

Ms Shirley Karat  
Firstplan  
25 Floral Street  
London  
WC2E 9DS

Application Ref: **2014/3171/P**  
Please ask for: **Eimear Heavey**  
Telephone: 020 7974 **2949**

29 July 2014

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**Cumberland Lawn Tennis Club**  
**25 Albanley Gardens**  
**London**  
**NW6 1JD**

Proposal:  
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.

Drawing Nos: Site location plan, 01, 02, 03, 04, 05, 06, 07  
Letter dated 4th July 2014.

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).



- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise 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 CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: site location plan, 01, 02, 03, 04, 05, 06, 07 Letter dated 4th July 2014.

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

- 4 The floodlights hereby approved shall not be switched on between 21:30 and 7:00.

Reason: to safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies CS5 (Managing the impact of growth and development) of the London Borough of Camden Local Development Framework Core Strategy and DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies.

- 5 None of the 3 tennis courts to which this application relates to shall have its floodlights switched on when the court is not in use.

Reason: to safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies CS5 (Managing the impact of growth and development) of the London Borough of Camden Local Development Framework Core Strategy and DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies.

- 6 Works to install the floodlights hereby approved shall only be undertaken outside the main bird nesting season from the beginning of March to the end of July.

Reason: in order to minimise the impact of the development on biodiversity within and around the site as required by Policy CS15 (Protecting and Improving our Parks and Open Spaces & encouraging Biodiversity) of the London Borough of Camden Local Development Framework Core Strategy.

- 7 The floodlighting shall be provided and maintained so as to minimise glare to adjoining residential properties, and in particular the lights shall be directed downwards in such a way as to ensure that light spillage outside the club grounds and within adjacent residential properties is minimised.

Reason: to safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies CS5 (Managing the impact of growth and development) of the London Borough of Camden Local Development Framework Core Strategy and DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

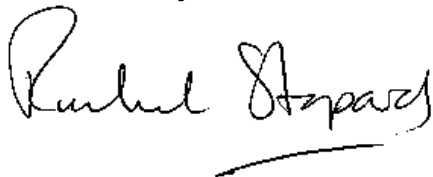
- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (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 Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (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



Rachel Stopard  
Director of Culture & Environment