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United Kingdom
SN14 0FX

2 October 2026

**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015
NOTICE OF REFUSAL OF PLANNING PERMISSION**

Case Reference HGY/2026/0671
Location The Hornsey Club, Tivoli Road, Hornsey, London, N8 8RG
Proposal Construction of 4 padel courts with associated lighting, canopies, pavilion and storage
Received 10 March 2026

In pursuance of their powers under the above Act, the London Borough of Haringey as Local Planning Authority hereby REFUSE the above development for the reason(s) listed in the attached schedule.

Title	Description	Date
PL-004 Padel Court Proposals.pdf	Additional plans	10 March 2026
PL-001 Location Plan.pdf	The location plan	10 March 2026
PL-008 Padel Court Roof Layout	Padel Court Roof Layout	20 April 2026
PL-006 Proposed Pavilion Plans and Elevations	Proposed Pavilion Plans and Elevations	20 April 2026
PL-005 Padel Court Elevations V2		17 September 2026
PL-007 Proposed 3D Visualisations V2		17 September 2026
PL-003 Proposed Block Plan V2		17 September 2026
PL-006 Proposed Pavilion Plans and Elevations V2		17 September 2026
PL-009 Site Section (Impact to Lido)		17 September 2026

**Head of Development Management and Planning Enforcement
Planning Service**

Refusal Reasons: (2)

- 1** The proposed introduction of a 9-metre-high canopy over the padel courts, by reason of its scale, prominence and siting within a prominent and open corner of the wider Metropolitan Open Land (MOL), would fail to minimise its impact on openness and would harm the character and openness of this part of Crouch End Playing Fields, in specific forming a prominent feature at the Tivoli Road entrance to the Playing Fields and interrupting views into the wider MOL. While the proposal would provide sporting, community and health benefits, these are not considered sufficient to clearly outweigh the identified harm and furthermore, the proposal would increase the likelihood of similar structures being sought elsewhere within Crouch End Playing Fields, resulting in cumulative harm to the openness and character of the wider MOL. Accordingly, the proposal constitutes inappropriate development within MOL for which the Very Special Circumstances necessary to justify approval have not been demonstrated and is therefore contrary to Policies GB7 and H4 of the National Planning Policy Framework (2026), Policy G3 of the London Plan (2021), Policies SP11 and SP13 of the Haringey Local Plan (2017), Policies DM1 and DM20 of the Haringey Development Management DPD (2017) and Emerging London Plan Policy PV6.
- 2** The proposed development, by reason of the introduction of a covered and illuminated sporting facility operating until 22:00, the proximity of the courts to neighbouring residential properties and gardens, and the absence of adequate mitigation measures to control noise and disturbance, would result in an unacceptable impact on the amenity of neighbouring occupiers. The proposal would therefore be contrary to Paragraph 135 of the National Planning Policy Framework (2026), Policy D14 of the London Plan (2021) and Policies DM1 and DM14 of the Haringey Development Management DPD (2017).

Notes:

You can find advice in regard to your rights of appeal at: <https://www.gov.uk/appeal-planning-decision>.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal.

This notice relates solely to a planning decision and does not purport to convey any approval or consent which may be required under the Building Regulations or any other statutory purpose.

For more information about making a Building Regulations application, please contact Haringey Council Building Control Team by email building.control@haringey.gov.uk, telephone at 020 8489 5504, or see our website at www.haringey.gov.uk/buildingcontrol