site are considered to be at a sufficient distance away and of a modest scale and siting, to ensure that they would not result in any harm to the character and appearance of the Kings Cross Conservation Area. It is considered that the proposals would not harm the amenity of residential occupiers on York Way within the Camden boundary.

The proposed changes would have no significant implications for Camden therefore the application should be determined in accordance with the policies of Islington.