

**London Borough of Haringey**  
**Assets of Community Value – Unsuccessful nominations**

List updated: November 2023

Ref	Name and Address	Decision Date	Reason for Decision
2013/101	The Beehive Public House, Stoneleigh Road, N17 9BQ	23/10/2013	Insufficient information to satisfy the assessment panel that the actual current use of the building that is not ancillary use, furthers the social wellbeing or social interests of the local community and it is realistic to think that there can continue to be non-ancillary use of the building or other land which will further the social wellbeing or social interests of the local community. It was also unclear from the evidence provided that there is a time in the recent past when an actual use of the building or other land was not an ancillary use, furthered the social wellbeing or interests of the local community and that it is realistic to think that there will be a time in the next five years when there could be.
2014/102	Land formerly the Highgate Garden Centre, Townsend Yard, N6 5JT	07/03/2014	The access to the land nominated was only possible when the Garden Centre was open, and not otherwise, and the main use of the land was retail, and therefore the panel concluded that the actual current (or recent) use was in fact an ancillary use (i.e. reliant on the Garden Centre being open and ancillary to it), and therefore does not meet the criteria for nomination.
2014/103	Cascade Avenue tennis courts, clubhouse and associated land, London N10 3PT	04/04/2014	There was no current lawful use of the building which furthered the social wellbeing or social interests of the local community; and that it was not realistic to think that any use that there might be could lawfully continue.
2015/101	The Green on the corner of Lynton Road and the Grove N8	03/03/2016	Although The Green is an open space its main use is as a thoroughfare. There is no evidence of community use such as seating and the terrain is not conducive to

			socialising/leisure/recreational uses. The Panel appreciate the benefits of the view and the trees however there is insufficient evidence that the space could have health benefits. The Assessment Panel therefore have concluded on the evidence provided that The Green does not at present or has not at any time in the recent past had an actual non ancillary use which furthered the social well being or social interest of the local community through recreation, culture or sport
2019/002	Land to the rear of 7-9 Bruce Grove "Cloud Garden"	18/7/2019	The Panel decided that although 'The 'Cloud Garden' is an open space it has no past or current public access, is private land, and is overgrown with the landowner confirming that public access is not envisaged. It therefore serves no public or community resource and is unlikely to do so in the future given it is private land. There is no evidence of a current community use such as seating and the land is not currently conducive to socialising/leisure/recreational uses given its overgrown, fenced off state and there is a presence of notifiable species (Japanese Knotweed). The Panel appreciates the community groups aspirations and the history of the site, however there is insufficient evidence that the space could ever in the future be used for social well being or interest given the above factors.
2023/001	Cascade Avenue tennis courts, clubhouse and associated land, London N10 3PT	07/11/2023	The Panel did not consider that the Cascade Avenue Tennis Courts constituted land of community value for the purposes of Section 88 of the above Act as it was clear that there was not a time in the recent past when it was used by the community and that it is not realistic to think that there will be a time in the next five years when it could be.