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Our Ref: 17101/MS/JD

Your Ref: PP-05945912

Date: 27 March 2017

Planning Department
Camden
5 Pancras Square
London
N1C 4AG

Dear Sir/Madam,

INSTALLATION OF NEW WATER STORAGE TANK AND SHED STRUCTURE TO HOUSE PUMP THE CUMBERLAND LAWN TENNIS CLUB, HAMPSTEAD, NW6 1JD

We have been instructed by our client, The Cumberland Lawn Tennis Club, to submit this planning application via the planning portal (ref: PP-05945912). The application seeks planning permission for the erection of a water tank and storage shed. The proposed structures are incidental and crucial to the ongoing operation and maintenance of the Cumberland Lawn Tennis Club.

The application is supported by the following documents:

- Completed application forms
- Completed CIL forms
- The following plans prepared by CHDP Architecture:
 - Site location Plan and Block Plan – ref: 1426/P01
 - Existing and proposed elevations – ref: 1426/P02

The requisite planning application fee of £195 has been paid via the Planning Portal. The remainder of this letter sets out our supporting statement regarding the proposals put forward within this application.

Site Description

The application site is a combined cricket and tennis club located in West Hampstead, just west of the A41 Finchley Road.

The site includes twelve tennis courts at the northern end of the site adjacent to the clubhouse, with a cricket pitch and eight further courts situated at the southern end of the site close to Lymington Road.

Immediately to the south of the main building is a single storey residential bungalow, occupied by the onsite club manager. An informal car parking area lies adjacent to this dwelling.

Application Proposals and Planning Considerations

The proposals within this application are very minor in nature. What is proposed is a new 10,000 litre water storage tank and shed structure (8ft x 8ft) to store the house pump. These structures are associated with the

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ongoing maintenance and upkeep of the sports facilities, with the water storage tank to serve a sprinkler system for the cricket pitch.

The water storage tank and water pump shed are very small in size and will be neatly located on the edge of the site, close to an existing storage shed and screened by boundary landscaping as shown in the submitted drawings. There will be no direct line of site from residential units adjacent to the site on Alvanley Gardens and the proposals will therefore will have no impact on surrounding street scene or appearance of overall site

There are no permitted development rights for sports clubs, but the proposals would fall within permitted development rights for a residential property set on a substantially smaller plot of land, which underlines the very minor nature of the proposals.

Though minor in nature and form, the proposals are crucial to the overall operation and maintenance of the entire site. The Cumberland Lawn Tennis Club is an established local community facility and the quality of the facilities provided are crucial to maintain the high standards required for its members. The proposals will enhance facilities at the club with no detrimental impacts and we therefore trust that the Council can support this application. However, should you have any queries then please do not hesitate to contact me. Otherwise, I look forward to discussing the application proposals with you in due course.

Yours faithfully,



MARK SHEARMAN
Director