



Officer Report

Application Number:	HGY/2026/0345
Application Type:	Full planning permission
Address:	Unit 12, Crusader Industrial Estate, Hermitage Road, Harringay, N4 1LZ.
Proposal:	Change of use of unit from Use Class B8 (Storage and distribution) to an indoor padel court facility.
Case Officer:	Roland Sheldon
Valid Date:	03/03/2026
Applicant:	Napoleon Tolner
Agent:	Mr Napoleon Tolner

RECOMMENDATION

Approve with Conditions

1. Site location

The site contains a detached two-storey industrial unit within the Crusader Industrial Estate in the Hermitage and Gardens ward, N4. The surrounding uses are a mix of light industrial within the industrial estate itself, but two-storey residential dwellings are located to the east of the site on Ashfield Road. The site is located within a Local Employment Area as designated in the Development Management DPD. It also forms part of the Seven Sisters Corridor Area of change as designated in policy SP1 of the Local Plan.

It also forms part of Site Specific Proposal SA31 within the Development Management DPD. The site also forms part of Draft Local Plan Site Allocation GL SA04 which covers the Crusader Industrial Estate.

2. Description of Proposal

Change of use of unit from Use Class B8 (Storage and distribution) to an indoor padel court facility.

3. Relevant Planning and Enforcement history

The most recent applications for this site are summarised as follows:

Planning History

Unit 12, Crusader Industrial Estate

HGY/1991/1086: Erection of partitions to provide additional internal office space – Unknown
01/11/1991

Planning Enforcement History

None

4. Internal & Statutory Consultation

The following were consulted regarding the application:

Internal:

LBH Transportation Group:

Following the submission of additional information regarding the cycle/car parking provision, refuse storage, forecast trip generation and parking management, there are no objections to the proposal.

LBH: Environmental Health (Noise): No comments received

LBH Planning Policy: No comments received.

LBH: Inclusive Economy: Following the submission of additional marketing information and information about the wider Padel market and marketing strategies, there are no objections to the proposal from Inclusive Economy. Stalls should be set up in accordance with the approved plans and conditioned to not block pavements, restrict vehicular/emergency access, or interfere pedestrian flow. Noise limits should be imposed. Conditions should be imposed on the clearance of refuse from the site by a contracted waste operator. Stalls and structures should be securely weighted down in accordance with wind safety standards. Necessary insurance and hygiene/trading certificates should be held by operators.

LBH Licensing: Specific operating rules should be imposed to protect local amenities, businesses and public safety. Restriction on days and times of setting up and packing up times should be imposed. Stalls

External:

None.

5. Local Representations

The application was advertised through letters sent to neighbouring properties. 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: 0

Objecting:

Supporting:

6. Material Planning Considerations

Principle of development

Development Management DPD Policy DM38: Local Employment Area – Regeneration Areas, sets out that the Council will support proposals for mixed use, employment-led development within a Local Employment Area – Regeneration Area where this is necessary to facilitate the renewal and regeneration (including intensification) of existing employment land and floorspace.

In addition to complying with other policy requirements, proposals must:

a Maximise the amount of employment floorspace to be provided within the mixed use scheme;

The proposal does not involve the provision of a mixed use scheme, but to change the use of the building from Class B8 (storage and distribution) to an indoor Padel Facility with small ancillary café (Use Class E(d)).

b Provide demonstrable improvements in the site's suitability for continued employment and business use, having regard to:

i The quality, type and number of jobs provided, including an increase in employment densities where appropriate;

The submitted information includes details of marketing of the unit that has taken place since April 2024. Marketing has taken place through commercial property portals, estate marketing brochures, and agent database circulation. During this period, no offers have been reported as having been made for a B2 or B8 use of the premises, with the only interest being shown coming from gym or sports/fitness lessons operators, with the only offer being made by a Padel club operate in January 2026.

The commercial marketing and viability report sets out that based on Homes England Employment Density Guide, if the unit could be successfully occupied for B8 use, it could generate a theoretical maximum of 10-14 roles. The proposed occupation for use as a Padel Courts facility could generate approximately 8-12 roles across reception, coaching, café, operations and management functions. The Inclusive Economy Team have reviewed the proposal, and given the duration of vacancy despite proactive marketing for letting, and that the proposed use would bring back to use a vacant employment space into productive use as a high quality sports facility that creates 8-12 jobs, are happy to support the proposal. They consider that it would contribute to the diverse mix of employment generating uses on the Crusader Industrial Estate, and surrounding business area, which includes a number of mixed-use facilities such as music and recording studios, creative workshops and maker spaces, training providers and learning centres.

ii Flexibility of design to enable adaptability to different business uses over the lifetime of the development;

and iii Environmental quality of the site.

The proposed internal works appear to be relatively light touch to facilitate the use as a padel court facility, and would not require substantial alteration to adapt the building into a different business use over the lifetime of the development.

c Make provision for an element of affordable workspace where viable;

The proposed use does not lend itself to making such a provision.

d Ensure an appropriate standard of amenity for the development's users and neighbours, particularly where new residential floorspace is introduced as part of a mixed-use scheme;

The proposed use as a padel court facility does not give rise to concerns over the provision of an appropriate standard of amenity for the development's users. The impact on neighbouring amenity shall be considered further in this report.

e Not conflict with or inhibit the continued employment function of the site and nearby employment sites; and

The Crusader Industrial Estate is already occupied by a mix of uses including music and recording studios, creative workshops and maker spaces, training providers and learning centres. The building whilst in close proximity to other industrial units, is detached. The introduction of the operation of a padel court facility would not give rise to conflict with or inhibiting the employment function of the site and nearby employment sites.

f Be designed to enable connection to ultra fast broadband.

The use of the building as a Padel Court facility would not require this, but also would not inhibit future connection to ultra fast broadband.

Site allocation

The site forms part of a larger site allocation SA31 which covers the whole of the Crusader Industrial Estate in the Site Allocations DPD 2017. This allocation outlines that there is potential for redevelopment of the site to increase accessibility and create new commercial floorspace, increasing the number of jobs and job density on the site. No re-development proposals have come forward since the adoption of the allocations document for the redevelopment of Crusader Industrial Estate.

Draft Local Plan GLSA04 also sets out that the site has scope for potential redevelopment to create new intensified employment floorspace, to increase the number of jobs and job density on the site, as well as delivering a more accessible layout to increase north south permeability, connecting up to the Arena Design Centre site to the north and Omega Works to the south. Acceptable land uses on the site are outlined as Employment Floorspace Classes B2 and B8 alongside Class E(g).

The local plan has only just finished its initial Regulation 18 consultation and therefore only carries very limited weight at this stage. The change of use of this building would not compromise the future re-development of the wider Crusader Industrial to achieve the aspirations of either the adopted or draft local plan site allocations.

Taking the above into consideration, officers consider that the principle of the change of use of the existing unit to use as an indoor padel court facility is acceptable.

Design and character

DPD Policy DM1 'Delivering High Quality Design' requires development proposals to relate positively to their locality, while Local Plan (2017) Policy SP11 requires the highest standard of design that respects local context and character and historic significance, which is equally supported by London Plan (2021) Policy D6.

There are no external alterations being proposed to the building. An external bin store would be placed outside the frontage of the building which in the wider context of the site location within a light industrial estate, does not raise any design concerns.

Impact on neighbouring amenity

London Plan Policy D6 outlines that design must not be detrimental to the amenity of surrounding housing, in specific stating that proposals should provide sufficient daylight and sunlight to surrounding housing that is appropriate for its context, while also minimising overshadowing. London Plan Policy D14 requires development proposals to reduce, manage and mitigate noise impacts.

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. Specifically, proposals are required to provide appropriate sunlight, daylight and aspects to adjacent buildings and land, and to provide an appropriate amount of privacy to neighbouring properties to avoid overlooking and loss of privacy and detriment to amenity of neighbouring residents.

London Plan Policy D14 sets out that in order to reduce, manage and mitigate noise to improve health and quality of life, development proposals should manage noise by avoiding significant adverse noise impacts on health and quality of life.

The proposed development would see the building converted into three indoor padel courts and ancillary facilities, operating between 07:30 and 22:30 seven days a week. There would be a maximum occupancy of the building at any given time of up to 25 people. No amplified music, spectator seating, external playing areas or external plant are proposed. The padel courts themselves would be enclosed within glazed and steel-framed structures within the warehouse shell. The nearest residential properties are located to the east of the site on Ashfield Road, where the rear garden boundaries of terraced residential dwellings are 16 metres away from the building, with habitable rear windows approximately 28 metres away. Given the industrial construction and absence of façade openings during operation of the padel courts, significant breakout noise beyond the site boundary is not anticipated to cause noise disturbance during hours of operation. The hours of operation up until 22:30 may result in some noise being generated when people are making exit from the building and leaving via one of the entrances into the industrial estate. However, there is a booking system for the courts meaning the level of movement in and out of the facilities by users is anticipated to be low and unlikely to cause noise disturbance for nearby residents.

Taking baseline noise information derived from a noise impact assessment in connection with an application for external courts elsewhere in the borough and having regard to the separation distance of approximately 28 metres to the nearest habitable residential window, together with the fact that all padel activity would take place entirely within an enclosed metal-framed warehouse building, the anticipated noise experience at nearby residential façades is expected to be low, intermittent and non-intrusive. On this basis, noise levels at the nearest window are predicted to be in the order of 35 dB LAeq, with levels within dwellings being lower still. While padel-related noise may be audible at times, it is unlikely to be dominant or disturbing.

A Noise Impact Assessment (NIA) has been submitted in support of the proposal, although this is an assessment of the anticipated type and times of noise that would be generated, rather than a technical assessment, and sets out some management measures to try and ensure that noise dispersal from the padel facility is minimised during operation. These measures include that window and door openings remain closed during operation aside from where necessary to allow entrance into the building, and the site general manager taking management responsibilities for procedures controlling noise from the use. This includes logging, and responding to any noise complaint within 24 hours and monthly compliance checks on all self-closing door mechanisms. Staff will also be instructed to enforce noise restriction measures to minimise noise disturbance.

Given the relatively low intensity proposed with the use and its containment, in addition to the measures proposed within the NIA (which will form part of the approved documents), it is considered that the development is considered to be acceptable with regards to amenity impact considerations.

Transport considerations

London Plan Policy T1 requires all development to make the most effective use of land, reflecting its connectivity and accessibility by existing and future public transport, walking and cycling routes,

and to ensure that any impacts on London's transport networks and supporting infrastructure are mitigated. Policies T4, T5 and T6 set out key principles for the assessment of development impacts on the highway network in terms of trip generation, parking demand and cycling provision.

Part B of London Plan policy T6 sets out that car-free development should be the starting point for all development proposals in places that are (or are planned to be) well-connected by public transport, with developments elsewhere designed to provide the minimum necessary parking ('car-lite').

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 site is located within an area with public transport accessibility level (PTAL) of 2, which would be considered low. It is located within an area subject to a controlled parking zone (CPZ) which is in operation between 08:00 – 18:30 Monday – Friday.

The proposal has been reviewed by Transportation Officers, who highlighted a number of queries for which additional information was required, including with regards to the type and location of cycle parking provision, not just the quantity, specific detail of waste capacity, details of how the 6 car parking spaces within the estate that the industrial unit is entitled to use for its operation would be managed, as well as if there were any bays provided for disabled/mobility impaired users, forecast trip generation, and details of the proposed works in order to change the use of the unit.

In response to the comments of the Transportation Officer, an updated Transport Note was submitted alongside an updated ground floor layout that showed the type and location of cycle parking and waste storage capacity. In addition, confirmation that 1 of the parking bays would be permanently designated as a disabled bay was provided. A trip generation forecast alongside details of how parking would be managed, was received. The Transportation Officer has reviewed the updated information and was satisfied with the proposal from a transportation perspective.

A restrictive condition can be imposed for the cycle parking store spaces to be provided prior to first operation and retained for its duration.

Subject to compliance with such a condition, if the development was to be approved, the proposal would be considered to be acceptable with regards to highways and transportation considerations.

Waste management

DM Policy (2017) DM4 'Provision and Design of Waste Management Facilities' requires all proposals to make on-site provision for general waste, recycling and waste organic materials ensuring adequate internal and external storage space to manage the volume of waste arising from the site.

A refuse store to accommodate 2,200l general waste, 1,100 mixed waste and 240l organic waste and a euro bin is proposed to be provided for the facility. As this is a proposal for a commercial facility, it will be the responsibility of the operator to arrange for waste collections to be made to serve the facility with a private waste collection company. Transportation have reviewed the proposal and are happy with the waste provision. A restrictive condition shall be imposed that requires the waste storage to be provided prior to first operation and maintained for the lifespan of the development. Subject to compliance with the condition, the proposal is acceptable with regards to waste considerations.

Conclusion

The change of use is satisfactory with regards to relevant planning considerations as set out in the report.

All other relevant policies and considerations, including equalities, have been taken into account. Subject to compliance with conditions and the completion of a legal agreement to secure the agreed contributions and commitments by the applicant, planning permission should be granted for the reasons set out above.

7. CIL Applicable

Based on the information given on the plans, no additional floorspace is proposed, and therefore the development is not liable for either Mayoral or Haringey CIL.

8. Recommendation

GRANT PERMISSION Subject to the following 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 and drawings listed in this decision notice, other than where those details are altered pursuant to the conditions of this planning permission.

- Location Plan
- PE-HAR-TRN-001 Rev B: TRANSPORT RESPONSE NOTE
- PE-HAR-NIA-001 Rev B: Haringey Noise Impact Assessment
- PR - 101-Rev B: Proposed Ground floor layout
- PP-102 A: Proposed first floor layout
- Planning, Design and Access Statement: Unit 12, Crusader Industrial Estate, Hermitage Road, Haringay, N4 1LZ
- Inclusive Economy & Padel Market Report: PE-HAR-IER-001 Rev B

Reason: For the avoidance of doubt and in the interests of proper planning.
- 3 The use hereby permitted shall not be operated before 07:30 hours or after 22:30 hours Monday to Sunday

Reason: In the interests of protecting the amenities of neighbouring residents, in accordance with policy DM1 of the Haringey Development Management Plan DPD (2017).

The proposed secure and covered cycle parking facilities as set out on plan number

- 4 reference: PR - 101-Rev B shall be provided prior to the first use of the building for the use hereby permitted and such spaces shall be retained thereafter for this use only.
- Reason: To promote sustainable modes of transport in accordance with Policy T5 of the London Plan 2021 and Policy SP7 of the Haringey Local Plan 2017.
- 5 The use hereby permitted shall be carried out in full accordance with the noise restriction measures contained within the Noise Impact Assessment PE-HAR-NIA-001 Rev B April 2026 for the lifespan of the development.
- Reason: To ensure that noise generated by the development is contained within the building and does not result in unacceptable noise or disturbance to neighbouring residential occupiers, in accordance with Policies DM1 and DM14 of the Haringey Development Management Plan (2017).
- 7 The proposed waste and recycling storage area as set out on plan number PR - 101-Rev B shall be provided prior to the occupation of the use/development hereby permitted and retained thereafter.
- Reason: In order to protect the amenities of the locality and to comply with Policy DM4 of The Development Management DPD 2017 and Policies SI 7 and SI 8 of the London Plan 2021.

Informatives:

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.

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.