
DELEGATED REPORT

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References: P/2025/3478**Address:** Land to the Northern Extent of Syon Park, Brentford, TW8 8QZ**Proposal:** Erection of canopy encompassing three padel courts and the installation of two outdoor padel courts. Erection of two single storey shipping containers comprising of clubhouse, food and drink facility and toilet/changing facilities with associated landscaping and cycle parking.**Drawing numbers:** 25.04.002, 2024-10-200, 25106-T, 2450-KC-XX-YTREE-TCP01Rev0, Tree Survey April 2025
Received 15 December 2025

Archaeological Desk-Based Assessment February 2026, Heritage Statement March 2026 Received 11 March 2026

Acoustic Assessment Revision C March 2026, Acoustics Technical Note March 2026, Flood Risk Assessment and Surface Water Drainage Strategy AEG8224_TW8_Syon Park_01, Drainage Strategy (Addendum to FRA ref AEG8224_TW8_Syon Park_01), Ecological Impact Assessment Land at Syon Park April 2026, BNG Metric, BNG Condition Assessment Sheet Baseline Habitat Map, Post Development Habitat Map, Syon Park Outdoor LED Padel Tennis Lighting Design, Padel Shift Operational Noise Management Plan, Syon House Padel Courts – Flood Defence Structural Survey 22 April 2026 Received 23 April 2026

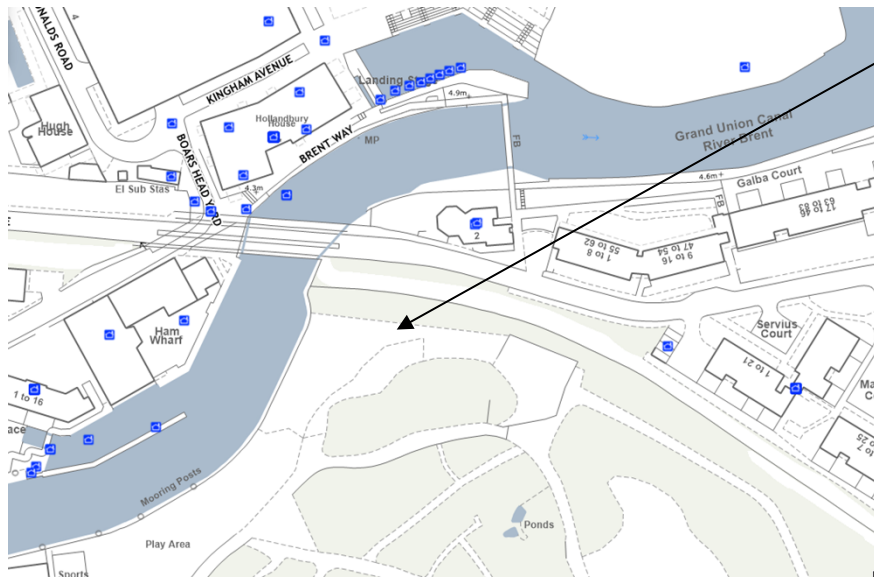
25.04_100 Rev P02, 25.04_101 Rev P02, 25.04_200 Rev P02, 25.04_205 Rev P02, 25.04_210 Rev P02
Received 27 April 2026

25.04_001 Rev P03 Received 19 May 2026

Transport Statement Revision C Received 08 June 2026

Application received: 15 December 2025

1.0 RELEVANT FACTS - SITE AND CONTEXT



- 1.1 The application site contains a triangular parcel of land within the north-eastern corner of Syon Park, a Grade I registered park and garden. It is undeveloped and has been in use as a recycling and compost yard for the wider park. The site is bound by the Grand Union Canal/River Brent to the west and August Close and Brentford Dock to the north and east. Snakes and Ladders, a children's play area, is to the southwest.
- 1.2 The area outside the ground of Syon is predominately residential, with blocks of flats to the north and east of the site in Brentford Dock and across the canal in Brentford Town Centre and the Ham. There are also residential moorings along the canal to the west.
- 1.3 The site is within the Isleworth Riverside Conservation Area, a Historic Park, Metropolitan Open Land, Archaeological Priority Area, and Flood Zone 3a. The southern part of the site falls within the Syon Park Site of Importance for Nature Conservation (SINC),

2.0 HISTORY

2.1 P/2025/1763

Works to two trees within a Conservation Area: T1 - Cappadocian Maple (*Acer cappadocicum*), northern corner of Syon Park, fell to ground. T2 - Common Oak (*Quercus robur*), northern corner of Syon Park, fell to ground

No objection 16 July 2025

2.2 P/2025/0209

Works to tree in a Conservation Area - Removal of 1 X T1 Sycamore (*Acer pseudoplatanus*) growing out of the base of the brick boundary wall between Syon Park and Brentford Dock estate

No Objection 26 February 2025

2.3 P/2024/3570

Felling of tree within TPO 38: 1 X Common Oak (*Quercus robur*)

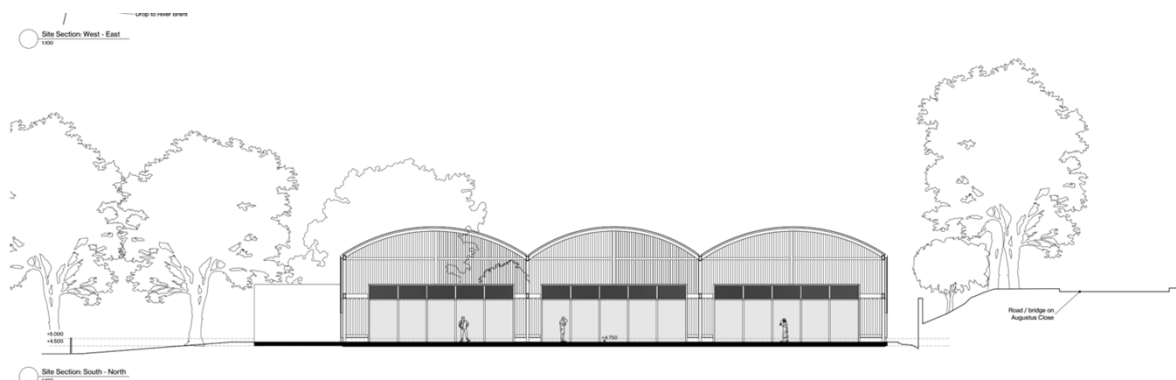
TPO Approved 02 December 2024

3.0 DETAILS OF PROPOSAL

- 3.1 This application is for the erection of canopy encompassing three padel courts, installation of two outdoor padel courts and the erection of two single storey shipping containers.



- 3.2 The proposed canopy over the three padel courts would have curved roofs with larch timber cladding, allowed to weather silver, galvanised steel structure and downpipes, and a galvanised metal roof. The courts would be enclosed by tempered glass panels and wire mesh.



- 3.3 The canopy would be 38 metres wide, 23.35 metres long, and a maximum of 8 metres high. It would be partially open on the eastern and western elevations by 2 metres above ground level, 3 metres on the southern elevation, and 0.3 metres on the northern elevation. The proposal includes signage on the Canopy naming the business. This may require separate

Advertising Consent.

- 3.4 The two outdoor padel courts would be enclosed by tempered glass panels and wire mesh. The courts, including the enclosures, would have a width of 20.2 metres, depth of 10.2 metres and maximum height of 4 metres. It would have 4, 6-metre-high lighting posts affixed to the enclosure.
- 3.5 The two proposed single storey shipping containers would be comprised of a clubhouse/ food and drink facility and toilet/changing facility. These would be ancillary to the padel courts. They would have a flat roof and be clad with larch timber cladding weather to silver/grey colour with slender mill finish aluminium flashings.
- 3.6 The clubhouse/food and drink shipping container would be 12.2 metres wide, 3.05 metres deep, and 2.85 to 2.9 metres high.
- 3.7 The toilet/changing block would be 6.1 metres wide, 3.05 metres deep, and 2.85 metres high.
- 3.8 The proposal would also include a mix of hard and soft landscaping, including tree planting as well as lighting, benches, and cycle parking. Improvements would also be made to the site access.

4.0 CONSULTATIONS

- 4.1 209 neighbouring residents, St John's Residents Association, Brentford Community Council, Brentford High Street Steering Group, and Brentford TW8 Residents Association were notified on 02/01/2026 and 21/01/2026. A press notice was published on 09/01/2026 and site notices were posted on 15/01/2026.
- 4.2 Following the receipt of amendment plans, update site notices were posted 07/05/2026 and neighbouring residents were reconsulted on 13/05/2026.
- 4.3 A total of 15 objections from 8 addresses and 4 letters of support were received. These are summarised in the table below.

Comment	Response
Support	
Welcome additional facilities to the area.	Noted.
Would help promote health, wellbeing, and social engagement.	Noted.

Would support subject to clearly defined operating hours and responsible alcohol licensing and management.	Noted. Opening hours would be controlled through conditions.
A new entrance at the northern end of Syon Park would be beneficial to provide a direct route to the facilities from Brentford High Street.	Noted.
Objections	
Insufficient public consultation.	The consultation was conducted in accordance with the Council's Statement of Community Involvement
Loss of greenspace and harm to the environment.	Please see paragraphs 6.48 to 6.52 and 6.58.
Clearing of trees prior to the application and without permission	The removal of trees onsite were authorised under separate applications.
Harm to the historic parkland.	Please see paragraphs 6.11 to 6.19.
Visual intrusion and harm to the character and appearance of the area.	Please see paragraphs 6.11 to 6.19.
Loss of privacy.	Please see paragraph 6.21.
Increased light pollution.	Please see paragraph 6.22.

Harmful noise from the use and associated comings and goings.	Please see paragraphs 6.23 to 6.36.
Excessive hours of operation proposed.	Please see paragraphs 6.29 to 6.36.
Increased traffic congestion and parking stress.	Please see paragraphs 6.38 to 6.40.
Commercialisation of the parkland with limited public benefit.	Please see paragraphs 6.2 to 6.10.
The need for padel courts in the borough has already been satisfied.	Noted, however this is not a material planning consideration.
Overdevelopment	Noted.
Within Flood Zone 3 and contrary to planning requirements	Please see paragraph 6.47.
Inaccuracies in the proposal and technical assessment, including a failure to acknowledge the residential development at Frasers Timber Yard and uncertainty regarding the accuracy of the noise assessment.	The submitted information is considered to be accurate and sufficient for the assessment of this application.

- 4.4 A letter of support was received from Councillor Shaheen, the Cabinet Member for Environment, Transport and Public Realm who oversees the Council's Leisure facilities.
- 4.5 The following consultation responses were received from external organisations/bodies:
- Environment Agency
- 4.6 No objection to the proposal as amended. Planning informatives requested.

Historic England

- 4.7 No objection.

Historic England Greater London Archaeological Advisory Service (GLAAS)

- 4.8 No objection

Canal and Rivers Trust

- 4.9 No objection. Conditions and informatives requested.

Port of London Authority (PLA)

- 4.10 No objection.

Sports England

- 4.11 No objection.

- 4.12 The application was placed on the Pending Decisions List dated 03 to 10 July 2026 (Week 26) and there was no request for the application to be considered by committee.

5.0 POLICY

Determining applications for full or outline planning permission

- 5.1 The determination must be in accordance with the development plan unless material considerations indicate otherwise. Local finance considerations must also be assessed.

Determining applications in a conservation area

- 5.2 In considering whether to grant planning permission with respect to any buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of the conservation area.

Determining applications in respect of listed buildings

- 5.3 In considering whether to grant planning permission for development which affects a listed building or its setting, the authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

The National Planning Policy Framework

- 5.4 The National Planning Policy Framework (NPPF) was revised on 17 August 2026. The National Planning Practice Guidance (NPPG) is an online guidance resource that supports the NPPF. These may be material considerations. They will be cited in application reports where relevant to the case at hand.

The Development Plan

- 5.5 The Development Plan for the Borough comprises the Council's Local Plan, the West London Waste Plan and the London Plan. The Council is currently undertaking a Local Plan Review. The emerging Hounslow Local Plan 2020-2041 is intended to be adopted in early 2027 and will be a central consideration in the assessment and determination of planning applications in the borough. The policies and guidance contained within the emerging Local Plan Review will carry more weight as it moves towards adoption.
- 5.6 The Mayor of London has published a draft replacement London Plan for consultation. Whilst capable of being a material consideration, the draft replacement London Plan does not form part of the Development Plan. Having regard to paragraph 49 of the NPPF, only limited weight, if any, can presently be afforded to its policies as the extent of unresolved objections is not yet known and the draft policies have not been tested through Examination in Public. The adopted London Plan (2021) therefore remains the primary strategic planning policy document for decision-making purposes.
- 5.7 The adopted Local Plan and emerging Local Plan Review are available via the Planning Policy pages of the Hounslow website and will be cited in reports where relevant to the case at hand.

5.8 London Plan Policies

GG1	Building strong and inclusive communities
GG2	Making the best use of land
GG3	Creating a healthy city
D1	London's form, characteristic and capacity for growth
D3	Optimising design capacity through the design led approach
D4	Delivering good design
D5	Inclusive design
D14	Noise
S1	Developing London's social infrastructure
S4	Play and informal recreation
S5	Sports and recreation facilities
HC1	Heritage conservation and growth
G1	Green infrastructure
G3	Metropolitan Open Lane
G6	Biodiversity and access to nature
G7	Trees and woodlands
SI 8	Waste capacity and net waste self-sufficiency
SI 12	Flood risk management

SI 13	Sustainable drainage
T4	Assessing and mitigation transport impacts
T5	Cycling
T6	Car parking
T7	Deliveries, servicing and construction

5.9 Local Plan Policies

CC1	Context and Character
CC2	Urban Design and Architecture
CC4	Heritage
GB1	Green Belt and Metropolitan Open Land
GB7	Biodiversity
CI4	Culture and leisure facilities
EQ3	Flood risk and surface water management
EQ5	Noise
EQ6	Lighting
EQ7	Sustainable waste management
EC1	Strategic transport connections
EC2	Developing a sustainable local transport network

5.10 Emerging Local Plan Policies

CC1	Context and character
CC2	Urban design and architecture
CC4	Heritage
GB1	Green Belt and Metropolitan Open Land
GB7	Biodiversity
CI4	Culture and leisure facilities
EQ3	Flood risk and surface water management
EQ5	Noise
EQ6	Lighting
EQ7	Sustainable waste management
EC1	Strategic transport connections
EC2	Developing a sustainable local transport network

6.0 ASSESSMENT

6.1 The main planning issues to be considered are:

- The principle of development

- Design, appearance, and heritage
- Neighbours living conditions
- Transport, Highways and Access
- Environmental considerations
- Biodiversity net gain

Principle of Development

- 6.2 The application site is designated as Metropolitan Open Land (MOL). The London Plan defines MOL as *'Extensive areas of land bounded by urban development around London that fulfils a similar function to Green Belt and is protected from inappropriate development by land use planning policies.'* London Plan Policy G3 (Metropolitan Open Land) states that MOL is afforded the same level of protection as Green Belt and that inappropriate development in MOL should be refused except in very special circumstances.
- 6.3 Local Plan Policy GB1 (Green Belt and Metropolitan Open Land) is consistent with the London Plan and also seeks to maintain the openness, quality and permanence of MOL and looks to protect it by ensuring that development is not inappropriate and meets the purposes of the MOL. The policy refers to the NPPF in terms of what uses can be considered appropriate and it confirms the Council's understanding that MOL is afforded the same level of protection as Green Belt by the London Plan.
- 6.4 NPPF National decision-making Policy GB6 (Control of development in the Green Belt) states that development in the Green Belt is inappropriate unless it falls within one of the categories in policy GB7. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.
- 6.5 Policy GB7 (Development which is not inappropriate in the Green Belt) sets out developments are not considered inappropriate in the Green Belt, and therefore should not be regarded as harmful to the Green Belt or be required to demonstrate very special circumstances. These include:
- f) Certain other forms of development, provided the impact on the openness of the Green Belt is minimised, and there would not be a significant conflict with the Green Belt purposes. These are:
- i) Mineral extraction and processing, engineering operations, and transport, electricity network, water and telecommunications infrastructure required in a Green Belt location);
 - ii) Development brought forward under a Community Right to Build Order or Neighbourhood Development Order;

- iii) Material changes in the use of land (such as changes of use for outdoor sport or recreation, or for cemeteries and burial grounds);
 - iv) The provision of appropriate facilities (in connection with the existing use of land or a change of use), including buildings, for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments.
- 6.6 The proposal would result in the change of use of the site for outdoor sport and recreation. The structures, including the canopy, court enclosures and ancillary single storey shipping containers relate to the sporting use of the site. The use and the associated facilities would not constitute inappropriate development in accordance the NPPF, provided that the impact on the openness of the MOL is minimised.
- 6.7 The site is in the north-western edge of Syon Park, at the periphery of the MOL. This location would help minimise any impact on openness. The proposed structures have been sensitively designed and positioned within the site to preserve the openness of the MOL.
- 6.8 The largest structure, the canopy, would be situated at the northern side of the site at the edge of the MOL. The proposed court dimensions and canopy heights have been designed in line with the Lawn Tennis Association's Padel Court Construction Guidance Note and are therefore of a size necessary to facilitate their use. The outdoor courts and canopy are considered to be of a small scale. The curved roof form of the canopy would reduce its visual impact. The outdoor courts would utilise transparent materials, minimising their visual presence. The ancillary single storey buildings would also be of a small scale and screened by the courts.
- 6.9 Overall, the proposal would be considered appropriate development within the MOL and would not harm its openness. The proposal would therefore be in accordance with the NPPF, London Plan, and Local Plan and acceptable in principle.

Design, Appearance, and Heritage

- 6.10 Local Plan Policies CC1 (Context and character) and CC2 (Urban design and architecture) seek to ensure that proposals reflect the area's Context and Character Study and preserve and enhance the particular features or qualities that contribute to the character of the area whilst responding to the site, its characteristics and constraints, and the layout, grain, massing and height of surrounding buildings.
- 6.11 The application site is located within the Isleworth Riverside Conservation Area and a grade I registered park and garden. It is within the parkland, but outside of the gardens. The site does not have as much historic interest and is less significant than other parts of Syon Park. Historic England has advised that historically this land appears to have formed a perimeter tree belt or plantation. It was partially built on in the twentieth century, but these buildings have since been cleared to create the present recycling and compost yard for the gardens. Whilst there is no inherent significance in this part of the landscape, it is close proximity to areas in the park that are

sensitive to change. This includes views of Flora's Column, a grade I listed structure to the southwest.

- 6.12 The Planning (Listed Buildings and Conservation Areas) Act 1990 sets out the tests for dealing with heritage assets in planning decisions. In relation to listed buildings, all planning decisions should "have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses" and in relation to conservation areas, special attention must be paid to "the desirability of preserving or enhancing the character or appearance of that area". The NPPF states that when considering the impact of a proposal on the significance of a designated heritage asset, great weight should be given to the asset's conservation, and the more important the asset, the greater the weight should be.
- 6.13 London Plan Policy HC1 states that development should identify, value, conserve, restore, re-use and incorporate heritage assets where appropriate.
- 6.14 Local Plan Policy CC4 requires development proposals to conserve and take opportunities to enhance any heritage assets and their settings in a manner appropriate to their significance; to retain, conserve and reuse heritage assets in a manner appropriate to their value and significance; demonstrate that substantial harm to or loss of a heritage asset is avoided, unless exceptional circumstances can be demonstrated; demonstrate that where a development proposal will lead to some harm that this harm is 'less than substantial' and this harm will be outweighed by the public benefits of the proposal, including securing its optimum viable use; and have regard to any harm to or loss of the significance of a non-designated heritage asset.
- 6.15 The site is set below Augustus Close and partially screened to the north by the existing large retaining wall and trees. It is screened from the rest of Syon Park by the existing tree cover. Therefore, visual impact on the gardens and other nearby heritage assessments would be unlikely due to the height of the proposed structures and this existing tree screening.
- 6.16 The proposal has been designed to reflect and respect its parkland setting. The padel courts and sporting use of the site would fit within the character of this part of Syon Park, which already has recreational facilities at Snakes and Ladders to the west. The timber clad structures would be appropriate within this outdoor context and of a sympathetic scale. The single storey shipping containers would have a flat roof and simple appearance. The curved roof design of the canopy would add visual interest to the site whilst breaking down the mass and bulk of this structure.
- 6.17 All of the existing trees on site would be retained as part of the proposal and eight new trees would be planted. A soft landscaping buffer and small rubber and gravel paths would be introduced around the proposed structures. The introduction of a more varied landscape would enhance the appearance of the site. Full details of hard and soft landscaping, including planting plans would be secured by condition.

- 6.18 Overall, the proposed development would respect and preserve the character and appearance of the site, the registered park and garden, Isleworth Riverside Conservation Area, and nearby heritage assets.

Neighbours Living Conditions

- 6.19 Policy CC2 (Urban Design and Architecture) of the Local Plan states that proposals should minimise overbearing effects and overshadowing and ensure sufficient sunlight and daylight to proposed and adjoining/adjacent dwellings. Policy EQ5 states that the Council will seek to reduce the impact of noise-generating uses on surrounding uses.
- 6.20 The proposed structures would be located approximately 22.5 metres from the nearest residential properties on August Close, at least 45 metres from residential moorings on the canal, and at least 50 metres from the residential properties on the opposite side of the canal. Given these separation distances, the modest scale of the proposal and the level change between the site and August Close, there would be no loss of light, outlook, or privacy to neighbouring properties.
- 6.21 The proposal would include lighting in and around the courts. The lighting has been designed to direct illumination downwards onto pedestrian areas and building entrances. It would minimise light spill and avoid unnecessary illumination of surrounding areas. The illumination level of the lighting and the hours of use the floodlighting would be controlled by condition to protect the amenity of the area.
- 6.22 The proposal would introduce noise onsite from the increased activity onsite, comings and goings, and use of the padel courts. When introducing a new noise source into any location in close proximity to surrounding residential properties the likelihood of complaint is significantly increased due to the immediate change in the existing noise environment.
- 6.23 The comings and goings to and from the site would be concentrated in the southern and western end and within Syon Park, at point furthest from residential properties. Given the separation from neighbours, this alone would not result in increased noise or disturbance.
- 6.24 It is the activity onsite and specifically the playing of padel that could harm neighbouring residential uses without proper mitigation and management. Noise from padel has a distinctly different characteristic to other racket sports commonly played in an open-air environment. By virtue of the size of the court, its contained nature enclosed with a hard structure, and nature of the game, balls during play will rebound off the enclosure. This could result in a significant increase in individual noise events from multiple ball strikes and rebounds. This is exacerbated by the type of play, which typically consists of 4 players, use of a smaller court with hard panels, and the presence of multiple courts. In addition to this, and as with any sport, there could also be human noise including shouting or raised voices.
- 6.25 Although the site is a reasonable distance from nearest noise sensitive receptors on Augustus Close, which would aid mitigation by distance

attenuation, the cumulative effect of multiple games of padel taking place must be carefully assessed.

- 6.26 The site is located under a flight path and is subject to relatively high background noise levels. However, due to alternation of the runways during aircraft landings at Heathrow, noise levels vary considerably from one week. Whilst increased background noise levels occur for set periods of time that would mask activity noise, there would also be quiet periods when the runways are alternated.
- 6.27 The application has been accompanied by an Acoustic Assessment, Acoustics Technical Note, and Operational Noise Management Plan. The modelled data within the assessments would be favourable. With no additional mitigation, it is predicted that the highest sound levels from the courts operating simultaneously would be below the Sports England guidance and the external recommendations in the WHO guidelines and BS 8823.
- 6.28 Despite the conclusions of the acoustic assessment, Council's Environmental Health Officer has raised objections due to potential noise impacts, particularly when paired with the proposed opening hours. The opening hours originally proposed were 7:00 to 22:00 seven days a week, including Bank Holidays. The Environmental Health Officer considered these hours to be excessive as it would permit usage during almost all daytime and evening hours, with the only rest from impacts associated with the development during nighttime hours.
- 6.29 The applicant has explained that their proposed opening hours are intended to accommodate Brentford residents, a large majority of which work during standard working hours. Peak demand would be outside normal working hours, with weekday mornings and evenings and weekends being the key periods when local residents are most able to play.
- 6.30 As a response to concerns about the opening hours, the applicant suggested the following revised hours:
- Monday to Friday: 07:00 to 22:00
 - Saturday: 08:00 to 21:00
 - Sunday and Public/Bank Holidays: 08:00 to 21:00
- 6.31 The proposal would inevitably introduce new noise on this currently inactive site and this noise may be audible to neighbouring residents. However, the Local Planning Authority does not consider that the proposed development would result in the creation of significant and harmful noise levels given the findings of the noise assessments. Any harm would be outweighed by the environmental and social benefits of the development, and this would therefore not form a reason for refusal.
- 6.32 The applicant's proposed hours are considered to be acceptable insofar that these relate to the three indoor courts located within the canopy only. The two outdoor courts are closer to neighbours and could give way to greater disturbance given their open nature. The use of the outdoor courts would

therefore be further restricted to 8:00 to 21:00 Monday through Friday and 9:00 to 20:00 on weekends and bank holidays. These hours would be secured through a planning condition. Restricting opening hours beyond this would not be considered necessary or reasonable in this instance given the findings of the noise assessments.

- 6.33 Noise associated with human activity could also be sufficiently controlled through the Operational Noise Management Plan. Implementation in accordance with this plan would be secured by condition.
- 6.34 The use of amplified music on site is proposed. The level of amplified music and speech from any such equipment would be controlled by a noise limiter in order to protect neighbours living conditions. This would be set at a level determined by an authorised officer from the Environmental Health Team and be set at a level that is inaudible at noise sensitive receptors at all times. This would be secured through a condition.
- 6.35 Therefore, the proposed development would not adversely impact the living conditions of neighbouring properties subject the safeguarding conditions relating to the operational management, opening hours, lighting, and amplified music.

Transport, Highways and Access

- 6.36 Local Plan Policy EC2 (Developing a Sustainable Local Transport Network) seeks to secure a more sustainable local travel network that maximises opportunities for walking, cycling and using public transport, reduce congestion, improves the public realm and improves health and well-being.

Access

- 6.37 The site would be accessed using an existing service lane, which connects the site, park maintenance area and Snakes and Ladders to the main carpark and wider park. This lane would be shared by pedestrians, cyclists and delivery/servicing vehicles accessing the site alongside vehicles accessing the adjacent park maintenance area. The submitted Transport Assessment demonstrates that safe access would be provided for all site users and that the proposed development would have an acceptable impact on the capacity and functioning of the local highway network.
- 6.38 It is proposed that new street lighting would be installed by the landowner from Capital Ring Road towards Snakes & Ladders and extending to the proposed site. Therefore, the route that future visitors would use to access the site by walking or cycling, as well as servicing and delivery vehicles, would be fully lit. Details of this lighting would be secured by condition. It is also noted that new signage will be introduced to assist with wayfinding. This may require a separate advertisement consent application.
- 6.39 No car parking is proposed on site. Customers could utilise the existing main car park within Syon Park if necessary, where there is sufficient capacity. This would be supported as it would promote the use of sustainable modes of transport and avoid conflicts between staff/customer vehicles and pedestrian and cyclists on the access lane.

Cycle parking

- 6.40 One long-stay and 28 short-stay cycle parking spaces are proposed, which is in line with the London Plan cycle parking standards. The long-stay spaces would be provided in the form of 14 Sheffield stands. The provision is considered acceptable and full details of the cycle parking would be secured by way of pre-occupation condition.

Delivery and Servicing

- 6.41 A turning head would be provided within the site to facilitate access for LGV vehicles servicing the food and beverage kiosk. The submitted Transport Statement anticipates that there would be 1 to 2 deliveries per week and that these would be coordinated to avoid the highway network peak periods between 08:00–09:00 and 17:00–18:00. Additionally, due to the scale and nature of the operation, deliveries would typically be undertaken using smaller commercial vans rather than LGVs. A full Delivery and Servicing Plan would be secured by condition to ensure this does not interfere with the safe functioning of the local highway network.
- 6.42 It is proposed that waste generated by the site would be collected by site management and transported to the existing refuse collection point used by the neighbouring Snakes & Ladders facility. Therefore, the proposal would not generate additional refuse vehicle trips. Full details of waste storage and collection would also be secured by condition.

Construction Logistics Plan

- 6.43 Given the constrained nature of the access to the site, a Construction Logistics Plan would have been secured via condition to ensure the development had an acceptable impact on the surrounding highway network.

Environmental Considerations

Flood Risk and Drainage

- 6.44 Policies SI12 and SI13 of the London Plan and Policy EQ3 of the Local Plan seek to ensure that flood risk is reduced by ensuring that developments are located appropriately and managing surface water through sustainable drainage.
- 6.45 The submitted drainage design assessment shows that the foul water and the surface water runoff discharging from the site would be suitably managed. The detailed Drainage Strategy would be secured by condition, as well as an on-going maintenance plan.
- 6.46 The site is within Flood Zone 3. A Flood Risk Assessment has been submitted in support of the application which demonstrates that the development is safe for its lifetime from combined tidal and fluvial flooding. The Environment Agency has reviewed this assessment and raised no objection to the proposal.

Ecology

- 6.47 The southern part of the site is within a Site of Importance for Nature Conservation (SINC). Given this context, the proposal could impact designated ecological sites and protected habitats and species.
- 6.48 London Plan policy G6 (Biodiversity and access to nature) seeks development proposals to, wherever possible, make a positive contribution to the protection, enhancement, creation and management of biodiversity.
- 6.49 Local Policy GB7 (Biodiversity) encourages development proposal to contribute to the greening of the borough, by incorporating green roofs and walls, landscaping, tree planting and other measures to promote biodiversity, thereby resulting in a gain for biodiversity in the borough whilst significant adverse impact on biodiversity is avoided, mitigated, or as a last resort, compensated.
- 6.50 The application is accompanied by an Ecological Impact Assessment, which concludes that pollution including light and noise from construction and the operation of the padel courts could have an indirect impact on the local environment and the SINC. Lighting could also impact roosting, foraging and commuting bats. This impact would not be significant or harmful so long that appropriate mitigation measures are implemented. The assessment identifies mitigation measures as Construction Environmental Management Plan and a Lighting Plan.
- 6.51 Conditions would be used to secure the implementation in accordance with the Ecological Impact Assessment, details of ecological lighting, and a wildlife specific Construction Environmental Management Plan would be secured by condition to secure the mitigation measures necessary to address the above ecological issues.

Land Quality

- 6.52 The application site may have a history of contamination. If unexpected contamination is discovered during the course of development, details of remedial work would be secured through conditions.

Biodiversity Net Gain

- 6.53 BNG is mandatory under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environmental Act 2021). You must deliver a BNG of 10%. This means a development will result in more or better-quality natural habitat than there was before development.
- 6.54 There is a statutory biodiversity metric, which developers must use to measure how many units:
- a habitat contains before development
 - are needed to replace the units of habitat lost and to achieve 10% BNG
- 6.55 To calculate the number of biodiversity units for existing habitat, or habitat

enhancements to achieve BNG, developers must use the calculator called the statutory biodiversity metric tool.

- 6.56 Unless exempt, developers in England are required to provide 10% BNG on all habitats within the redline boundary of their development, whether or not they are impacted. Separate arrangements apply to on-site irreplaceable habitat.
- 6.57 A Biodiversity Net Gain Assessment has been submitted as part of this application and states that a net gain of 10.32% would be achieved on site as part of the proposal. A condition to secure a Biodiversity Gain Plan to achieve this net gain, as well as a Habitat Management and Monitoring Plan, would be secured by condition.

Fire Safety

- 6.58 Following the publication of the London Plan in March 2021 all applications are required to meet the highest standards of fire safety. As part of this application fire safety information has been submitted to accord with policy D12a of the London Plan and as such the proposal is acceptable in these terms.

7.0 EQUALITIES DUTIES IMPLICATIONS

- 7.1 The Council has to give due regard to its Equalities Duties, in particular with respect to general duties arising from section 149 of the Equality Act 2010. Having due regard to the need to advance equality involves, in particular, the need to remove or minimize disadvantages suffered by equalities groups.
- 7.2 The Council has considered the relevance of the proposal to the provisions of the Equality Act 2010, in particular for those with the following protected characteristics: age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex, sexual orientation and the Human Rights Act 1998. The assessment concluded that Equalities Duties are not engaged by this proposal. The proposal is also compatible with Human Rights Articles and as the report does not have any significant bearing on the substantive equality duty it is not considered necessary to undertake an Equality Analysis.

8.0 LOCAL FINANCE CONSIDERATIONS AND THE COMMUNITY INFRASTRUCTURE LEVY

- 8.1 Section 70(2) of the Town and Country Planning Act 1990 (as amended) provides that a local planning authority must have regard to a local finance consideration as far as it is material. A local finance consideration means:
- a) a grant or other financial assistance that has been, or will or could be, provided to a relevant authority by a Minister of the Crown; or
 - b) sums that a relevant authority has received, or will or could receive, in payment of Community Infrastructure Levy (CIL).

- 8.2 The weight to be attached to a local finance consideration remains a matter for the decision maker. The Mayor of London's CIL and Hounslow CIL are therefore material considerations.
- 8.3 Most new development which create net additional floor space of 100sqm or more, or create a new dwelling, are liable to pay Community Infrastructure Levy to the London Borough of Hounslow and the Mayor of London.
- 8.4 This proposal would not be liable to pay Community Infrastructure Levy.

9.0 RECOMMENDATION: APPROVE

Conditions:

- 1 **TL01** Three year time limit
- 2 **CR01** In accordance with the submitted plans
- 3 **Hours of use**

Customers shall only be permitted onsite between the following hours:

- Monday to Friday: 07:00 to 22:00
- Saturday: 08:00 to 21:00
- Sunday and Public/Bank Holidays: 08:00 to 21:00

Reason: In order to protect neighbours' living conditions.

Note: If this approved use requires a trading licence from the Council (for example, because you intend to sell alcohol or offer entertainment) you should obtain this before you start to trade and note that the Licensing Panel will enquire about and wish you to disclose the terms of this permission and will likely align the terms of the licence with those set out here. If your licence application seeks to exceed these hours, you will first need to have sought and obtained formally a variation to this condition by making a planning application.

4 Hours of operation – Indoor Courts

The use of indoor padel courts hereby permitted shall not be carried on outside the following times:

- Monday to Friday: 07:00 to 22:00
- Saturday: 08:00 to 21:00
- Sunday and Public/Bank Holidays: 08:00 to 21:00

Reason: To protect the living conditions of neighbouring residents

5 Hours of operation – Outdoor Courts

The use of outdoor padel courts hereby permitted shall not be carried on outside the following times:

- Monday to Friday: 08:00 to 21:00

- Saturday: 09:00 to 20:00
- Sunday and Public/Bank Holidays: 09:00 to 20:00

Reason: To protect the living conditions of neighbouring residents.

6 **Floodlighting hours of use**

The floodlighting on the outdoor courts hereby permitted shall only be operated between:

- Monday to Friday: 08:00 to 21:00
- Saturday: 09:00 to 20:00
- Sunday and Public/Bank Holidays: 09:00 to 20:00

Reason: In order to protect neighbours' living conditions and the character of the locality

7 **Floodlights, Security lights and Decorative External Lighting**

External artificial lighting at the development site shall not exceed lux levels of vertical illumination at neighbouring premises that are recommended by the Institution of Lighting Professionals in the 'Guidance Note 01/21: Guidance Notes for the Reduction of Obtrusive Light'. Lighting should be minimised, and glare and sky glow should be prevented by correctly using, locating, aiming, and shielding luminaires, in accordance with Guidance Notes.

Reason: To ensure that the amenity of occupiers of surrounding premises is not adversely affected by lighting.

8 **Management Plan**

The development hereby permitted shall be implemented in strict accordance with the approved Padel Shift Operational Noise Management Plan Received 23 April 2026.

Reason: In order to protect residential occupiers from noise and disturbance.

9 **Ecological Impact Assessment**

The development hereby permitted shall be carried out in accordance with the recommendations of the approved Ecological Impact Assessment Land at Syon Park April 2026 Received 23 April 2026.

Reason: In the interests of nature conservation.

10 **HP10 Construction Logistics Plan (CLP)**

No development shall take place until a Construction Logistics Plan (CLP), written in accordance with current TfL guidance, has been submitted to and approved in writing by the Local Planning Authority. The CLP shall include:

- (a) a site plan (showing the elements set out below);
- (b) confirmation that a pre-start record of site conditions on the adjoining public highway will be undertaken with

Hounslow Highways and a commitment to repair any damage caused;

(c) provision for the parking of vehicles of site operatives and visitors;

(d) provisions for loading, unloading and storage of plant and materials within the site;

(e) details of access to the site, including means to control and manage access and egress of vehicles to and from the site for the duration of construction including phasing arrangements;

(f) details of vehicle routeing from the site to the wider strategic road network;

(g) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;

(h) provision of wheel washing facilities at the site exit and a commitment to sweep adjacent roads when required and at the request of the Council;

(i) a scheme for recycling/disposing of waste resulting from demolition and construction works;

(j) measures to ensure the safety of all users of the public highway especially cyclists and pedestrians in the vicinity of the site and especially at the access;

(k) commitment to liaise with other contractors in the vicinity of the site to maximise the potential for consolidation and to minimise traffic impacts;

(l) no deliveries before 9.30am and after 3pm to avoid school opening and closing times and peak hours, unless otherwise agreed in advance with the council and details of a booking system to avoid vehicles waiting on the public highway;

(m) all necessary traffic orders and other permissions required to allow safe access to the site to be secured and implemented prior to commencement of construction;

(n) details of the construction programme and a schedule of traffic movements;

(o) the use of operators that are members of TfL's Freight Operator Recognition Scheme (FORS) and are FORS Silver accredited or better.

The approved CLP shall be adhered to throughout the construction period for the development.

Reason: In order to ensure highway safety is maintained and preserved and to safeguard the amenities of adjoining residential properties.

11 **LS01**

Landscaping

Notwithstanding any details included in the submitted plans, no development above ground level (except any demolition, site clearance, ground investigation and remediation work) shall take place until details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority, in consultation with the Canal and Rivers Trust. These details shall include:

- (a) a statement setting out the design objectives and how these will be delivered;
- (b) existing and proposed finished levels or contours;
- (c) means of enclosure/boundary treatment(s) and retaining structures;
- (d) vehicle and pedestrian access and circulation areas;
- (e) hard surfacing materials;
- (f) minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting, CCTV etc.);
- (g) proposed and existing functional services above and below ground (e.g. drainage, power, communications cables, pipelines etc. indicating alignments, levels, access points, supports as relevant);
- (h) planting plans, written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers and densities where appropriate; and
- (i) an implementation programme (including phasing of work where relevant).

The landscaping works shall comply with the requirements specified in BS 3936 (1992) 'Specification of Nursery Stock Part 1 Trees and Shrubs', and in BS 4428 (1989) 'Recommendations for General Landscape Operations', and shall be carried out in accordance with the approved details before the development hereby permitted is first occupied or brought into use, or such other date(s) as may be specified in the agreed implementation programme.

Reason: In order to ensure a satisfactory appearance of the site and the area and to promote biodiversity.

12 **LS05N Tree protection**

The trees that are specified on the drawings hereby approved to be retained shall be protected before commencement of any works on site and throughout the course of the development by methods that conform to the best practice guidance contained in British Standard BS5837: 2012 or any guidance that shall have superseded it

Reason: In order to ensure a satisfactory appearance of the site and the area and to promote biodiversity.

13 **Ecological Lighting Plan**

Notwithstanding any details included in the submitted plans, before above ground works commence, an ecological lighting plan shall be submitted to and approved in writing by the Local Planning Authority, in consultation with the Canal and Rivers Trust. The plan should follow The Bat Conservation Trust's guidance and include:

- Technical description, design, or specification of external lighting to be installed including shields, cowls, or blinds where appropriate.
- A description of the luminosity of lights and their light colour.
- The location and where appropriate the elevation and height of the light fixings.
- Methods to control lighting; and

The development shall be maintained thereafter in accordance with these details.

Reason: In order to ensure a satisfactory appearance of the site and the area and to promote biodiversity.

14 **EC04 Construction Environment Management Plan
(wildlife specific)**

No development shall take place, including any works of demolition, until an Ecological Management Plan has been submitted to, and approved in writing by, the local planning authority. The Plan shall include:

- (i) measures to prevent any runoff and pollution (from dust and debris) from harming nearby water way(s) during construction; nationally recognised best practice construction methods for the purpose shall be specified to achieve this.
- (ii) Details of lighting during construction
- (iii) Details of materials storage and waste management

The approved Plan shall be adhered to throughout the construction period.

Reason: In order to ensure the protection of wildlife and supporting habitat and secure opportunities for the enhancement of the nature conservation value of the site.

15 **EC06**

Biodiversity Gain Plan

Prior to the first commencement of the hereby approved development, a Biodiversity Gain Plan shall be submitted to and approved in writing by the Local Planning Authority, the Plan shall include;

- (i) information about the steps taken or to be taken to minimise the adverse effect of the development on the biodiversity of the onsite habitat and any other habitat;
- (ii) the pre-development biodiversity value of the onsite habitat;
- (iii) the post-development biodiversity value of the onsite habitat;
- (iv) any registered offsite biodiversity gain allocated to the development and the biodiversity value of that gain in relation to the development;
- (v) any biodiversity credits purchased for the development; and
- (vi) such other matters as the Secretary of State may by regulations specify.

The development shall thereafter be carried out in accordance with the approved Plan prior to the first occupation of the development. Any habitats created or enhanced on-site and off-site in accordance with the Biodiversity Gain Plan must be maintained thereafter for a minimum of 30 years.

Reason. In the interests of improving Biodiversity and in accordance with The Town and Country Planning Act 1990, Section 90A, Schedule 7A.

16 **EC08**

Habitat management and maintenance plan

A) Prior to the first commencement of the hereby approved development a Habitat Management and Monitoring Plan (HMMP) prepared in accordance with the approved Biodiversity Gain Plan shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall include:

- (i) a non-technical summary;
- (ii) the roles and responsibilities of the people or organisation(s) delivering the HMMP
- (iii) the planned habitat creation and enhancement works to create or improve habitat to achieve the

biodiversity net gain in accordance with the approved Biodiversity Gain Plan;

- (iv) the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development; and
- (v) the monitoring methodology and frequency in respect of the created or enhanced habitat to be submitted to the local planning authority.

B) No occupation or use of the hereby approved development shall take place until:

- (i) the habitat creation and enhancement works set out in the approved HMMP have been completed; and
- (ii) a completion report, evidencing the completed habitat enhancements, has been submitted to, and approved in writing by the Local Planning Authority.

The created and/or enhanced habitat specified in the approved HMMP shall be managed and maintained in accordance with the approved HMMP.

C) Monitoring reports shall be submitted to the Local Planning Authority in writing in accordance with the methodology and frequency specified in the approved HMMP.

Reason. In the interests of improving Biodiversity and in accordance with The Town and Country Planning Act 1990, Section 90A, Schedule 7A.

17 FR01

Detailed drainage design

Prior to commencement of groundworks (excluding site investigations and demolition), the applicant shall have submitted to the Local Planning Authority, in consultation with the Canal and Rivers Trust, for approval in writing a final detailed drainage design, including drawings and supporting calculations, aligned with the, Drainage Strategy (Addendum to FRA ref AEG8224_TW8_Syon Park_01) Received 23 April 2026 and associated material hereby approved. A detailed management plan confirming routine maintenance tasks for all drainage components shall also be submitted and approved which demonstrates how the drainage system is to be maintained for the lifetime of the development. The development shall be carried out in strict compliance with the approved details.

Reason: In order to prevent the risk of flooding to and from the site.

18 FR02

Drainage scheme in accordance

No part of the development hereby approved shall be occupied until evidence (photographs and copies of installation contracts, along with a written confirmation) has been submitted to the Local Planning Authority and approved in writing to demonstrate that the sustainable drainage scheme hereby approved has been completed in accordance with the submitted final detailed drainage designs. The sustainable drainage scheme shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan for all of the proposed drainage components.

Reason: In order to ensure that the methods to mitigate the risk of surface water flooding have been implemented as agreed and that the drainage system is suitably managed.

19 **Access Road Lighting**

The development shall not be occupied until details of lighting to be installed along the Capital Ring Road towards Snakes and Ladders, extending to the proposed site have been submitted to, and approved in writing by, the Local Planning Authority.

Reason: In order to ensure a satisfactory appearance and in the interests of highway safety.

20 HP20

Delivery and servicing plan

Before the development hereby permitted is first occupied or brought into use, a Delivery & Servicing Plan (including details of vehicle access and egress arrangements and times that servicing shall take place) shall be submitted to and approved in writing by the Local Planning Authority. The details shall accord with current guidance such as that issued by TfL and include measures required to ensure sufficient arrangements (physical as well as managerial) for the servicing, including refuse collection, of all aspects of the development, the timing of hours for deliveries by motor vehicles and a timetable for implementation. The development shall not be carried out otherwise than in accordance with the approved details and shall be maintained for the lifetime of the development, unless the prior written approval of the Local Planning Authority is obtained to any variation.

Reason: In the interests of the safety of pedestrians and vehicles, to protect neighbours' living conditions and to support sustainable transport objectives.

21 HP13

Cycle Parking

Notwithstanding the submitted details and prior to occupation, full details (including manufacturer's

specifications) of all cycle stands for the staff of, and visitors to, the development shall be submitted to and approved in writing by the Local Planning Authority.

The approved facilities shall be fully implemented and made available for use before any part of the development is first occupied and thereafter retained for use at all times without obstruction.

Reason: In order to support sustainable transport objectives.

22 Waste storage and management

Notwithstanding the details provided and prior to occupation, full details of the arrangements for the storing of waste and recycled materials (including details of how the placing of waste and recycled materials in a suitable location for collection would be undertaken and managed) have been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out otherwise than in accordance with the approved details.

Reason: In order to ensure adequate provision for waste and recycling.

23 LQ14 Additional/unexpected contamination found during development

During the development:

The Local Planning Authority shall be notified immediately if unexpected contamination is discovered during the course of development. A competent person shall assess the contamination, where necessary, including soil and groundwater sampling and testing before any further part of the development that may be affected by the discovered contamination continues.

A remediation method statement, prepared by a suitably qualified, experienced or supervised person, shall be submitted in writing to the local planning authority for approval within one month of the discovery of such contamination.

Reason: Contamination is known or suspected on the site or in proximity due to former land uses. It is therefore necessary to ensure that the development can be implemented and occupied with adequate regard for public and environmental safety.

Supporting notes:

(i) Remediation work to remove or manage unexpected contamination shall be carried out in accordance with the approved remediation method statement for verification and validation before the development is first brought into use.

(ii) In some instances, the local planning authority may require work on site to be ceased whilst the nature of unexpected contamination is investigated fully.

(iii) The Council requests that the remediation method statement or any site photos be sent electronically to landquality@hounslow.gov.uk as well as being submitted to the local planning authority for approval.

24 **LQ15**

Verification and validation of remedial work

Prior to the development is first brought into use:

The agreed scheme for remediation, including any amendments, shall be fully implemented. A verification report produced upon completion of the remediation by a suitably qualified, experienced or supervised person shall be submitted in writing to the local planning authority for approval, before the development is first brought into use or in accordance with a programme approved in writing by the Local Planning Authority.

Reason: Contamination is known or suspected on the site due to a former land use. It is therefore necessary to ensure that the development can be implemented and occupied with adequate regard for public and environmental safety.

Supporting notes:

(i) The verification (closure) report shall revisit the conceptual site model and provide evidence that each aspect of the remediation plan has been implemented correctly and successfully in accordance with current UK guidance and best practice. Where applicable, the report shall describe how any additional/unexpected contamination encountered during development has been managed in line with the revised remediation method statement.

(ii) This report shall demonstrate that the development is suitable for its proposed use in terms of land quality.

(iii) The Council requests that the verification report or site photos be sent electronically to landquality@hounslow.gov.uk as well as being submitted to the Local Planning Authority for approval.

Informatives:

1 PP02 - Permission granted with amendments, no pre-application advice

To assist applicants, the London Borough of Hounslow has produced planning policies and written guidance, which are available on the Council's website. The Council also offers a pre-

application advice service. In this case, the Council's suggested improvements were adopted by the applicant.

2 MS06 - Separate Advertisement Consent Required

You may need to seek separate permission under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 if you wish to display an advertisement at the property.

3 Metropolis Management Act

The Metropolis Management (Thames River Prevention of Floods) Amendment Act 1879 to 1962 is a series of acts passed to ensure the flood defences in London are maintained, in order to protect the city from flooding. They set out the responsibilities of Riparian Owners within the London Excluded Area. The acts place full responsibility on Riparian Owners for the renewal and maintenance of flood defences. They also grant the Environment Agency powers to inspect flood defences, instruct Riparian Owners to carry out works, or deliver works where the Riparian Owners do not, and then reclaim the cost. The full acts can be accessed here:

<https://www.legislation.gov.uk/ukla/1879/198/contents/enacted>

4 Environmental permit – Flood risk activities

The Environmental Permitting (England and Wales) Regulations 2016 require a permit or exemption to be obtained for any of the following activities:

- erecting any temporary or permanent structure in, over or under a main river, such as a culvert, outfall, weir, dam, pipe crossing, erosion protection, scaffolding or bridge
- altering, repairing or maintaining any temporary or permanent structure in, over or under a main river, where the work could affect the flow of water in the river or affect any drainage work
 - building or altering any permanent or temporary structure designed to contain or divert flood waters from a main river
- dredging, raising or removing any material from a main river, including when you are intending to improve flow in the river or use the materials removed
- diverting or impounding the flow of water or changing the level of water in a main river
- quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert
- any activity within 8 metres of the bank of a main river, or 16 metres if it is a tidal main river
- any activity within 8 metres of any flood defence structure or culvert on a main river, or 16 metres on a tidal river
- any activity within 16 metres of a sea defence structure
- activities carried out on the floodplain of a main river, more than 8 metres from the riverbank, culvert or flood defence structure (or 16 metres if it is a tidal main river), if you do not have planning permission (you do not need permission to

build agricultural haystacks, straw stacks or manure clamps in these places)

For further guidance please visit Flood risk activities: environmental permits -

GOV.UK or contact our National Customer Contact Centre on 03708 506 506

(Monday to Friday, 8am to 6pm) or by emailing enquiries@environmentagency.gov.uk.

5 Thames Estuary 2100 (TE2100) defence raising

Following the publication of updated data in TE2100's Technical Guidance in July 2025, defences at this location, and on some other tributaries, do not require raising under the TE2100 Plan. Flood defence raising may be needed in the future for fluvial flows and higher water levels on the Thames, in line with the Paragraph 163 of the NPPF, however this is not covered by the TE2100 Plan and we do not have the modelling to determine what this level should be and when it should be carried out.

- 6 The applicant/developer is advised that any works should comply with the Canal & River Trust "Code of Practice for Works affecting the Canal & River Trust" Please contact the Canal & River Trust Infrastructure Services team with any queries and to ensure that any necessary consents are obtained and that the works comply with the Code. (enquiries.tpwsouth@canalrivertrust.org.uk).

- 7 The applicant is advised that any surface water discharge to the Grand Union canal will require prior consent from the Canal & River Trust. As the Trust is not a land drainage authority, such discharges are not granted as of right-where they are granted, they will usually be subject to completion of a commercial agreement. Please contact the Trust's Utilities team with any queries (utilitiesenquiry@canalrivertrust.org.uk)

CONSULTATIONS CHECKED		☒				
PRE-COMMENCEMENT CONDITIONS AGREED BY AGENT?	YES	☒	NO	☐	N/A	☐
DECISION AUTHORISED BY (Initials)		EGC				