

Address:	Cantelowes Gardens Camden Road London NW5 2AP		3
Application Number(s):	2025/1301/P	Officer: Daren Zuk	
Ward:	Kentish Town South		
Date Received:	25/03/2025		
Proposal:	Construction of 1no. outdoor all weather floodlit padel court, associated access pathway and landscaping works. (amended proposal)		
Background Papers, Supporting Documents and Drawing Numbers: (Prefix 2024 CAS 029) 010 D, 011, 012, 013 B, 014, 015 B, 020, 021, 022 C, 023 D, 024 D; Design and Access Statement Rev 04 (prepared by Sports Facility Planning, dated 24/03/2025), Planning Statement; Lighting Design 05 R2 (prepared by SFPD, dated 06/03/2025); Arboricultural Survey (prepared by Arbtech, dated 14/10/2024), Arboricultural Method Statement (prepared by Arbtech, dated 03/04/2025), Tree Protection Plan (prepared by Arbtech, dated March 2025); Biodiversity Net Gain Assessment (prepared by Arbtech, dated 11/10/2024), Preliminary Ecological Appraisal (prepared by Arbtech, dated 07/10/2024); Acoustic Assessment (prepared by Peninsular, dated November 2025)			
RECOMMENDATION SUMMARY: Grant conditional planning permission			
Applicant:		Agent:	
London Borough of Camden 5 Pancras Square London N1C 4AG		Sports Facility Planning & Design Limited 39 Hemwood Road Windsor SL4 4YX	

EXECUTIVE SUMMARY

- i) The proposal is for a new outdoor, all-weather floodlit padel court in Cantelowes Gardens, along with a new access path and landscaping. The footprint has been slightly reduced during the application process and neighbours were consulted again. Cantelowes Gardens is a well-used park with sports pitches, a skate park, playgrounds and open grass. It sits between Kentish Town and Camden Square and is close to homes on Oseney Crescent and Pandian Way. The site is not in a Conservation Area, although two lie nearby.
- ii) Planning policies support providing new sport and leisure facilities in accessible places. Padel is a fast-growing sport and there is currently no public facility in a Camden Council park. The park is easy to reach, and the court would include ten free community hours each week to be organised through Parks. Although the sandpit would be removed, the Council has plans for wider improvements to the park through the Green Space Investment Programme. The park improvement project will include new and enhanced children's play facilities, skate park repairs, biodiversity improvements, as well as wider park enhancements and essential repairs to the pavilion building. Public engagement about the wider park improvements will begin in summer 2026. Note that these additional works and wider park improvements are not under consideration as part of this application.
- iii) The court will be partly screened by existing buildings, and its materials and scale fit with other sports features in the park. Noise and lighting assessments show it can operate without harm to amenity within reasonable limits, with the use ending and lighting being turned off by 21:00. One low-quality tree will be removed and replaced, and the project delivers more than the required 10% biodiversity net gain.
- iv) Overall, the scheme provides a useful new sport facility in a suitable location and complies with relevant planning policies.
- v) The scheme complies with the development plan as a whole and is recommended for approval.

OFFICER REPORT

Reason for Referral to Committee:

The Director of Economy, Regeneration and Investment has referred the application for consideration after briefing members (Clause 3(vii)). The panel considered it should be heard by committee due to the level of public interest.

1. SITE AND BACKGROUND

Designations

- 1.1 The following are the most relevant designations or constraints:

Designation	Details
Neighbourhood Plan Area	Kentish Town Neighbourhood Plan
Public Open Space	Cantelowes Gardens
Local Green Space (Neighbourhood Plan)	Cantelowes Gardens
PTAL (Public transport accessibility)	4

Table 1 - Site designations and constraints

Description

- 1.2 The subject site is Cantelowes Gardens, a 1.5-acre (6070sqm) Camden Council Park located between the Kentish Town and Camden Square neighbourhoods. The site is bounded by Camden Road to the southeast, a Network Rail line to the west, residential buildings to the north (located on Oseney Crescent), and Pandian Way to the east. The park features three football pitches, a skate park, outdoor gym, a basketball court, children's playground, sand pit, changing pavilion building/ office and public toilet, and open grassed area.

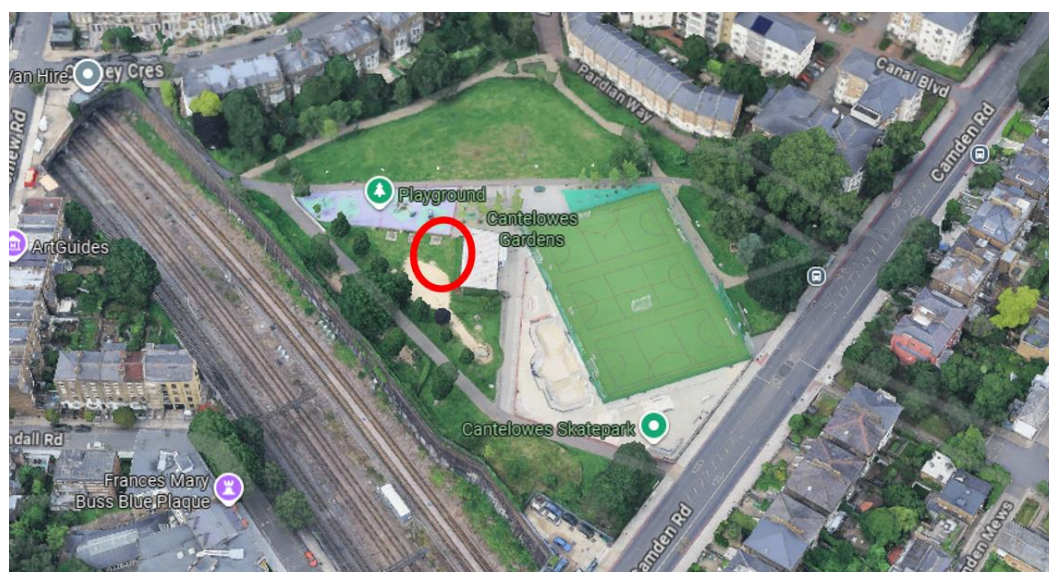


Figure 1 - Aerial view of the site (court location circled red)

- 1.3 The site is not located within a Conservation Area; however, Bartholomew Estate Conservation Area is located immediately north of the site and Camden Square Conservation Area is located across Camden Road to the south/southeast. There are no statutorily or locally listed building within the site boundary or immediate vicinity. The park is also located within the Kentish Town Neighbourhood Plan Area.

2. THE PROPOSAL

- 2.1 The proposed works comprise construction of 1no. outdoor all weather floodlit padel court facility within Cantelowes Gardens. Associated works include an access pathway and landscaping works.
- 2.2 During the course of the application, the proposal was slightly amended to reduce the size of the padel court footprint. The application was subsequently re-consulted upon.
- 2.3 The proposal was initially scheduled to be reported to Planning Committee on Thursday, 12th February 2026 but was deferred from the agenda as the applicant wanted more time to review the consultation responses.



Figure 2 - Image of the proposed padel court next to the pavilion

3. RELEVANT HISTORY

The site

- 3.1 **26311** – The construction of a skateboard area. **Granted 05/05/1978.**
- 3.2 **2004/4721/P** – Relocation of all-weather sports pitch to centre of Gardens, floodlighting and single storey changing room facilities. **Granted 18/02/2005.**

4. CONSULTATION

Statutory consultees

Kentish Town Neighbourhood forum

4.1 No response.

Councillors

Cllr Headlam-Wells

4.2 Objection covering the following issues:

- *No need or request for a padel court made by residents.*
- *Attempt to turn a free and inclusive play area into a paid facility which would exclude many local residents.*
- *The padel court's opening hours would be longer than that of the rest of the park.*
- *Lack of openness and accountability in the planning documents.*
- *Proposal fails to protect open green space under the terms of both the London Plan and Camden Plan.*
- *Cost of the proposal is given as £2m – vast waste of public money for a project that has no guarantee of success and is opposed by long-standing local residents.*

Officer response:

- *Suitability of the padel court in land use terms is discussed in Section 7*
- *Hours of operation are outlined in Section 10*
- *Impact on open space are discussed in Section 8*

Local groups

Bartholomew Estate & Kentish Town CAAC - Objection

4.3 Objection covering the following issue(s):

- Loss of children's play space
- The padel court will be visible from within the Conservation Area
- Noise and light pollution

Officer response:

- *Impacts on neighbouring amenity are discussed in Section 10*
- *Impacts on the character of the area are discussed in Sections 8 and 9*
- *Impacts on trees and biodiversity are discussed in Section 11*

Adjoining occupiers

- 4.4 Site Notices were displayed from 28/03/2025 to 21/04/2025, and a Press Notice from 03/04/2025 to 27/04/2025.
- 4.5 Following revisions to the scheme, the application was re-consulted and further Site Notices were displayed from 07/11/2025 to 01/12/2025 and Press Notices from 13/11/2025 to 07/12/2025.
- 4.6 Between the two consultation periods, approximately 115 objections were received. Three letters of support were received from a local resident, along with a letter of support from the National Tennis Centre and from the Chair of Pro-Active Camden. The main themes of the objections can be summarised as follows:
- Noise impacts
 - Negative impact on existing users of the park
 - Environmental and visual harm/loss of tranquillity
 - Impact on usability and quality of play space
 - Loss of existing sand pit
 - Concerns regarding the padel court being a charged facility
 - Negative impact on the character of the space
 - Loss of greenspace
 - Concerns regarding consultation
- 4.7 Two petitions objecting to the proposal were also received raising similar issues to those outlined above, with a total of 176 responses. Many of those who objected formally through the planning portal also were included in the petition.

Officer's Response:

- *Impacts on neighbouring amenity are discussed in Section 10*
- *Impacts on the character of the area are discussed in Sections 7, 8 and 9*
- *Impacts on trees and biodiversity are discussed in Section 11*

5. POLICY

National and regional policy and guidance

[National Planning Policy Framework 2024 \(NPPF\)](#)
[Draft National Planning Policy Framework 2025 \(NPPF\)](#)
[National Planning Practice Guidance \(NPPG\)](#)

[London Plan 2021 \(LP\)](#)

[Policy S5 Sports and recreation facilities](#)
[Policy G4 Open space](#)

Local policy and guidance

Camden Local Plan (2017) (CLP)

[Policy A1 Managing the impact of development](#)

[Policy A2 Open space](#)

[Policy A3 Biodiversity](#)

[Policy A4 Noise and vibration](#)

[Policy C1 Health and wellbeing](#)

[Policy C3 Cultural and leisure facilities](#)

[Policy C5 Safety and security](#)

[Policy C6 Access for all](#)

[Policy D1 Design](#)

[Policy D2 Heritage](#)

Kentish Town Neighbourhood Plan (2016) (NP)

[Policy D3: Design Principles](#)

[Policy GO1: Local Green Spaces](#)

Supplementary Planning Documents and Guidance

Most relevant Camden Planning Guidance (CPGs):

[Access for All - March 2019](#)

[Amenity - January 2021](#)

[Biodiversity - March 2018](#)

[Design - January 2021](#)

[Trees - March 2019](#)

Other guidance:

[Bartholomew Estate](#), adopted 2000

[Camden Square](#), adopted 2011

Proposed Submission Draft Camden Local Plan (DCLP)

- 5.1 The [Proposed Submission Draft Camden Local Plan](#) was submitted to the Secretary of State for Housing, Communities and Local Government on the 3 October 2025 for independent examination, in accordance with Regulation 22 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended). The Local Plan Examination opened on 19 May 2026 and ran until 11 June 2026.
- 5.2 Previously, the Council published the draft new Camden Local Plan for consultation in January 2024 and published an updated Proposed Submission Draft Camden Local Plan for consultation from 1 May to 27 June 2025.
- 5.3 The Proposed Submission Draft Local Plan (DCLP) is a significant material consideration in the determination of planning applications but has limited weight at this stage. The weight that can be given to an emerging plan increases as it progresses towards adoption. In line with paragraph 49 of the

National Planning Policy Framework (NPPF), the degree of weight to be given is a matter for the decision-maker, having regard to the stage of preparation, the extent of unresolved objections, and the consistency of the draft policies with the NPPF.

6. ASSESSMENT

- 6.1 The principal considerations material to the determination of this application are considered in the following sections of this report:

7	LAND USE
8	OPEN SPACE
9	DESIGN AND CONSERVATION
10	AMENITY
11	TREES AND BIODIVERSITY

7. LAND USE

- 7.1 The proposal includes the provision for a single padel court. Padel is a relatively new sport in the UK with increasing popularity. It is a racquet sport played in doubles on an enclosed court that is about a third the size of a tennis court. It is played with a solid (stringless) racquet and a ball similar to a tennis ball but slightly smaller and less bouncy. Like in squash, the walls of the court are integral to the game. It is commonly thought to be a more accessible game for beginners, or those with limited mobility, compared to tennis or squash.
- 7.2 Policy C1 promotes strong, vibrant and healthy communities whilst policy C3 seeks opportunities for new cultural and leisure facilities. It recognises that new facilities should be located where as many people as possible can enjoy their benefits and use public transport to get there.
- 7.3 It is also noted that 'improving access to healthcare and sports facilities' is a strategic objective of the 'We Make Camden' ambitions included within the Submission Draft of the new Camden Local Plan (Table 1).
- 7.4 London Plan Policy S5 recognises the importance of sport and recreation facilities to encourage physical activity and deliver social, health and wellbeing benefits to communities. It seeks to increase or enhance the provision of facilities in accessible locations.
- 7.5 Cantelowes Gardens is located between two neighbourhoods – Kentish Town and Camden Square – offering easy access to residents within those neighbourhoods. Frequent bus services also serve the park, with bus stops

located immediately next to the site along Camden Road offering access to the site from those living further away.

- 7.6 Whilst the Padel Court would be a charged facility, it doesn't change the overall character of the open space, and it is appropriate to manage access to the court. Chargeable sports facilities are common in parks and open spaces such as tennis courts or bowling greens. The courts would have ten hours of free weekly access for local community groups.
- 7.7 Therefore, the principle of a padel court use in this highly accessible location is supported in land use terms.

8. OPEN SPACE

- 8.1 Local Plan policy A2 outlines that the Council will protect, enhance, and improve access to Camden's parks, open spaces, and other green infrastructure, resisting development which would be detrimental to the setting of designated open spaces. In exceptional circumstances, small-scale development will be supported where it is associated with the use of the land as open space and contributes to its use and enjoyment by the public.
- 8.2 Paragraph 6.42 in the Local Plan outlines that the Council recognises that the need for sports and recreation provision can change over time. The Council will therefore consider proposals for alternative provision of such uses where a need has been demonstrated to its satisfaction, and this need outweighs the loss of the existing provision. The proposal will also be assessed taking into account its impact on the integrity of the open space and against other relevant policies.
- 8.3 As part of the application submission, the applicant has provided rationale that supports the provision of a padel court in the park. Padel, although a fairly new racquet sport, is gaining popularity in London as it is an easy-to-learn, sociable, and accessible to players of all ages and mixed abilities. There is currently a lack of padel courts in North London, with significant demand being noted as one of the fastest growing sports in the UK. Camden parks currently has three sites for park tennis – Waterlow Park, Lincoln's Inn Fields, and Kilburn Grange – all of which are busy and consistently utilised. There are also tennis facilities in other open spaces such as Parliament Hill Fields and Cartwright Gardens, operated by other organisations. A padel court in Canteloves Gardens, which would be the first padel court in a Camden managed park, would allow for provision of a new sport in an area currently under-served by racquet sport courts.
- 8.4 The submitted documents outline that feasibility and site analysis studies were conducted to identify a suitable location for a padel court in one of Camden's parks. Canteloves Gardens was identified as the best location for

the facility as it would complement the other park activities such as the sports pitch, skate park, and outdoor gym; the location is central within Camden; there is existing on-site staff available for booking the court; and the location is shielded visually and acoustically from neighbouring residential properties.

- 8.5 It is noted that a private padel court facility was recently granted planning permission on the Murphy's Yard site in Kentish Town. The large private facility would provide provision of padel courts in the Kentish Town area, although fees are anticipated to be much higher than those for this proposed public facility. As the sport gains popularity, it is important that there is an affordable and publicly available option for Camden residents such as the proposed facility in Canteloves Gardens.
- 8.6 One of the key issues raised in during the consultation process is the loss of the sandpit. Although not included in this application, the Council has wider plans to upgrade the play facilities at the park including redesigned toddler play area with sandpit, upgraded and expanded junior play area with landscaping, and provision of a teenage/hangout area with landscaping. These works can be implemented without planning permission and are covered under permitted development.
- 8.7 The image below shows a sketch view of the court and upgrades to existing play space.



Figure 3 - Sketch view with upgrades to the existing play space

- 8.8 Overall, the padel court is small-scale, directly associated with the use of the land, contributing to the enjoyment of the park by the public, and will not impact on the integrity of the open space. Although the existing sandpit will be removed as part of the proposal (and re-provided under wider

improvement works via the Green Space Investment Programme), the open space nature of the park will be retained.

- 8.9 The wider park improvement works (not included in this application) will include new and enhanced children's play facilities (including sandpit), skate park repairs, biodiversity improvements, and wider park enhancements along with essential repairs to the pavilion building. Comments were received during Parks' consultation process which raised concerns regarding the maintenance implications and year-round usability of a toddler play area combined with the relocated sandpit. As a result, Parks will complete a full design review that will consider a suitable alternative location of a dedicated sandpit which will be developed further, as part of a community engagement strategy for wider park improvements. Parks is committed to re-providing a sandpit facility and upgrading play facilities. Public engagement on the wider park improvements will begin in summer 2026.

9. DESIGN AND CONSERVATION

- 9.1 The Council's design policies are aimed at achieving the highest standard of design in all developments, including where alterations and extensions are proposed. Policy D1 of the Local Plan requires development to be of the highest architectural and urban design quality which improves the function, appearance, and character of the area. Camden's Local Plan Document is supported by Supplementary Planning Guidance CPG (Design).
- 9.2 Local Plan Policy D2 states that the Council will preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas. To comply with Policy D2, alterations to historic properties should integrate with and enhance the host building and not be dominant or obtrusive.
- 9.3 The siting of the padel court is largely concealed from public view due to its location away from the main public highway (Camden Road) and that it will be located to the rear (northwest) of the existing public changing room / toilet building. The court is 10m by 20m (200sqm) and enclosed by mesh and Perspex panels ranging from 3-4m in height. The proposed 4no. floodlights will have a height of 6m and positioned at each end of the court. The size and scale of the padel court, along with the materiality, is consistent with the other uses on the site (football pitches, skate park, and associated fencing) and compatible with the open nature of the park setting.
- 9.4 Overall, the proposed padel court, given its location, size, and materiality, will not have an undue impact on the character of the immediate area nor that of neighbouring Conservation Areas.

10. AMENITY

- 10.1 Local Plan policies A1 and A4 and the Amenity CPG are all relevant with regards to the impact on the amenity of residential properties in the area, requiring careful consideration of the impacts of development on light, outlook, privacy and noise. The thrust of the policies is that the quality of life of neighbour should be protected and development which causes an unacceptable level of harm to amenity should be refused.
- 10.2 The proposed development is located around 58m away from the nearest residential properties which are situated on Oseney Crescent to the north of the padel court, with the properties featuring significant green buffering from the park. Residential properties to the east on Pandian Way are located around 68m from the padel court.
- 10.3 The proposed the hours of operation of padel court are limited to 09:00 to 21:00, Mondays to Sundays (including bank holidays). The hours of operation will be secured by condition to ensure impacts to neighbouring amenity are mitigated. Canteloves Gardens has an opening time of 07:30, with closing times ranging from 16:00 in winter to 21:30 in summer – there is no change to the general opening hours of the park. It is anticipated that during the winter months, when the park operating hours are shorter, that the padel court would operate outside of park closing hours until 21:00. This operating model would be the same as the other dedicated sports facilities such as the football pitches and skate park which operate past the general park closing time. This operating model, which includes lighting control, is done through GLL (Better) and sports development, which has been a successful venue management model Parks has been utilising for over 10 years. The Council's Community Safety team is responsible for locking Camden parks, ensuring that the park is cleared at closing time (excluding the sports facilities) and help tackle any antisocial behaviour experienced.
- 10.4 With regards to privacy, daylight/sunlight levels and outlook, there are no implications for existing neighbouring developments given the significant distance from the proposed padel court to nearby residential properties.
- 10.5 With regards to noise impacts, An Acoustic Note was submitted with the application and reviewed by the Council's Environmental Health Officer. The review confirms that the appropriate noise guidelines have been followed within the report such as Noise Policy Statement for England, National Planning Policy Framework (NPPF), Planning Practice Guidance on Noise, BS 8233 Guidance on sound insulation and noise reduction for buildings, and the Camden Local Plan 2017. The assessment indicates that the proposed padel court is capable of achieving the Camden's environmental noise criteria.

- 10.6 With regards to light-spill impacts, the application included a Lighting Assessment which was also reviewed by the Council's Environmental Health Officer. The review confirms that the proposal is acceptable in environmental health terms subject to a condition limiting lux levels for the proposed external lighting. The condition will ensure that the proposed lighting will follow guidance by the CIE Guidance 2003 & 2007 and the ILP Guidance Notes for the Reduction of Obtrusive Light (2021). Lighting should be minimised, with glare and sky glow prevented by using, locating, aiming, and shielding luminaires in accordance with the Guidance Notes. A condition has been added to the decision to ensure the proposed lighting is installed in line with the guidance. It is noted that the proposed lighting would only be used during the evening and mostly in the winter, being turned off in line with the closing time of 21:00.
- 10.7 Overall, given the nature of the proposed works and with the inclusion of the above noted conditions, they are unlikely to result in any negative impact to the amenity of neighbouring occupiers with regards to loss of daylight/sunlight, outlook, privacy, noise, and light-spill.

11. TREES AND BIODIVERSITY

- 11.1 Local Plan policy A3 deals with biodiversity and expects development to protect and enhance nature conservation and biodiversity, securing benefits and enhancements where possible. It resists the removal of trees and vegetation of significant value and expects developments to incorporate additional trees and vegetation.
- 11.2 A row of trees is located next to the site of the proposed padel court, running along a footway that connects the Camden Road entrance to the Oseney Crescent entrance to the north. The proposal involves removing one of those trees, a Category C (low quality) pear tree (T13). The tree is not required to be removed in order to facilitate development; however, its removal is considered justified given the extreme proximity to the proposed padel court, which would result in constant pruning pressure and leaf fall potentially affect court usage if retained.
- 11.3 The Council's Tree Officer has reviewed the documents advised that the proposed landscaping plan, including replacement trees, is considered to mitigate the loss of amenity and canopy cover provided by the tree. Full tree protection details will be secured by condition to ensure trees on the site will be protected during construction. Landscaping details will be secured by condition to ensure long-term suitability.

Statutory Biodiversity Net Gain

- 11.4 The statutory Biodiversity Net Gain (BNG) provisions apply to this site. The baseline condition of existing habitats at the site is low and includes modified grassland, ornamental hedgerow, developed land (sealed surface), and artificial unvegetated unsealed surface (sand pit).
- 11.5 The proposal is to replace the existing habitats lost as a result of the proposed padel court with an enhanced wildflower meadow located along the western edge of the park next to the railway. The result is a 17.49% net gain in habitat units and 55.85% net gain in hedgerow units; this is more than the 10% target of biodiversity net gain.
- 11.6 Council's Nature Conservation Officer considers that the biodiversity gain condition is capable of being discharged successfully. The 10% gain can be met through on-site provision. This would be confirmed via discharge the statutory BNG condition. The statutory condition will not be repeated on the decision notice, in line with guidance, but informatives explaining the statutory obligations will be included on the decision.

12. CONCLUSION

- 12.1 Overall, the proposal would deliver a new leisure use in an existing and well-used park in a highly accessible location. The padel court, given its design and materiality, is an appropriate structure for use within the designated open space area and will not have an impact on the character of the immediate area or neighbouring Conservation Areas. Amenity impacts to neighbouring occupiers are considered negligible given the padel court's siting.
- 12.2 As such, the proposed development is in general accordance with policies A1, A2, A3, A4, C1, C3, C6, D1, and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework.

13. RECOMMENDATION

- 13.1 Grant conditional Planning Permission.

14. LEGAL COMMENTS

- 14.1 Members are referred to the note from the Legal Division at the start of the Agenda.

15. CONDITIONS

Standard conditions

1 Time limit

The development hereby permitted must be begun not later than 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 Approved drawings

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

(Prefix 2024 CAS 029) 010 D, 011, 012, 013 B, 014, 015 B, 020, 021, 022 C, 023 D, 024 D; Design and Access Statement Rev 04 (prepared by Sports Facility Planning, dated 24/03/2025), Planning Statement; Lighting Design 05 R2 (prepared by SFPD, dated 06/03/2025); Arboricultural Survey (prepared by Arbtech, dated 14/10/2024), Arboricultural Method Statement (prepared by Arbtech, dated 03/04/2025), Tree Protection Plan (prepared by Arbtech, dated March 2025); Biodiversity Net Gain Assessment (prepared by Arbtech, dated 11/10/2024), Preliminary Ecological Appraisal (prepared by Arbtech, dated 07/10/2024); Acoustic Assessment (prepared by Peninsular, dated November 2025)

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

3 Materials

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 Hours of operation

The use of the padel court hereby permitted shall not operate other than within the following times:

09:00 Hours to 21:00 Hours Mondays to Sundays and Bank Holidays

Reason: To safeguard the amenity of the adjoining premises and the area generally in accordance with policies A1 and of the London Borough of Camden Local Plan 2017.

5 Tree protection

Prior to the commencement of any works on site, details demonstrating how trees to be retained shall be protected during construction work shall be

submitted to and approved by the local planning authority in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction". All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the approved protection details.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 of the London Borough of Camden Local Plan 2017.

6 Landscaping details

No development shall take place until full details of hard and soft landscaping (including replacement tree planting) and means of enclosure of all un-built, open areas have been submitted to and approved by the local planning authority in writing. Such details shall include details of any proposed earthworks including grading, mounding and other changes in ground levels. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policies A2, A3, and D1 of the London Borough of Camden Local Plan 2017.

7 Landscaping to be carried out

All hard and soft landscaping works shall be carried out in accordance with the approved landscape details by not later than the end of the planting season following completion of the development or any phase of the development. Any trees or areas of planting (including trees existing at the outset of the development other than those indicated to be removed) which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policies A2, A3, and D1 of the London Borough of Camden Local Plan 2017.

8 Lighting restrictions

External artificial lighting hereby approved shall not exceed lux levels of vertical illumination at neighbouring premises that are recommended by the CIE guidance 2003 & 2017 and the ILP Guidance Notes for the Reduction of Obtrusive Light (2021). Lighting should be minimized and glare and sky glow should be prevented by correctly using, locating, aiming and shielding luminaires, in accordance with the Guidance Notes.

Light into neighbouring residential windows generated from the floodlights shall not exceed 10 Ev (lux) (vertical illuminance in lux). Each floodlight must be aligned to ensure that the upper limit of the main beam does not exceed 70 degrees from its downward vertical. The floodlighting shall be designed and operated to have full horizontal cut-off and such that the Upward Waste Light Ratio does not exceed 5%.

The approved scheme shall be implemented prior to first use of the lighting and be permanently maintained in that state thereafter.

Reason: To ensure that the amenity of occupiers of surrounding premises is not adversely affected by lighting in accordance with policy A1 of the Camden Local Plan 2017.

16. INFORMATIVES

1 Other regulations

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 Highways requirements

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.

3 Noise control

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.

4 Biodiversity Net Gain (BNG) Informative (1/3):

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 ("1990 Act") is that planning permission granted in England is subject to the condition ("the biodiversity gain condition") that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The local planning authority (LPA) that would approve any Biodiversity Gain Plan (BGP) (if required) is London Borough of Camden.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are summarised below, but you should check the legislation yourself and ensure you meet the statutory requirements.

Based on the information provided, this permission WILL require approval of a BGP before development is begun because none of the statutory exemptions or transitional arrangements summarised below are considered to apply.

5 Biodiversity Net Gain (BNG) Informative (2/3):

+ Summary of transitional arrangements and exemptions for biodiversity gain condition

The following are provided for information and may not apply to this permission:

1. The planning application was made before 12 February 2024.
2. The planning permission is retrospective.
3. The planning permission was granted under section 73 of the Town and Country Planning Act 1990 and the original (parent) planning permission was made or granted before 12 February 2024.
4. The permission is exempt because of one or more of the reasons below:
 - It is not "major development" and the application was made or granted before 2 April 2024, or planning permission is granted under section 73 and the original (parent) permission was made or granted before 2 April 2024.
 - It is below the de minimis threshold (because it does not impact an onsite priority habitat AND impacts less than 25 square metres of onsite habitat with biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat).
 - The application is a Householder Application.

- It is for development of a "Biodiversity Gain Site".
- It is Self and Custom Build Development (for no more than 9 dwellings on a site no larger than 0.5 hectares and consists exclusively of dwellings which are Self-Build or Custom Housebuilding).
- It forms part of, or is ancillary to, the high-speed railway transport network (High Speed 2).

6 Biodiversity Net Gain (BNG) Informative (3/3):

+ Irreplaceable habitat:

If the onsite habitat includes Irreplaceable Habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements. In addition to information about minimising adverse impacts on the habitat, the BGP must include information on compensation for any impact on the biodiversity of the irreplaceable habitat. The LPA can only approve a BGP if satisfied that the impact on the irreplaceable habitat is minimised and appropriate arrangements have been made for compensating for any impact which do not include the use of biodiversity credits.

+ The effect of section 73(2D) of the Town & Country Planning Act 1990

If planning permission is granted under section 73, and a BGP was approved in relation to the previous planning permission ("the earlier BGP"), the earlier BGP may be regarded as approved for the purpose of discharging the biodiversity gain condition on this permission. It will be regarded as approved if the conditions attached (and so the permission granted) do not affect both the post-development value of the onsite habitat and any arrangements made to compensate irreplaceable habitat as specified in the earlier BGP.

+ Phased development

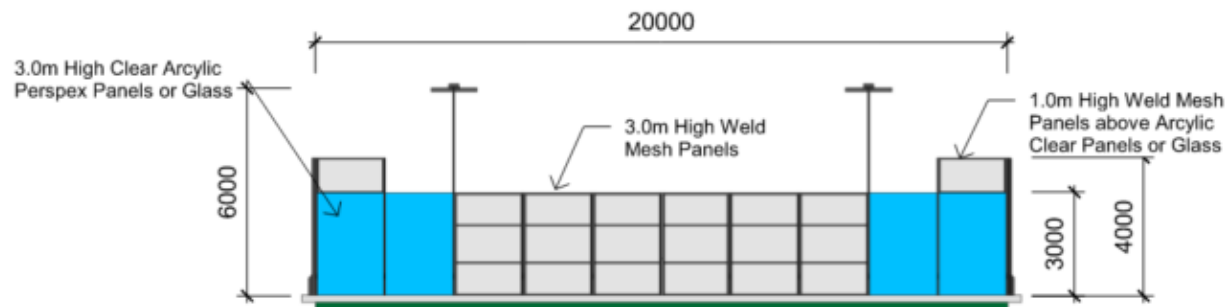
In the case of phased development, the BGP will be required to be submitted to and approved by the LPA before development can begin (the overall plan), and before each phase of development can begin (phase plans). The modifications in respect of the biodiversity gain condition in phased development are set out in Part 2 of the Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024.



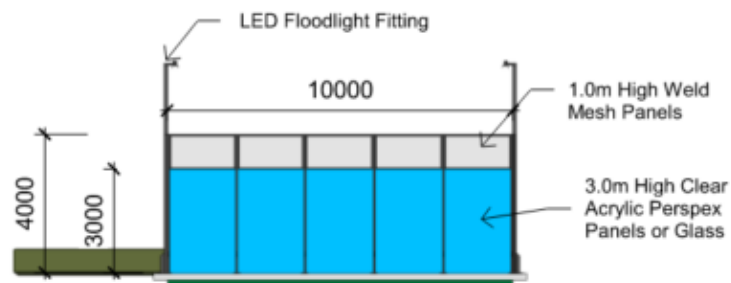








1 Elevation 5 - Padel Court Long Side View
1 : 200



2 Elevation 6 - Padel Court Short Side View
1 : 200



