

Application ref: 2022/4769/P
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Date: 6 March 2023

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk

www.camden.gov.uk/planning

CT Planning
Three Spires House
Station Road
Lichfield
WS13 6HX

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Globe Lawn Tennis Club
190 A Haverstock Hill
London
NW3 2AL

Proposal:

Erection of floodlights (8 columns) to tennis courts nos. 2 and 6.

Drawing Nos: Location Plan, Topography Survey ref 22204, The Globe Tennis Club Outdoor LED Tennis Lighting Design project code 3938c dated 04/05/2022, Planning Statement Globe Lawn Tennis Club by CT Planning, Heritage Statement ref ADB/JAG/5924 dated 28 October 2022, Light Overspill at 1.5m ref 5924/01, Globe Lawn Tennis Club – Justification for additional floodlighting, Cherrfield Ecology Report dated 20/04/2022.

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 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan, Topography Survey ref 22204, The Globe Tennis Club Outdoor LED Tennis Lighting Design project code 3938c dated 04/05/2022, Planning Statement Globe Lawn Tennis Club by CT Planning, Heritage Statement ref ADB/JAG/5924 dated 28 October 2022, Light Overspill at 1.5m ref 5924/01, Globe Lawn Tennis Club – Justification for additional floodlighting, Cherrfield Ecology Report dated 20/04/2022.

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

- 3 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 D1 of the London Borough of Camden Local Plan 2017.

- 4 The floodlights hereby permitted to tennis courts Nos 2 and 6 shall be switched off daily between the hours of 9.30pm and 9am the following morning on weekdays, and between the hours of 8pm and 9am the following morning on weekends.

Reason: To protect the amenity of adjoining occupiers and the area in accordance with policies A1 of the Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

Permission is sought for 8 floodlights to tennis courts nos. 2 and 6 which are currently unlit. This will increase the use of the courts in the evenings, particularly during winter months. 16 columns are proposed at 5.8m in height each with luminaires. The columns will be slender and painted dark green to blend in with the surrounding vegetation and to ensure they are as visually unobtrusive as possible.

Although the proposal would result in a small degree of lightspill onto the rear parts of the rear gardens of adjoining dwellings in Downside Crescent and Aspern Grove, and the adjacent Site of Importance for Nature Conservation (Belsize Wood Local Nature Reserve) the impact would be limited by the chosen luminaires which are designed to minimise glare and light spill. The lightspill analysis demonstrates that the proposal will not result in excessive light spill to the surroundings. A condition will be attached to the permission to maintain the current time restrictions of the lighting.

On balance, although there will be an increase in light across the site, it is

considered that the public benefit of the improved recreational sporting facilities means the scheme is acceptable in context of the continued time restrictions on the use of floodlights.

In terms of neighbouring amenity, the lighting as aforementioned is not expected to exacerbate the existing situation overall. There will be a clear night time period when there will be no lighting disturbance, and the luminaires selected are designed to limit glare and to be clearly directed downwards rather than spilling light to the sides. The technical spec submitted by HiLux indicates the luminance will not be excessive and the installation and control of the luminaires will protect the neighbouring sites from lightspill.

The scheme is not considered to cause any material harm to the adjacent Belsize conservation area, the adjacent Site of Importance for Nature Conservation (Belsize Wood Local Nature Reserve), or the setting of the nearby Grade II Listed Belsize Park Underground Station, or the Grade I Listed Lawn Road Isokon Flats.

No objections have been raised in relation to the works. The application site's planning history and relevant appeal decisions were taken into account when coming to this decision.

Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under and s.72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

The proposed development is in general accordance with Policies A1 and D1 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021; and the provisions of the National Planning Policy Framework 2021.

- 2 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).
- 3 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 4 All works should be conducted in accordance with the Camden Minimum

Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2021.

You can find advice about your rights of appeal at:

<https://www.gov.uk/appeal-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is written over a light blue rectangular background.

Daniel Pope
Chief Planning Officer