

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:		02/04/2012	
		N/A / attached		Consultation Expiry Date:		16/03/2012	
Officer				Application Number(s)			
Eimear Heavey				2012/0776/P			
Application Address				Drawing Numbers			
Cumberland Lawn Tennis Club, 25 Alvanley Gardens and Hampstead Cricket Club, Lymington Road London NW6 1JD				Refer to decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Installation of additional cricket practice net (adjacent to existing) within club grounds.							
Recommendation(s):		Grant planning permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	179	No. of responses	00	No. of objections	02
				No. Electronic	00		
Summary of consultation responses:		<p>A site notice was displayed from 21/02/2012 until 13/03/2012.</p> <p>2 Letters of objection were received. One letter of objection from the occupants of 9 Alvanley Gardens and another letter from the occupants of 7 Alvanley Gardens. The concerns raised were as follows:</p> <ul style="list-style-type: none"> • Additional noise as a result of more people using the cricket ground; the nets are used from early morning at the weekends which is intrusive as well as the repeated hitting of a hard ball against a wooden bat; • Concern that no letter was sent to their property notifying them of the proposal especially as they live directly opposite; and no site notice was put up; • No need for these nets; <p><u>Response:</u> Please see assessment section of report for further comment.</p>					
CAAC/Local groups* comments: <small>*Please Specify</small>		The site is not located within a Conservation Area and no response has been received from any local groups.					

Site Description

The application site comprises Cumberland Lawn Tennis Club and Hampstead Cricket club which is situated west of Finchley Road. The site is a designated area of Open Space but is not located within a Conservation Area. This application specifically relates to a section of the cricket grounds in the south eastern corner of the site, next to the existing cricket nets.

Relevant History

2008/5658/P: Planning permission granted in January 2009 for the retention of storage shed and metal portacabin container in south eastern corner of site in connection with existing use as a sports ground.

PW9702721: Planning permission granted in March 1998 for the installation of external floodlighting to 3 existing tennis courts at south end of site.

Relevant policies

London Borough of Camden Local Development Framework

Core Strategy Policies

CS1 – Distribution of growth

CS5 – Managing the impact of growth and development

CS8 – Promoting a successful and inclusive Camden economy

CS10 – Supporting community facilities and services

CS14 - Promoting high quality places and conserving our heritage

CS15 – Protecting and improving our parks and open spaces and encouraging biodiversity

CS16 – Improving Camden's health and well-being

CS19 – Delivering and monitoring the Core Strategy

Development Plan Policies

DP15 – Community and leisure uses

DP22 – Promoting sustainable design and construction

DP24 – Securing high quality design

DP25 – Conserving Camden's heritage

DP26 – Managing the impact of development on occupiers and neighbours

DP31 – Provisions of, and improvement to, open space and outdoor sport and recreation facilities

Camden Planning Guidance 2011

CPG1 Design

CPG6 Amenity

Assessment

Proposal

Planning permission is sought for the installation of additional cricket practice net (adjacent to existing) within club grounds.

Consultation

An objection has been made regarding the fact that no neighbour notification letter was sent to the property of 9 Alvanley Gardens despite the fact they are directly opposite the site and that no site notice was erected advertising this application.

It is noted that the property 9 Alvanley Gardens is not directly opposite the application site and is at least 30 metres away (including the street) at its closest point. Furthermore it is noted that a site notice was erected on 21/02/2012. It is also noted that this neighbour came in to the Council offices last week (Tuesday March 13th at 12pm) and viewed the plans with the duty planner and a subsequent objection has been lodged.

Main planning considerations

Impact of the proposal on the area of open space; and

Impact of the proposal on neighbour amenity.

Assessment

Core Strategy Policy CS15 states that the Council will continue to protect existing outdoor sports facilities (both public and private) and will encourage the improvement of existing facilities. Objections have been received regarding the 'need' for additional practice nets in this location; however the applicants are not under any policy obligation to state why they 'need' additional nets. Notwithstanding this it is stated in the design and access

statement that the additional practice nets are required due to the fact that club membership is almost at capacity and it is therefore considered that more space is required in order that more members can practice at the same time.

The proposed net will be the same height as existing (2.5metres in height) and will be approx 3 metres wide. The new net will then run parallel to the existing nets, covering an area of approx 117sq metres.

The proposed net will be located further away from the neighbouring properties on Albanley Gardens than the existing nets and given that it will be located next to the existing nets and will be the same height and design as the existing nets it will not be immediately visible from the public realm. In light of this the additional net is therefore considered acceptable in terms of Policy DP24.

An objection has been raised about the fact that the additional cricket net will result in more noise and disturbance from the grounds. It is noted that a certain amount of noise is to be expected for residents living next to a cricket field as this is the main reason the fields will be utilised – particularly at weekends. The applicants have stated that the club is already almost at capacity and as such the proposed practice net will not result in lots of extra people playing the grounds over and above what is existing. I do not accept that the proposed net will result in such unacceptable loss of amenity to the neighbouring properties to warrant refusal of this application and as such the proposal is considered to accord with the relevant provisions of Policy DP26 of the LDF.

Conclusion

The proposed cricket practice net is considered to be sensitively sited next to the existing nets and will not impact on views of the open space from neighbouring properties. Additionally, the proposed net is not considered to result in a detrimental loss of amenity to neighbouring properties in terms of noise and disturbance. The proposal is therefore considered to be in accordance with the provisions of the policies set out in the Councils LDF.

Recommendation: Grant Planning Permission.

DISCLAIMER

Decision route to be decided by nominated members on Monday 26th March 2012. For further information see

<http://www.camden.gov.uk/ccm/navigation/environment/planning-and-built-environment/planning-applications/development-control-members-briefing/>