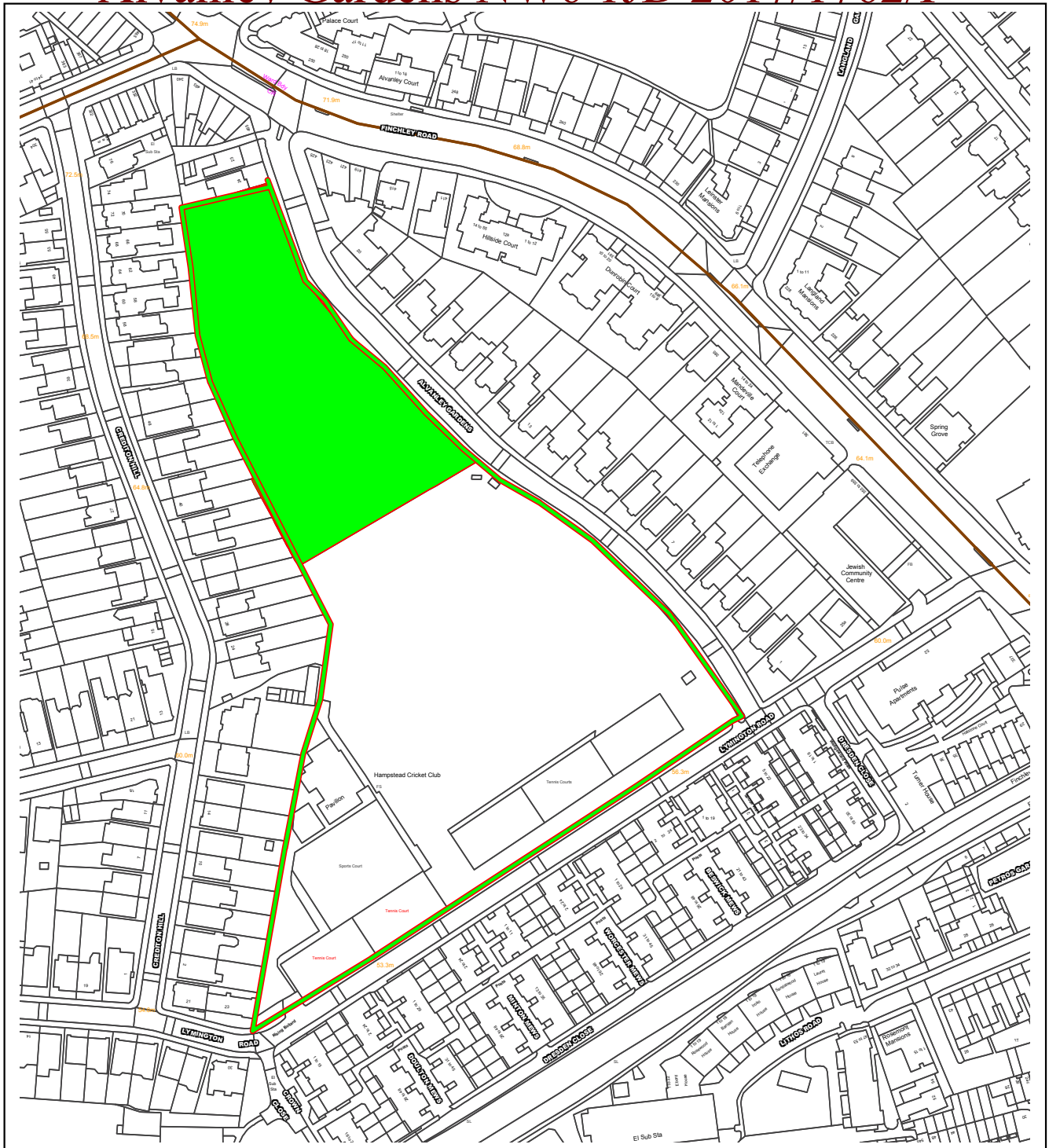


# Cumberland Lawn Tennis Club, 25 Alvanley Gardens NW6 1JD 2017/1762/P



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Location of water storage tank and shed



Existing shed and benches



Hampstead Cricket club





Existing shed



Location of water storage tank and shed – view from Alvanley Gardens

<b>Delegated Report</b> <b>(Members Briefing)</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b> 23/05/2017	
		N/A / attached		<b>Consultation Expiry Date:</b> 19/05/2017	
<b>Officer</b>			<b>Application Number(s)</b>		
Evelyn Jones			2017/1762/P		
<b>Application Address</b>			<b>Drawing Numbers</b>		
Cumberland Lawn Tennis Club 25 Alvanley Gardens London NW6 1JD			See draft decision notice		
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>		
<b>Proposal(s)</b>					
Installation of water storage tank and storage shed					
<b>Recommendation(s):</b>		<b>Grant Conditional Planning Permission</b>			
<b>Application Type:</b>		<b>Full Planning Permission</b>			
<b>Conditions or Reasons for Refusal:</b>		<b>Refer to Draft Decision Notices</b>			
<b>Informatives:</b>					
<b>Consultations</b>					
<b>Adjoining Occupiers:</b>		No. of responses No. Electronic		00 00	No. of objections <b>03</b>
Summary of consultation responses		<u>Site notice: 28/04/2017</u>  The owner/occupiers of 4, 9 and 13 Alvanley Gardens made the following comments: <ul style="list-style-type: none"> <li>• There is limited detail of the proposed water tank including noise levels</li> <li>• The proposed structure would be visible behind the natural screening</li> <li>• The application should be subject to an hours of operation condition</li> </ul> <i>Officer response:</i> Following concerns of noise, the agent has provided a detailed noise report addressing issues of potential noise from the water tank.			

	<i>As the application is purely for the installation of the water tank and storage shed an hours of operation condition is not considered appropriate in this instance Issues regarding design and visibility are addresses in paragraphs 3.1 – 3.3</i>
<b>CAAC/ Local Residents Groups:</b>	No comments received

## Site Description

The site comprises Cumberland Lawn Tennis Club and Hampstead Cricket Club which is situated west of Finchley Road. The site is a designated area of Private Open Space but is not located within a conservation area. The application relates to an area to the east of the site located next to the existing staff bungalow.

## Relevant History

**2015/7043/P** - Details required by Condition 4 (details of the design of building foundations and the layout) and condition 5 (tree protection details) attached to planning permission ref 2012/4926/P granted on appeal on 15/04/2014 (for erection of extension to existing main building to accommodate two additional squash courts (D2 use)). **Granted 29/03/2016**

**2015/6655/P** - Alterations to and reduction of the footprint of the extension, removal of one door on southern side elevation, and installation of 2 new doors (4 in total) at lower ground floor level and 1 new window (2 in total) at upper ground floor level on the western and eastern elevations as amendments to planning permission 2012/4926/P granted on appeal on 24/10/2013 for erection of extension to clubhouse to provide two additional squash courts (Class D2). **Granted 15/02/2016**

**2014/3171/P** - Installation of 16no. bracket fixed floodlights mounted atop 6.0m stand alone columns along the boundary of existing tennis courts 4 and 5 next to boundary of Lymington Road. **Granted 29/0/2014**

**2012/0777/P** - Erection of single-storey storage facility (following removal of existing single-storey storage facility). **Granted 29/03/2012**

**2012/0776/P** - Installation of additional cricket practice net (adjacent to existing) within club grounds. **Granted 29/03/2012**

**2011/5406/P** - Alterations to enclose existing balcony at rear first floor level involving the installation of sliding/folding doors along outer edge of existing balcony, new stainless steel railings and balustrade with glazed infill panels, and glazed roof above in connection with existing tennis club (Class D2). **Granted 21/12/2011**

**2010/2534/P** - Installation of 24 bracket fixed floodlights mounted atop 6.0m stand alone columns along the boundary of 3 existing tennis courts along boundary to Lymington Road. **Granted 25/11/2010**

**2008/5658/P** – The retention of storage shed and metal portacabin container in south eastern corner of site in connection with existing use as sports ground. **Granted January 2009**

**2007/0630/P** - Erection of balustrade and ancillary structures on existing first floor level flat roof and alterations to rear elevation of existing club-house to facilitate use of the flat roof as a roof terrace. **Refused 13/04/2007**

**PW9702721** – The installation of external floodlighting to 3 existing tennis courts at south end of site. **Granted March 1998.**

## Relevant policies

### National Planning Policy Framework (2012)

### London Plan 2016

### Camden Planning Guidance

CPG1 Design (2015)

CPG6 Amenity (2011)

### Camden Local Plan 2017

A1 Managing the impact of development

A4 Noise and vibration

D1 Design

D2 Heritage

### Fortune Green and West Hampstead Neighbourhood Plan (2015)

Policy 2 Design & Character

Policy 16 Local Green Space

## Assessment

### 1.0 Proposal

1.1 The application is for the installation of a water storage tank and timber shed to house a water pump for the club.

2.1 The main planning considerations in the assessment of this application are:

- Design
- Residential amenity

### 3.0 Design and impact on the listed building

3.1 With regards to policies D1, it is stated that servicing equipment should be located in a visually inconspicuous position.

3.2 The two structures would be located to the east of the site next to the boundary with Alvanley Gardens. The shed and water tank would not be visible from Alvanley Gardens given the natural screening provided by the 2.3m high fence and 4.3m high hedge.

3.3 The proposed shed would be timber clad and modest in size with a maximum height of 2.7m while the water storage tank would be 2.6m high. The siting of the shed would mean it is not wholly visible from the public realm and would therefore not have a negative impact on character and appearance of area.

### 4.0 Residential amenity

4.1 The applicant has submitted an acoustic report and background noise survey which includes calculations of the predicted noise levels to support compliance with the council's standards.

4.2 The closest property to the proposed sheds would be approximately 13m from the closest neighbouring property 13 Alvanley Gardens separated by a public road. Given the distance and its position separated by a public and trafficked road, it is considered that any noise emitted from the water pump would not impact on neighbouring properties. A condition shall ensure noise levels to support compliance with the council's standards.



4.3 It is considered that, as a result of its position set behind a boundary, location and distance from adjacent residential properties, no harm would be caused with regard to the amenity of the occupiers of the neighbouring properties in terms of noise emitted. The proposed structures are considered minor additions to the site and located at a sufficient distance from any nearby properties and would therefore not have a detrimental impact on residential amenity.

**Recommendation:**

1. Grant Conditional Planning Permission

**DISCLAIMER**

*The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 17<sup>th</sup> July 2017, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for 'Members Briefing'.*

Mark Shearman

Firstplan  
Bramah House  
65-71 Bermondsey Street  
London  
SE1 3XF

Application Ref: **2017/1762/P**  
Please ask for: **Evelyn Jones**  
Telephone: 020 7974 **2783**

12 July 2017

**DRAFT**

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**Cumberland Lawn Tennis Club**

**25 Alvanley Gardens  
London  
NW6 1JD**

**DECISION**

Proposal:  
Installation of water storage tank and storage shed  
Drawing Nos: 1426/PO1, 1426/PO2

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

Executive Director Supporting Communities



- 2 The development hereby permitted shall be carried out in accordance with the following approved plans 1426/PO1, 1426/PO2

Reason:

For the avoidance of doubt and in the interest of proper planning.

- 3 All new external work shall be carried out in materials specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 Noise levels at a point 1 metre external to sensitive facades shall be at least 5dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 10dB(A) below the LA90, expressed in dB(A).

Reason: To safeguard the amenities of the premises and the area generally in accordance with the requirements of policies G1, CC1, D1, and A1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Director of Regeneration and Planning

**DRAFT**

**DECISION**