



Officer Report

Application Number:	HGY/2026/0569
Application Type:	Full planning permission
Address:	Wood Vale Lawn Tennis Club, Wood Vale, Hornsey, London, N10 3DJ
Proposal:	The installation of LED floodlighting to outdoor tennis court No. 5.
Case Officer:	Eunice Huang
Valid Date:	02/03/2026
Applicant:	Mr Alan Hind
Agent:	Mr Lee West

RECOMMENDATION

Approve with Conditions

1. SITE DESCRIPTION

The proposal relates to a tennis court facility, accessed from Wood Vale, between Nos. 11 & 13. The facility is located to the rear of residential properties addressed to Wood Vale and Cranley Gardens.

The site is located within Metropolitan Open Land and also forms part of SINC Grade I. The site is not a conservation area or in the setting of a listed building.

2. THE PROPOSAL

The installation of 6no. lighting columns with LED floodlighting to outdoor tennis court No. 5.

3. RELEVANT PLANNING AND ENFORCEMENT HISTORY

The most recent planning history relating to the site as is as follows:

- HGY/2024/0837 - The reconstruction of existing outdoor shale tennis court Nr 5 to form one outdoor porous asphalt court with the installation of new perimeter fencing and associated works – Approved with conditions 18/07/2024.
- HGY/2017/2358 – Installation of 9 No. lighting columns with floodlights to illuminate 2 No. tennis courts – Approved with conditions 26/09/2017.
- HGY/2016/3499 – Non-material amendment following a grant of planning permission HGY/2015/3375 to amend the fencing height from 2.75m to 3.60m – Approved with conditions 17/11/2016.
- HGY/2015/3375 – Reconstruction of existing two tennis courts with shale finish, to two tennis courts with permeable tarmac finish, with replacement wire fencing and ancillary hard landscaping works – Approved with conditions 08/01/2016.
- HGY/2013/1963 – Replacement of existing clubhouse with new timber clad clubhouse – Approved with conditions 12/11/2013.

- HGY/1994/1021 – Construction of 1 No. all weather — Approved with conditions 27/09/1994.

4. CONSULTATION RESPONSES

Internal & External Consultees

No responses received

Neighbour Consultation

The number of representations received from neighbours, local groups, etc in response to notification and publicity of the application were as follows:

No. of individual responses: 26

Objecting: 9

Supporting: 17

Representations: 0

The following issues were raised in representations::

- Light spill and light pollution from the proposed floodlights, including concerns about glare, brightness and intrusion into rear gardens and neighbouring properties, particularly during evening hours
- Cumulative impact of additional floodlighting in the context of existing floodlit courts on the site
- Noise and disturbance associated with increased evening use of the tennis courts, including noise from play, users and associated activity
- Parking stress and traffic impacts arising from extended hours of use and increased visitor numbers during the evening
- Impact on wildlife, particularly bats and other nocturnal species, including concerns about disturbance to habitat, commuting routes and foraging behaviour
- Visual impact and overbearing effect of the floodlight columns on nearby residential properties and garden outlook
- Concerns regarding the effectiveness and enforcement of lighting curfews based on experience of existing floodlighting on the site. (Officer comment: Any alleged breach of approved operating hours would be a matter for Planning Enforcement to investigate, and residents are advised to report such incidents so that they can be formally assessed).

5. MATERIAL PLANNING CONSIDERATIONS

Principle of development

The NPPF sets out Core Planning Principles, one of which is “promoting healthy and safe communities”. Paragraph 103 of the NPPF also acknowledges that access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities.

London Plan Policy S5 ‘Sports and recreation facilities’ supports sports lighting in areas where there is an identified need for sports facilities to increase sports participation opportunities, unless the sports lighting gives rise to demonstrable harm to local community or biodiversity. Sports facilities are also supported by Local Plan Policy SP14 ‘Health and Well-Being’ and SP16 ‘Community Facilities’.

The proposed lighting would facilitate improved use of this established sports facility and is therefore considered to be supported by Local and London Plan policy and the NPPF.

Officers would also point out that lighting is now a common requirement for amateur tennis clubs. There are examples of sports clubs within the Borough where the provisions of floodlit facilities have been installed sensitive to residential amenity.

Given that the floodlighting would improve this current recreation facility, the principle of the development is considered acceptable subject to addressing other considerations, as discussed below.

Design and appearance

Local Plan Policy SP11 requires development to enhance and enrich Haringey's built environment while DPD Policy DM1 also requires development proposals to respect their surroundings.

Proposed works involve the installation of 6no. floodlight columns, 6m high, to Court 5. 12no. LED fittings would be mounted at a height of 6.15m, with a tilt angle of less than 15 degrees. The fittings would include four side deflectors. All these elements would be in RAL 6055, which is a subdued Moss Green colour.

The nearest dwellings are located approximately 75m from the tennis court, separated from the application site by deep rear gardens. The boundary between the residential properties and the tennis club features retaining walls, timber fences and tree planting. The rear gardens of the residential properties have a verdant quality which also screens the dwellings from the tennis courts. The residential gardens and dwellings are elevated above the application site. Further to this, Court 5 is located approximately 0.7m lower than the adjoining Court 3 and 4.

Within this context, at the established tennis club, the appearance of the lighting columns would not appear overbearing from neighbouring properties. The proposed development clearly relates to the established function and use of the site and would not affect its appearance.

Impact on neighbouring amenity

DPD Policy DM1 'Delivering High Quality Design' states that development proposals must ensure a high standard of privacy and amenity for a development's users and neighbours.

Light spillage

The NPPF explains that by encouraging good design this should limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.

The application includes specific information on the lighting design and calculations. The Lighting Design P.A. 05 R2 Report prepared by Sports Facility Planning and Design contains a light spill studies. The report includes horizontal illuminance contours plotted on the plans to demonstrate overspill. The study shows that the horizontal overspill is limited to the rear section of the rear gardens of the neighbouring properties. There would not be any overspill affecting the rear elevation of the neighbouring dwellings and most of the garden area would be unduly impacted. The adjoining rear gardens are approximately 70m deep or greater.

The report demonstrates that the lighting would comply with the Institute of Lighting Engineers Guidance Note for Environmental Zone E3, which relates to medium district brightness for suburban settings. As such, the extent of the proposed light spill is considered acceptable, subject to a curfew to manage the hours of impact.

A curfew of 9.45pm would apply for the proposed floodlights, which would be consistent with the existing floodlighting for Courts 3 and 4. The existing floodlighting at Courts 3 and 4 are operated by token meters for each individual court. The proposed floodlights would operate under the same system, in which each court would be controlled individually so that the floodlights are only switched on as required. A clock in the floodlight service pillars would be programmed to prevent the lighting being left on past the 9.45pm curfew time. A condition would be attached secure this curfew of 9.45pm. This is considered acceptable in managing the impact of the proposed light spill.

Finally, as noted above, the tennis court is located at a lower ground level than the neighbouring residential gardens, which assists in mitigating the light spill impact. Established tree planting also assists in screening the tennis court from the adjoining properties.

The proposed light spill considered acceptable for the continued use of the established Tennis Club, due to the generous separation distance, curfew and existing vegetated interface.

Noise Pollution

With regard to noise and disturbance, the tennis club is a long-established use with some tennis courts already floodlit (2 of the 5). It is therefore acknowledged that adjoining residents will be accustomed to a level activity and noise on the site. There is expected to be no significant change in noise levels associated with this facility given the current use of the site and given the separation distances in question with neighbouring residential properties.

The proposed floodlight operating hours up to 9:45pm are considered reasonable in terms of enabling the club to make beneficial use of this court while also protecting the amenity of neighbouring occupiers.

Overall, the proposed development will not adversely affect the residential amenities enjoyed by the occupiers of neighbouring properties.

Parking and traffic generation

Local Plan (2017) Policy SP7 Transport states that the Council aims to tackle climate change, improve local place shaping and public realm, and environmental and transport quality and safety by promoting public transport, walking and cycling and seeking to locate major trip generating developments in locations with good access to public transport. This is supported by DM Policy (2017) DM31 'Sustainable Transport'.

The proposed development would not necessarily result in an increase in membership of the club as the proposal does not involve an increase in the amount of tennis courts at the site. This as noted is a small facility. While this may increase the intensity of the use of the courts over certain parts of the year, it would not result in an increase in the capacity for the use of the site for playing tennis.

Habitat and wildlife

SP13 of the Haringey Local Plan (updated 2017) requires all development to protect and improve sites of biodiversity and nature conservation, including private gardens through its:

- Contribution to wildlife and ecological habitats and, where possible, include green and brown roofs, rainwater harvesting, green walls, bird and bat nesting/roosting opportunities;
- Protection, management and maintenance of existing trees and the planting of new trees where appropriate; and
- Protection, enhancement and creation of Sites of Importance for Nature Conservation (SINCs) and Local Nature Reserves (LNRs).

A Bat Emergence Survey Report was undertaken to determine if any protected species by the proposed installation of floodlights. This included a visual inspection of potential roost features and areas of bat interest at on-site trees and off-site gardens.

Two surveys were performed on site. During the first survey, bats were observed commuting across the site, and during the second survey, bats were observed foraging on the site. The southern boundary vegetation, appeared to be the most significant area for bat use (commuting and foraging). However, it was found that there were no potential roost features found on site. The site was deemed a negligible to low potential for roosting bats.

The proposed floodlights are deemed to not present a risk to any roosting bat species. The light spillage from Court 5 would not affect the southern boundary vegetation of which the most significant bat activity was found.

Mitigation measures were suggested in the report to reduce the impact of the proposed development on bat activity, including the 9.45pm curfew and positioning the luminaires to minimise light spill.

Subject to conditions, the proposal would therefore be considered to protect the SINC and not unduly harm wildlife and habitats within the site, in accordance with Policy SP13.

6. CONCLUSION

For the reasons outlined above the works here are considered acceptable and will not affect the amenity of neighbouring occupiers or local habitat and wildlife.

All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION

7. CIL APPLICABLE

N/A

8. RECOMMENDATION

GRANT PLANNING PERMISSION subject to conditions.

Conditions:

- 1 The development to which this permission relates must be begun no later than three years from the date of this decision notice, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of Section 91 of the Town and Country Planning Act 1990 and to prevent the accumulation of unimplemented planning permissions.
- 2 The development hereby permitted shall be carried out in complete accordance with the approved plans as listed below, other than where those details are altered pursuant to the conditions of this planning permission.

Approved plans list:

- Drawing No. 2025 CAS 075 010
- Drawing No. 2025 CAS 075 011
- Drawing No. 2025 CAS 075 012
- Drawing No. 2025 CAS 075 013
- Drawing No. 2025 CAS 075 014
- Drawing No. 2025 CAS 075 015

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

- 3 The lighting shall be installed and thereafter maintained fully in accordance with the recommendations of the Institution of Lighting Engineers (ILE) 'Guidance Notes for the Reduction of Obtrusive Light' (GN01/21) for zone E3, including the lux levels shown within 'Lighting Design P.A. 05 R2' prepared by Sports Facility Planning and Design, in relation to the curtilages of neighbouring properties, unless alternative lux levels are submitted to and approved in writing by the local planning authority.

Reason: In the interests of safeguarding the residential amenity of nearby dwellings.

- 4 The floodlighting hereby approved shall not be switched on between 21:45 and 09:00 daily. The court shall be fitted its their own individual automated time switch to ensure that the floodlights cannot be turned on during this period.

Reason: To ensure that the proposed development does not have an adverse impact on neighbouring residential amenity, in accordance with policy DM1 of the Haringey Development Management DPD 2017.

Informatives:

INFORMATIVE: Hours of Construction Work

The applicant is advised that under the Control of Pollution Act 1974, construction work which will be audible at the site boundary will be restricted to the following hours:-

8.00am - 6.00pm Monday to Friday

8.00am - 1.00pm Saturday

and not at all on Sundays and Bank Holidays.

INFORMATIVE: Land Ownership

The applicant is advised that this planning permission does not convey the right to enter onto or build on land not within his ownership.

INFORMATIVE: Party Wall Act

The applicant's attention is drawn to the Party Wall Act 1996 which sets out requirements for notice to be given to relevant adjoining owners of intended works on a shared wall, on a boundary or if excavations are to be carried out near a neighbouring building.