

Report of the Head of Development Management and Building Control Committee Report

Case Officer: Ed Maddern	7402/APP/2026/1610
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Date Application Valid:	29-06-26	Statutory / Agreed Determination Deadline:	16-10-26
Application Type:	Full	Ward:	Northwood

Applicant: **St Helen's School**

Site Address: **St Helen's School, Eastbury Road, Northwood**

Proposal: **The installation of 2no. padel courts under a canopy with floodlighting, on an existing Multi-Use Games Area including a small strip of adjoining land.**

Summary of Recommendation: **GRANT planning permission subject to conditions**

Reason Reported to Committee: **Required under Part 3 of the Planning Scheme of Delegation (Petition received)**



Summary of Recommendation:

GRANT planning permission subject to the conditions set out in Appendix 1.

1 Executive Summary

- 1.1 The application seeks full planning permission for the installation of 2no. padel courts, measuring 20m by 10m, under an 8.43m canopy with floodlighting, on the existing Multi-Use Games Area (MUGA) of St Helen's school, including a small strip of adjoining land. The proposal would continue the approach of the school offering the sporting facilities to the public on a pay-and-play basis, when not in use by students.
- 1.2 The site is situated within the northern part of the St Helen's school campus, adjacent to the existing hockey pitch, accessed via the main car park from Green Lane. It currently comprises a hard surfaced MUGA, previously used for both tennis and netball, enclosed by a chain-link fence and an area of adjoining grassland.
- 1.3 The proposal would be acceptable in design and heritage terms and would not cause harm to the character and appearance of the wider area and Northwood/Frithwood Conservation Area. It is also considered that the proposal would not result in an adverse impact on any adjoining occupiers in terms of increased noise and disturbance, increased light spill or loss of outlook, privacy and light.
- 1.4 The proposal would be acceptable in terms of its impact on the public highway and is not expected to generate significant additional traffic movements beyond the existing operation of the sports facilities within the St Helen's school campus.
- 1.5 The proposed development would not impact any trees in the locality and would be acceptable in landscaping terms. It would also result in a 29.41% biodiversity gain and would therefore meet and exceed the minimum uplift of 10% as required by the Environment Act 2021.
- 1.6 Subject to the planning conditions recommended, the proposed development is considered acceptable with respect to design, heritage, amenity, environmental issues, and transport.
- 1.7 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that planning applications should be determined in accordance with the development plan unless material considerations indicate otherwise. For the reasons outlined above and within the main body of the report, the application is considered to comply with the Development Plan. Accordingly, the application is recommended for approval, subject to securing the planning conditions set out in Appendix 1.

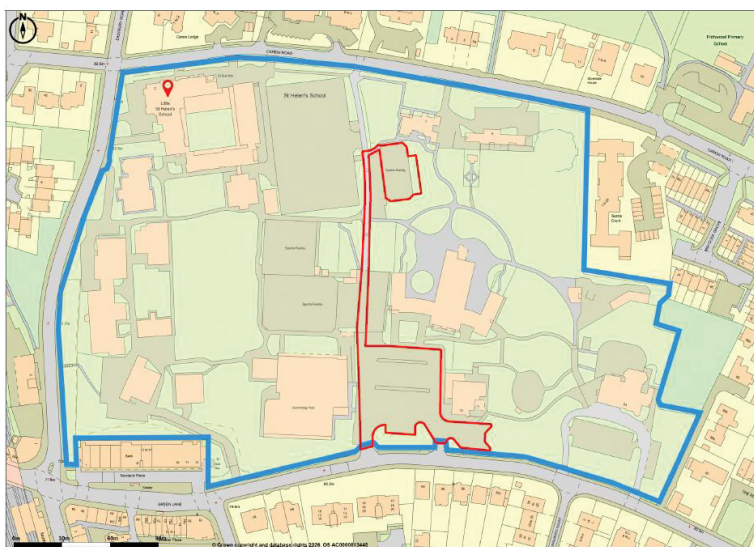
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2 The Site and Locality

- 2.1 The application site forms part of St Helens School which sits within an overall site of approximately 8.5 hectares. St Helens School is a large educational complex for girls, comprising several school buildings, and several facilities such as sports pitches, hockey facilities, tennis courts, playing fields and playgrounds. The school's buildings are located around the edge of the site, with the main school building located in the northwest corner, and recreational facilities positioned centrally and to the east. The school's principal entrance is located on Eastbury Road to the west. A separate access point from Green Lane along the southern boundary provides entry to the main car park, which is situated adjacent to the sports centre. A further independent access is available from Carew Road to the north.
- 2.2 As shown in Figures 1 and 2 below, the application site is situated within the northern part of the campus, adjacent to the existing hockey pitch and long jump track, accessed via the main car park from Green Lane. It currently comprises a hard surfaced Multi-Use Games Area (MUGA), previously used for both tennis and netball, enclosed by a chain-link fence and an area of adjoining grassland. Around the perimeter of the application site, the land comprises predominantly grassland. To the west of the site is a long jump track adjacent to an estate road, beyond which lies a hockey pitch. A three-storey building, known as Gwyer House, is located close to the northern boundary and provides office and staff accommodation for the school.
- 2.3 The site is located within the Northwood / Frithwood Conservation Area and has a Public Transport Access Level (PTAL) of 3, on a scale of 0 to 6b where 6b is the highest. It is noted that all sporting facilities of the school are currently open to the public on a pay-and-play basis, when not in use by students.

Figure 1: Location Plan (application site edged red)



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Figure 2: Street View Image of the Application Site



3 Proposal

- 3.1 Planning permission is sought for the installation of 2no. padel courts under a canopy with floodlighting, on the existing Multi-Use Games Area including a small strip of adjoining land. The proposal would continue the approach of the school offering the sporting facilities to the public on a pay-and-play basis. Therefore, during school time the padel courts would be in frequent use by students. Outside of school hours, the proposed operating hours for community use would be:

Term-Time - Community Use

Mon - Fri: 17:30 – 21:00

Sat: 08:00 – 18:00

Sun: 09:00 – 18:00

School Holidays - Community Use

Mon - Fri: 08:00 – 21:00

Sat: 08:00 – 18:00

Sun: 09:00 – 18:00

- 3.2 As shown in Figures 3, 4 and 5 below, the padel courts would each measure approximately 20m by 10m and would be covered by a fixed canopy of a maximum height of 8.43m. 8no. floodlighting would be mounted on 6.2m columns. Part of the existing MUGA to the north would be replaced by soft landscaping.

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- 3.3 The proposal does not involve any increase in car or cycle parking space provision. The existing parking arrangements associated with the sports centre and wider campus, accessed off Green Lane would serve the development. During the course of the application, a revised redline was submitted to include this Green Lane access and car parking area within the application site.

Figure 3: Proposed Plan (please note – larger version of plan can be found in the Committee Plan Pack)

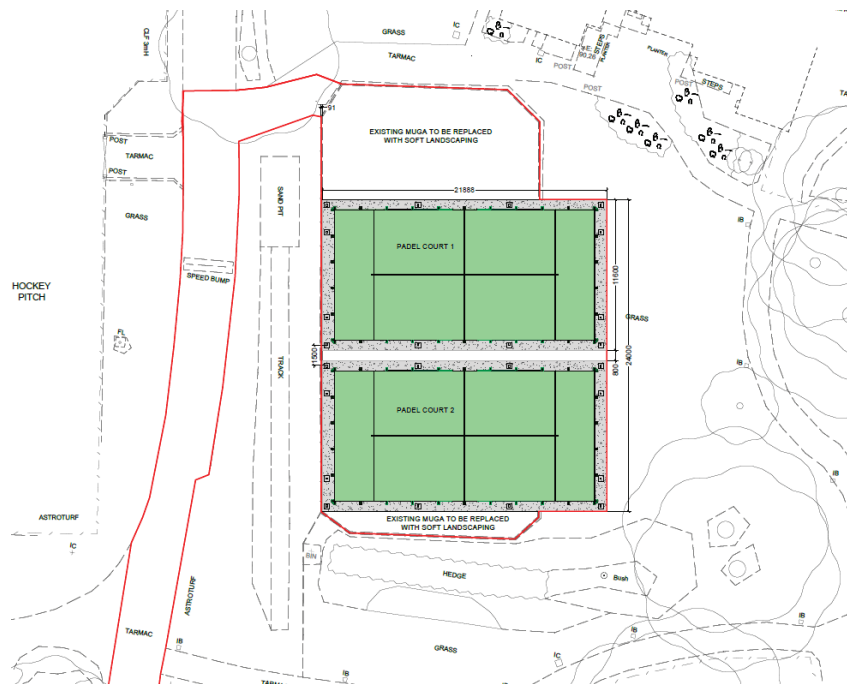
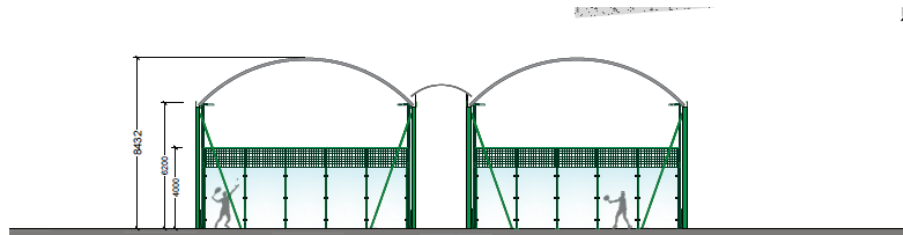


Figure 4: Proposed Elevations

03 | EAST & WEST ELEVATION
1:100



04 | NORTH & SOUTH ELEVATION
1:100

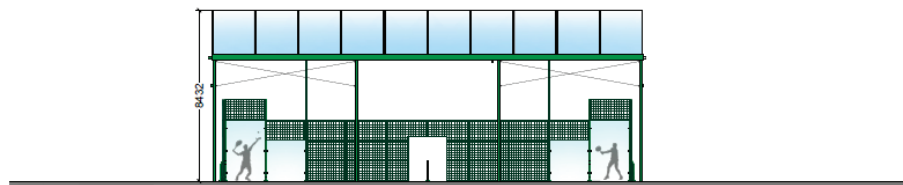
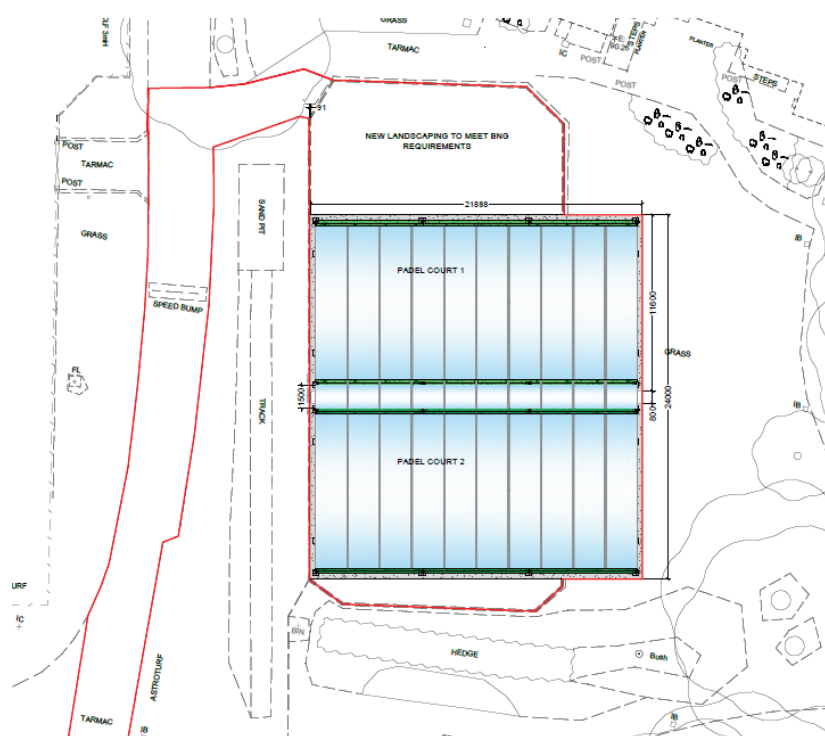


Figure 5: Proposed Roof Plan



4 Relevant Planning History

- 4.1 A list of the relevant planning history related to the property can be found in Appendix 2.

5 Planning Policy

- 5.1 A list of planning policies relevant to the consideration of the application can be found in Appendix 3.

Emerging Planning Policies

- 5.2 Policy DM4, paragraph 1, of the National Planning Policy Framework (NPPF) 2026 states:

“1. When preparing and considering development proposals, relevant policies in emerging development plans may be given weight according to:

- a. The stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);*
- b. The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and*
- c. The degree of compliance of the relevant policies in the emerging plan with the policies for plan-making in this Framework (the closer the policies in the emerging*

plan to the policies in this Framework, the greater the weight that may be given to them)."

Draft London Plan (July 2026)

- 5.3 The GLA are consulting on a draft new London Plan between 16th July and 15th October 2026 with the intention of replacing the previous version of the existing London Plan. Following the consultation, the draft London Plan will be subject to an independent Examination in Public before final adoption, expected in early 2028.
- 5.4 As the unresolved objections have not yet been submitted and published for decision-makers to review, limited weight can be afforded to the Draft London Plan (July 2026) at present.

6 Consultations and Representations

- 6.1 A total of 100 no. letters were sent to neighbouring properties, site notices were displayed and an advert was posted in the local paper. The original neighbour consultation process expired on 31st July 2026. A petition in objection was received with 31 valid signatures, mainly from the residents of Carew Road to the north of the site. 10 separate objections were also received from nearby residents. The Carew Lodge Residents' Association and the Northwood Residents' Association also submitted letters of objection.
- 6.2 Following receipt of amended redline of the application site, re-consultations were issued to all neighbouring properties previously notified, along with those who also responded. The revised neighbour consultation process will expire on 2nd October 2026. At the moment, 5 objections have been received. Any additional representations will be reported at the Planning Committee meeting.
- 6.3 Representations received in response to the public consultation are summarised in Table 1 (below). Consultee responses received are summarised in Table 2 (below). Full copies of the responses have also separately been made available to Members.

Table 1: Summary of Representations Received

Representations	Summary of Issues Raised	Planning Officer Response
First Consultation (July 2026) 10 objections received. Petition in objection received with 31 valid signatures. The Carew Lodge Residents' Association and the Northwood Residents' Association also submitted letters of objection.	Noise pollution and disturbance, impacting the neighbouring amenity and request for validity of the noise baseline. Proposed Opening times should be reduced.	This matter is addressed in Paragraphs 7.16 to 7.20 of the report.
	Floodlighting and light pollution	This matter is addressed in Paragraphs 7.21 to 7.22 of the report.
	Visual intrusion and harm to the setting of the Conservation Area, including scale, massing and height violations of the canopy and floodlight columns	This matter is addressed in Paragraphs 7.5 to 7.11 of the report.
Second consultation (October 2026) 5 objections received.	Traffic, parking and highway safety	This matter is addressed in Paragraphs 7.25 to 7.28 of the report.
	Loss of historic open space	This matter is addressed in Paragraphs 7.1 to 7.11 of the report.
	Technical failures in flood risk and drainage assessment	This matter is addressed in Paragraphs 7.39 to 7.41 of the report.

	Risk to protected bat species	This matter is addressed in Paragraph 7.37 of the report.
	Commercialisation of school grounds & perception of urbanisation as a result of light spill	This matter is addressed in Paragraphs 7.21 to 7.22 of the report.

Table 2: Summary of Consultee Responses

Consultee and Summary of Comments	Planning Officer Response
Internal Consultation	
Conservation Officer The footprint of the proposed Padel courts is broadly on the same footprint as an existing court. It is recommended that the finishes are dark matt colours to reduce the visual impact on the Conservation Area.	The Conservation Officer's comments are noted and taken into consideration as part of the planning assessment. Please refer to Condition 6 as set out in Appendix 1 of the report.
Noise Officer Based on the information provided, it is considered unlikely that an adverse noise impact would be caused by the proposed development, and no condition would be required.	The Noise Officer's comments are noted and taken into consideration as part of the planning assessment.

7 Planning Assessment

Principle of Development

- 7.1 London Plan Policy G4 (Open Space) and Policy DMCI 3 (Public Open Space Provision) of the Hillingdon Local Plan: Part 2 (2020) require developments not to result in the loss of protected open space and any reconfiguration of public open space not to result in net loss of open space. In addition, London Plan Policy S5 (Sports and Recreation) and Policies DMCI 1 (Retention of Existing Community Facilities) and DMCI 2 (New Community Infrastructure) of the Hillingdon Local Plan: Part 2 (2020) support the enhancement of community and educational

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facilities, provided they are located within the community they serve, are inclusive and accessible, and are designed to maximise shared community use.

- 7.2 The proposed two padel courts would be positioned side by side and would extend over a small area of adjoining grassland. However, the courts would not utilise the whole area of the existing MUGA to the north, and this part further to the north would be landscaped. As a result, the proposal would not result in net loss of open landscaped space as the open space would be reconfigured and would also result in a net additional gain of 45sqm of green open space in accordance with the relevant policies.
- 7.3 The submitted planning statement states that the school already operates community-access sports facilities on a pay-and-play basis, including the leisure centre and outdoor sports areas. As a result, the proposed padel courts would continue this established approach to community use when not in use by the students. This is considered acceptable as the proposal would enhance the educational and sporting facilities and would also form part of the local community's recreational provision in accordance with the relevant Policies. A condition 11 is recommended to secure that the use would only be for Padel Tennis Club falling within Class F.2 (c) and no other 'F' use class is permitted without seeking full planning permission.
- 7.4 Overall, given the above, the proposal is considered to be acceptable in principle and would be in accordance with the relevant open space, sports and community use policies.

Design & Impact on the Character and Appearance of the Area and Heritage Assets

- 7.5 Policies D3 of the London Plan (2021), BE1 of the Hillingdon Local Plan: Part 1 (2012), DMHB 11 and DMHB 12 of the Hillingdon Local Plan: Part 2 (2020) are all directly relevant to the proposal. These policies can be read in full in the Committee Report Part 3 - Policy Appendix, and in summary, seek to secure a high quality of design that enhances and contributes to the area in terms of form, scale and materials, is appropriate to the identity and context of the townscape and would improve the quality of the public realm and respect local character. Policy HC1 of the London Plan (2021) and Policy DMHB 1 of the Hillingdon Local Plan: Part 2 (2020) state that development proposals are expected to avoid harm to the historic environment. These aims are also supported by the NPPF (2026) at chapters 14 and 20.
- 7.6 The proposed development is located within the Northwood/Frithwood Conservation Area and on an existing surfaced sports ground and would not introduce development into open undeveloped land, apart from a small part to the east which would be compensated for. The proposal is accompanied by a Heritage Statement.

- 7.7 The padel courts would be constructed to industry standard dimensions of approximately 20m long x 10m wide and would consist of a steel frame, with 12mm toughened glass panels forming the rear walls and parts of the sidewalls. The remainder of the structure would use welded powder-coated wire mesh panels. The maximum height of each padel court would be 4m. The padel courts would be covered by a fixed canopy structure with a maximum height of 8.43m, formed from a steel/aluminium frame with polycarbonate roof modules. The canopy is intended to allow for year-round use of the courts and is designed to be opaque and low-reflective in order to minimise visual impact and glare. 8 no. (4 per court) integrated LED floodlighting mounted on 6.2m columns would also be installed.
- 7.8 The submitted Heritage Statement concludes that, compared to the existing MUGA area, whilst a roof structure is proposed, the materiality would ensure that the perception of openness to the area is maintained. Therefore, with reference to the levels of harm within the NPPF (2026), the proposals are considered to result in 'no harm' to the significance of the Northwood/Frithwood Conservation Area as a whole.
- 7.9 The Council's Conservation Officer also reaches to the same conclusion as the footprint of the proposed Padel courts are broadly on the same footprint as the existing MUGA and additional open landscaped space would be created. They recommended that the finishes are dark matt colours to reduce the visual impact on the Conservation Officer. This is secured by the recommended condition 6.
- 7.10 In addition, the courts are centrally located within the wider sports campus. Whilst it is acknowledged that the maximum canopy height would be taller than the surrounding sports infrastructure, the new padel courts would be viewed in the context of existing sports infrastructure, including the adjoining floodlit (of 8m) hockey facilities. There are also existing mature trees and hedgerows surrounding the site. As a result, the proposal is not considered to cause a significant adverse impact on the character and appearance of the area and the Conservation Area.
- 7.11 Subject to the recommended materials condition 6, as detailed in the Appendix 1 of this report, the proposal would be acceptable in design and heritage terms and would not cause harm to the character and appearance of the wider area and Northwood/Frithwood Conservation Area, in accordance with the relevant Policies.

Fire Safety

- 7.12 Policy D12 (A) of the London Plan (2021) states that all development proposals must achieve the highest standards of fire safety as outlined in this Policy.
- 7.13 As a result, condition 5 (fire safety) is recommended accordingly to ensure that the proposal would achieve the highest standards of fire safety. Subject to this condition, the proposed development would accord with the requirements of Policy D12 (A) of the London Plan (2021).

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Accessibility

- 7.14 Policy D5 of the London Plan (2021) states that development proposals should achieve the highest standards of accessible and inclusive design.
- 7.15 The submitted Planning Statement states that the courts would be accessed via existing surfaced routes within the campus and would provide inclusive recreational opportunities for both pupils and the wider community. Condition 7 is therefore recommended to secure this accordingly. Subject to this condition, the development is therefore considered accord with the requirements of Policy D5 of the London Plan (2021).

Residential amenity

- 7.16 Policy DMHB 11 of the Hillingdon Local Plan: Part 2 (2020) requires that all development is designed to the highest standards, incorporating principles of good design while safeguarding the amenity of neighbouring occupiers. Development should not adversely affect outlook, privacy, or levels of daylight and sunlight, and should avoid generating unacceptable levels of noise and disturbance.

Increased Noise and Disturbance

- 7.17 The nearest residential properties to the site are located approximately 72 metres to the north of the site, on Carew Road. To the east, Sentis Court is approximately 100 metres away from the proposed padel courts. Padel is a combination of tennis and squash. As the proposal would be for 2 courts, there would also be continuous noise from both courts operating simultaneously. Like doubles tennis, there are four players; two either side of a centre net. Both courts would be enclosed.
- 7.18 The applicant submitted a Noise Impact Assessment Report in support of the application. This report specifically states that the two above noise sensitive receptors were taken into account (Carew Road and Sentis Court). The acoustic consultants have previously measured sound levels from a variety of existing Padel courts, and these measurements have therefore been used accordingly. The report concluded that the proposed development is predicted to be below the existing ambient sound levels at the nearest residential receptors with no additional measures required.
- 7.19 Given this report and that the residential reports are sufficiently distant from the proposed development, the Council's Noise Officer considered that no adverse impact would occur on the neighbouring properties, without the need of attaching any condition. It is recommended that the applicant's proposed hours of operation for community use are secured by condition 8.

- 7.20 Overall, the proposal would not result in an adverse impact on any adjoining occupiers in terms of increased noise and disturbance in accordance with the Policy DMHB 11 of the Hillingdon Local Plan: Part 2 (2020).

Lighting

- 7.21 A Lighting Impact Assessment has been submitted which assessed residential receptors along Carew Road and trees north of the site. This assessment considered the worst-case scenario of 24 hours operation of the light fittings. The conclusion of the report is that lighting from the site will not exceed the recommended Institute of Lighting Professional (ILP) pre- and post-curfew criteria.
- 7.22 Given this, the proposal is not considered to have a significant adverse impact on neighbouring amenities in terms of light spilling. Condition 12 is recommended accordingly to ensure that the floodlights would be switched off when the padel courts are not in use.

Loss of Light, Outlook and Privacy

- 7.23 Given the separation distance to the nearest neighbouring residential occupiers, it is considered that the proposal would not adversely impact on neighbouring amenity in terms of overbearing impact, outlook, overlooking or loss of light and privacy.
- 7.24 Overall, subject to the recommended conditions, it is considered that the proposal would not result in an adverse impact on any adjoining occupiers in terms of increased noise and disturbance, increased lighting spilling or loss of outlook, privacy and light, in accordance with Policy DMHB 11 of the Hillingdon Local Plan: Part 2 (2020).

Transport

- 7.25 Policies T4 and T6 of the London Plan (2021), DMT 1 and DMT 2 of the Hillingdon Local Plan: Part 2 (2020) are all directly relevant to the proposed development. These policies can be read in full in the Committee Report Part 3 - Policy Appendix, and in summary, seek to deliver development which is sustainable in transport terms and safeguards highway and pedestrian safety. These aims are also supported by the NPPF (2026) at chapter 15, including Policy TR6 of the NPPF (2026) which states that developments should only be refused if they would have a severe adverse impact on the transport network, or an unacceptable impact on highway safety.
- 7.26 There are no parking standards for padel courts. The site has a Public Transport Access Level (PTAL) of 3, on a scale of 0 to 6b where 6b is the highest. The proposal would utilise the school's existing parking and access arrangements via Green Lane.

- 7.27 The submitted Planning Statement states that there are approximately 89 car parking spaces accessed from the main entrance off Green Lane along with cycle parking facilities, and that the existing MUGA which was previously used for tennis and netball, could accommodate up to 14 players. The padel courts would accommodate a maximum of 8no. players at any given time. It is therefore considered that the proposed development is modest in nature and is not expected to generate significant additional traffic movements beyond the existing operation of the sports facilities within the St Helen's school campus.
- 7.28 Overall, it is considered that the proposal would be acceptable in terms of its impact on the public highway, in accordance with Policies DMT 1, DMT 2, DMT 5 and DMT 6 of the Hillingdon Local Plan: Part 2 (2020) and Policies T4 and T7 of the London Plan (2021).

Environmental Issues

Trees and Landscaping

- 7.29 Policies G1 and G5 of the London Plan (2021), DMEI 1, DMHB 11 and DMHB 14 of the Hillingdon Local Plan: Part 2 (2020) are all directly relevant to the proposed development. These policies can be read in full in the Committee Report Part 3 - Policy Appendix, and in summary, seek to safeguard existing trees and deliver high-quality landscaping to enhance amenity, biodiversity and green infrastructure. These aims are also supported by the NPPF (2026) at chapter 19.
- 7.30 Existing mature trees and hedgerows surrounding the site make an important contribution to the character of the campus and the Conservation Area. The application is supported by an Arboricultural report which confirms that there are no tree works required as a result of this proposal and there is no proposed construction within the Root Protection Areas of retained trees. All retained trees would be protected in accordance with the submitted Arboricultural Method Statement. This Method Statement is recommended to be secured via Condition 13.
- 7.31 The northern part of the existing MUGA would be replaced by soft landscaping. Condition 4 is recommended to secure details of soft landscaping.
- 7.32 Overall, subject to recommended conditions 4 and 13, the proposal would be acceptable in landscaping terms and would accord with Policies DMHB 11 and DMHB 14 of the Hillingdon Local Plan: Part 2 (2020).

Biodiversity & Ecology

- 7.33 The Environment Act 2021 has established that all planning permissions granted in England have to deliver at least 10% Biodiversity Net Gain from January 2024. Policy N2 of the NPPF (2026) also states that development proposals should consider the environmental qualities of land proposed for development, including habitats, landscape character and the natural beauty of the countryside, and

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identify opportunities for those qualities to be conserved or enhanced, including through requirements for biodiversity net gain where these apply. This is supported by Policy G6 of the London Plan (2021) and Policy DMEI 7 of the Hillingdon Local Plan: Part 2 (2020).

- 7.34 The area of the existing MUGA is 575 sqm. The replacement padel courts would have an area of 525 sqm and would also extend over a small area of adjoining grassland which measures 125 sqm. To compensate for this loss of open space, the surplus area of MUGA (175 sqm) is proposed to be landscaped to meet BNG requirements. As a result, an additional net 45 sqm of green open space would be created.
- 7.35 The Biodiversity Net Gain (BNG) Assessment submitted states that the current ecological baseline value of habitats on site is 0.05 units, comprising developed land; sealed surface and modified grassland. The proposals for the site would result in a 29.41% biodiversity net gain in habitat units and would therefore meet and exceed the minimum uplift of 10% as required by the Environment Act 2021.
- 7.36 The BNG assessment also states that, as the habitat created is of low distinctiveness and covers a small area, it is not considered a significant enhancement and therefore would not require a separate Habitat Management and Monitoring Plan and S106 agreement, and would instead be managed in the same manner the existing grassland has. To achieve at least a moderate condition, a flowering lawn seed mix should be used which contains a diverse mix of low growing native wildflowers, resistant to more frequent management. This is accepted and is recommended to be secured by Condition 4.
- 7.37 The submitted Preliminary Ecological Appraisal concludes that the site itself has negligible value for roosting, foraging, or commuting bats due to the absence of suitable features or habitats. Nevertheless, nearby off-site features, including the tree lines to the east and north, are recognised as potentially important resources for bat species known to occur within the local area. It is therefore recommended that bat-sensitive lighting measures are implemented as part of the development proposals to ensure no significant light spill on these features, which would be secured by Condition 10.
- 7.38 Subject to Conditions 4 and 10, the proposal is considered to accord with the NPPF (2026), Policy G6 of the London Plan (2021) and Policy DMEI 7 of the Hillingdon Local Plan: Part 2 (2020).

Drainage

- 7.39 Policy SI 13 of the London Plan (2021) also requires that development proposals utilise sustainable urban drainage systems (SuDS) unless there are practical reasons for not doing so and should aim to achieve greenfield run-off rates and ensure that surface water run-off is managed as close to its source as possible.

This is supported by Policy EM6 of the Hillingdon Local Plan: Part 1 (2012) and Policy DMEI 10 of the Hillingdon Local Plan: Part 2 (2020).

- 7.40 A Flood Risk Assessment, incorporating Surface Water Drainage Strategy, has been submitted in support of the application. Integrated canopy drainage systems would collect roof water and discharge to the existing drainage network via proposed filter drains located along the low points of the canopy cover that would provide surface water treatment for the site. These measures are secured by Condition 9.
- 7.41 Subject to condition 9, the proposed development is considered to comply with Policy DMEI 10 of the Hillingdon Local Plan: Part 2 (2020), Policy EM6 of the Hillingdon Local Plan: Part 1 (2012), Policy SI 13 of the London Plan (2021).

8 Other Matters

Human Rights

- 8.1 The development has been assessed against the provisions of the Human Rights Act, and in particular Article 1 of the First Protocol and Article 8 of the Act itself. This Act gives further effect to the rights included in the European Convention on Human Rights. In arriving at this recommendation, due regard has been given to the applicant's reasonable development rights and expectations which have been balanced and weighed against the wider community interests, as expressed through third party interests / the Development Plan and Central Government Guidance.

Equality

- 8.2 Due consideration has been given to Section 149 of the Equality Act with regard to the Public Sector Equality Duty in the assessment of this planning application. No adverse equality impacts are considered to arise from the proposal.

Local Finance Considerations and CIL

- 8.3 As from 1 April 2012, all planning approvals for schemes with a net additional internal floor area of 100m² or more will be liable for the Mayoral Community Infrastructure Levy (Mayoral CIL), as legislated by the Community Infrastructure Levy Regulations 2010 and the Community Infrastructure Levy (Amendment) Regulations 2011. The London Borough of Hillingdon is a collecting authority for the Mayor of London and this liability shall be paid to LBH in the first instance.
- 8.4 In addition, the development represents Chargeable Development under the Hillingdon Community Infrastructure Levy, which came into effect on 1st August 2014.

- 8.5 Please note, this commentary has been provided for the purpose of assisting in the determination of the planning application only. If approved, the final CIL liability would be set out in the CIL Liability Notice following determination of the application in line with the CIL Regulations. This would be issued following a full review of all the material available to the Council's Planning Obligations Team at that time.

9 Conclusion / Planning Balance

- 9.1 The application seeks full planning permission for the installation of 2no. padel courts, measuring 20m by 10m, under an 8.43m canopy with floodlighting, on the existing Multi-Use Games Area (MUGA) of St Helen's school, including a small strip of adjoining land. The proposal would continue the approach of the school offering the sporting facilities to the public on a pay-and-play basis, when not in use by students.
- 9.2 The site is situated within the northern part of the St Helen's school campus, adjacent to the existing hockey pitch, accessed via the main car park from Green Lane. It currently comprises a hard surfaced MUGA, previously used for both tennis and netball, enclosed by a chain-link fence and an area of adjoining grassland.
- 9.3 The proposal would be acceptable in design and heritage terms and would not cause harm to the character and appearance of the wider area and Northwood/Frithwood Conservation Area. It is also considered that the proposal would not result in an adverse impact on any adjoining occupiers in terms of increased noise and disturbance, increased lighting spilling or loss of outlook, privacy and light.
- 9.4 The proposal would be acceptable in terms of its impact on the public highway and is not expected to generate significant additional traffic movements beyond the existing operation of the sports facilities within the St Helen's school campus.
- 9.5 The proposed development would not impact any trees in the locality and would be acceptable in landscaping terms. It would also result in a 29.41% biodiversity gain and would therefore meet and exceed the minimum uplift of 10% as required by the Environment Act 2021.
- 9.6 Subject to the planning conditions recommended, the proposed development is considered, on balance, acceptable with respect to design, heritage, amenity, environmental issues, and transport.
- 9.7 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that planning applications should be determined in accordance with the development plan unless material considerations indicate otherwise. For the reasons outlined above and within the main body of the report, the application is considered to comply with the Development Plan. Accordingly, the application is recommended for approval, subject to securing the planning conditions set out in Appendix 1.

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10 Background Papers

- 10.1 Relevant published policies and documents taken into account in respect of this application are set out in the report. Documents associated with the application (except exempt or confidential information) are available on the, by entering the planning application number at the top of this report and using the search facility. Planning applications are also available to inspect electronically at the Civic Centre, High Street, Uxbridge, UB8 1UW upon appointment, by contacting Planning Services at planning@hillingdon.gov.uk.
- 10.2 This report has been prepared with reference to the background papers listed below, which have been relied upon to a material extent in its preparation and are available for public inspection, subject to any necessary redaction for exempt or confidential information.
- 10.3 Internal consultee comments:
- Conservation Officer
 - Noise Officer

APPENDICES

Planning Application

7402/APP/2026/1610

Appendix 1: Recommended Conditions and Informatives

Conditions

1. RES3 Time Limit

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON

To comply with Section 91 of the Town and Country Planning Act 1990.

2. RES4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers:

- 001 RevB Location Plan
- 002 RevA Existing Site Plan
- 003 RevB Proposed Site Plan
- 004 RevA Proposed Elevations
- 005 RevA Proposed Roof Plan

and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan Part 1 (2012), Part 2 (2020) and the London Plan (2021).

3. RES5 General compliance with supporting documentation

The development hereby permitted shall not be occupied until the following has been completed in accordance with the specified supporting plans and/or documents:

- Planning Statement prepared by Padel Tech Ltd and dated June 2026
- Heritage Statement prepared by SKR Lighting Design and dated September 2022
- Biodiversity Net Gain Assessment prepared by Ecology Partnership and dated April 2026
- Preliminary Ecological Appraisal prepared by Ecology Partnership and dated April 2026
- Noise Impact Assessment prepared by Peninsular Acoustics and dated May 2026
- Lighting Impact Assessment prepared by MEC Consulting Group Ltd and dated June 2026
- Flood Risk Assessment prepared by MEC Consulting Group Ltd and dated May 2026
- Arboricultural Planning Report prepared by Arb Consultancy Ltd and dated May 2026

Thereafter the development shall be retained/maintained in accordance with these details for as long as the development remains in existence.

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan Part 1 (2012), Part 2 (2020) and the London Plan (2021).

4. NONSC Landscape Scheme

Notwithstanding the approved plans, prior to commencement of works above ground level of the development hereby permitted, a landscape scheme shall be submitted to and approved in writing by the Local Planning Authority which shall include 29% Biodiversity Net Gain. The scheme shall include: -

1. Details of Soft Landscaping

1a Detailed planting plans (at not less than a scale of 1:100)

1.b Written specification of planting and cultivation works to be undertaken,

1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate, by taking into account the recommendations of the approved Biodiversity Net Gain assessment for a flowering lawn seed mix to be used which contains a diverse mix of low growing native wildflowers, resistant to more frequent management.

2. Details of Hard Landscaping

2.a Refuse Storage, including capacity

2.b Full details of the means of enclosure and boundary treatments, including product details with materials and finish.

2.c Hard Surfacing Materials (including the external areas and amenity areas which would be accessible to older and disabled people, including wheelchair users)

3. Details of Landscape Maintenance

3.a Landscape Maintenance Schedule for a minimum period of 5 years.

3.b Proposals for the replacement of any tree, shrub, or area of turfing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased.

4. Schedule for Implementation

5. Other

5.a Existing and proposed functional services above and below ground

5.b Proposed finishing levels or contours

All hard and soft landscaping works shall be carried out and maintained in full accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed with the Local Planning Authority. Any trees or plants which, within a period of 5 years from the completion of the development, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with Policies DMHB 11, DMHB 12, DMHB 14, and DMEI 1, of the Hillingdon Local Plan Part 2 (2020) and Policy G5 of the London Plan (2021).

5. NONSC Fire Safety

No above ground development shall take place unless and until a compliance statement in response to highest standards of fire safety of London Plan Policy D12 (A) has been submitted to and approved in writing by the Local Planning Authority. The development hereby approved shall be carried out in full accordance with the approved statement and thereafter shall be maintained as such.

REASON

To ensure that the development meets Fire Safety Standards in accordance with Policy D12 (A) of the London Plan (2021).

6. NONSC Materials

No above ground development shall take place unless and until details of the type and treatment of the materials, which shall include finishes of dark matt colours, to be used on the exterior of the structure have been submitted to and approved in writing by the Local Planning Authority. The approved materials shall be used in the construction of the development hereby approved, completed prior to its occupation/use and retained thereafter.

REASON

To enable the Local Planning Authority to control the development in detail in the interests of visual amenity and impact on the Conservation Area in accordance with Policies DMHB 1 and DMHB 11 of the Hillingdon Local Plan: Part 2 (2020).

7. NONSC Accessibility

No above ground development shall take place unless and until details of inclusive access to the development to meet the needs of people with disabilities have been submitted to and approved in writing by the Local Planning Authority. The approved facilities should be provided prior to the occupation of the development and shall be permanently retained thereafter.

REASON

To ensure that people with disabilities have adequate access to the development in accordance with Policies D5 and D12 of the London Plan (2021).

8. NONSC Hours of operation

The Padel courts hereby approved shall only operate Monday to Fridays between the hours

of 08.00 and 21.00, Saturdays between the hours of 08:00 and 18:00, and Sundays between the hours of 09:00 and 18:00, and at no other times.

REASON

To safeguard the amenity of the neighbours in accordance with Policy DMHB 11 of the Hillingdon Local Plan: Part 2 (2020).

9. NONSC Drainage

The development hereby approved shall be constructed in accordance with the approved Flood Risk Assessment prepared by MEC Consulting Group Ltd and dated May 2026. Prior to first occupation/use of the development, written confirmation that the approved SuDS measures have been implemented as part of the development as built must be submitted to and approved in writing by the Local Planning Authority. All of the approved measures must thereafter be retained for as long as the development is in existence.

REASON

To ensure that surface water run-off is controlled and to ensure the development does not increase flood risk, in compliance with Policy EM6 of the Hillingdon Local Plan: Part 1 (2012), Policies DMEI 9 and DMEI 10 of the Hillingdon Local Plan: Part 2 (2020), Policies SI 12 and SI 13 of the London Plan (2021), the National Planning Policy Framework (2026), and Planning Practice Guidance.

10. NONSC External Lighting Strategy

Prior to the first use of the development hereby approved, a comprehensive external lighting strategy shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall strike an appropriate balance between human-centric needs and ecological protection as follows:

- Demonstrating that the lighting scheme provides safe and secure routes for pedestrians in and around the proposed development.
- Assessing light spill and glare to demonstrate that the design incorporates mitigation measures, including Lux levels and colour temperature, with external lighting to be angled downwards, and light directed into the site, and it should not provide flood lighting to the adjacent trees to show consideration for any nocturnal species, as recommended by the approved Preliminary Ecological Appraisal prepared by Ecology Partnership and dated April 2026.

The approved lighting strategy shall be fully implemented prior to first use and retained in operation thereafter.

REASON

To ensure that the development presents a satisfactory appearance in accordance with Policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020) and to manage any impacts on biodiversity in accordance with Policy DMEI 7 of the Hillingdon Local Plan of the Hillingdon

Local Plan: Part 2 (2020) and Policy G6 of the London Plan (2021).

11. NONSC Use restriction

The development hereby permitted, shall only be occupied by Padel courts falling within Class F.2 (c) (Areas or place for outdoor sport or recreation) as defined by the Town and Country Planning (Use Classes) Order 1987 (as amended), notwithstanding the changes to the Use Classes Order in relation to Use Class F. No other 'F' use class is permitted without seeking full planning permission.

REASON

To enable the Local Planning Authority to assess all the implications of the development on highway safety, parking and neighbouring amenities in accordance with Policies DMHB 11, DMT 1 and DMT 2 of the Hillingdon Local Plan: Part 2 (2020).

12. NONSC Hours of lighting

All lighting associated with the padel courts shall be switched off no later than 30 minutes after the end of the permitted operating hours on each day, as specified in Condition 8 of this permission.

REASON

To safeguard the amenity of the neighbours in accordance with Policy DMHB 11 of the Hillingdon Local Plan: Part 2 (2020).

13. NONSC Tree protection

The development hereby approved shall be carried out in strict accordance with the approved Arboricultural Planning Report prepared by Arb Consultancy Ltd and dated May 2026.

REASON

To ensure that retained trees and other vegetation will not be damaged during construction work and to ensure that the development conforms with Policies DMHB 11 and DMHB 14 of the Hillingdon Local Plan: Part 2 (2020).

14. NONSC Trees to be retained

Trees, hedges and shrubs shown to be retained on the approved plans shall not be damaged, uprooted, felled, lopped or topped without the prior written consent of the Local Planning Authority. If any retained tree, hedge or shrub is removed or severely damaged during construction, or is found to be seriously diseased or dying another tree, hedge or shrub shall be planted at the same place or, if planting in the same place would leave the new tree, hedge or shrub susceptible to disease, then the planting should be in a position to be first agreed in writing with the Local Planning Authority and shall be of a size and species to be agreed in writing by the Local Planning Authority and shall be planted in the first planting season following the completion of the development or the occupation of the

buildings, whichever is the earlier. Where damage is less severe, a schedule of remedial works necessary to ameliorate the effect of damage by tree surgery, feeding or groundwork shall be agreed in writing with the Local Planning Authority. New planting should comply with BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs' Remedial work should be carried out to BS BS 3998:2010 'Tree work - Recommendations' and BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. The agreed work shall be completed in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier.

REASON

To ensure that the trees and other vegetation continue to make a valuable contribution to the amenity of the area in accordance with Policy DMHB 14 of the Hillingdon Local Plan: Part 2 (2020) and to comply with Section 197 of the Town and Country Planning Act 1990.

Informatives

Appendix 2: Relevant Planning History

7402/APP/2008/2272 St Helens School Eastbury Road Northwood Middlesex
Erection of a three storey rear extension with new steps and vertical access lift to
Claremont House Junior School.

Decision: 17-11-2008 Approved

7402/APP/2009/1476 St Helens School Eastbury Road Northwood Middlesex
Refurbishment and alterations to existing buildings and landscaping.

Decision: 07-09-2009 Approved

7402/APP/2010/2425 St Helens School Eastbury Road Northwood
Installation of 3 solar panels to front.

Decision: 04-01-2011 Approved

7402/APP/2013/3447 Little St Helens 83 Green Lane Northwood
Installation of hoop-top railings 1.8m in height and 3 x pedestrian gates, involving removal
of existing 1.8m-high chain link fencing and concrete posts along southern site boundary
with Green Lane

Decision: 20-02-2014 Approved

7402/APP/2014/2761 St Helens School Eastbury Road Northwood
Development of a new part two-storey and part single-storey Junior School building with
associated external works.

Decision: 07-10-2014 Approved

7402/APP/2015/1283 St Helens School Eastbury Road Northwood
Construction of temporary accommodation to house seven sixth form tutorial/teaching
rooms and a temporary walkway within the School House courtyard for a period of 52
weeks

Decision: 04-06-2015 Approved

7402/APP/2015/1802 St Helens School Eastbury Road Northwood
Alterations and extension of the School House building to form a new entrance;
rearrangement of internal spaces to rationalise circulation and improve management,
teaching and staff facilities; and modifications to the external spaces to reinforce the

pedestrian approach from Eastbury Road to improve the visitor parking layout and to upgrade the central courtyard.

Decision: 07-08-2015 Approved

7402/APP/2015/2114 St Helens School Eastbury Road Northwood

Details in compliance with conditions 4 (levels), 5 (materials), 6 (tree protection), 7 (landscaping), 10 (energy assessment), 12 (construction traffic management plan), 14 (evacuation plan/fire strategy), 15 (SuDS) and 17 (Japanese Knotweed removal) of planning permission ref: 7402/APP/2014/2761 dated 03/11/14 (Development of a new part two-storey and part single-storey Junior School building with associated external works).

Decision: 24-02-2016 Approved

7402/APP/2015/2572 St Helens School Eastbury Road Northwood

Details in compliance with condition 4 (tree protection) of planning permission ref: 7402/APP/2015/1283 dated 04/06/15; Construction of temporary accommodation to house seven sixth form tutorial/teaching rooms and a temporary walkway within the School House courtyard for a period of 52 weeks.

Decision: 31-07-2015 Approved

7402/APP/2015/3423 St Helens School Eastbury Road Northwood

Details pursuant to conditions 4 (levels), 5 (materials), 6 (tree protection) and 7 (landscaping scheme) of planning permission ref: 7402/APP/2015/1802 dated 07/08/15 (Alterations and extension of the School House building to form a new entrance; rearrangement of internal spaces to rationalise circulation and improve management, teaching and staff facilities; and modifications to the external spaces to reinforce the pedestrian approach from Eastbury Road to improve the visitor parking layout and to upgrade the central courtyard).

Decision: 18-12-2015 Approved

7402/APP/2015/4162 St Helens School Green Lane Northwood

Details in compliance with condition 9 (ecological enhancements) of planning permission ref: 7402/APP/2014/2761 dated 03/11/14 (Development of a new part two-storey and part single-storey Junior School building with associated external works).

Decision: 21-12-2015 Approved

7402/APP/2016/1636 St Helens School Eastbury Road Northwood

Non-material amendment to planning permission ref: 7402/APP/2015/1802 dated 07/08/15 (Alterations and extension of the School House building to form a new entrance; rearrangement of internal spaces to rationalise circulation and improve management, teaching and staff facilities; and modifications to the external spaces to reinforce the

pedestrian approach from Eastbury Road to improve the visitor parking layout and to upgrade the central courtyard) to make various minor alterations to the west (front) elevation and the east (rear/courtyard) elevation

Decision: 24-05-2016 Approved

7402/APP/2016/1800 St Helens School Eastbury Road Northwood

Non material amendment to planning permission ref: 7402/APP/2014/2761 dated 03/11/14 (development of a new part two-storey and part single-storey Junior School building with associated external works) to make various minor external alterations.

Decision: 25-05-2016 Approved

7402/APP/2016/2269 St Helens School Eastbury Road Northwood

Refurbishment of an existing Junior School building (Mackenzie Building) to convert it into a Sixth Form Centre.

Decision: 05-08-2016 Approved

7402/APP/2016/2939 St Helens School Eastbury Road Northwood

Demolition of the Claremont building and construction of a new Music Building on the same site.

Decision: 26-10-2016 Approved

7402/APP/2017/1525 St Helens School Eastbury Road Northwood

Details pursuant to conditions 4 (levels), 5 (tree protection), 6 (landscaping), 8 (SUDS), 9 (noise), 10 (noise), 11 (wildlife enhancements), 13 (materials) and 14 (recording of the building) of planning permission ref: 7402/APP/2016/2939 dated 31/10/2016 (Demolition of the Claremont building and construction of a new Music Building on the same site).

Decision: 13-04-2018 Approved

7402/APP/2017/2113 St Helens School Eastbury Road Northwood

Details pursuant to condition 4 (colour of floodlighting columns) of planning permission ref: 7402/APP/2017/55 dated 02/03/2017 (Floodlighting to proposed artificial grass pitch).

Decision: 04-08-2017 Approved

7402/APP/2017/2166 St Helens School Eastbury Road Northwood

Details pursuant to Conditions 3 (Tree Protection), 4 (Landscaping), 6 (SUDS) and 8 (Community Use Agreement) of planning permission Ref: 7402/APP/2017/56 dated 02/03/17 (Proposed new artificial grass pitch).

Decision: 29-10-2020 Approved

7402/APP/2017/3411 St Helen'S School Gwyer House Eastbury Road Northwood
Middlesex

Details pursuant to condition 15 (evidence of contract) of planning permission ref:
7402/APP/2016/2939 dated 26/10/16 (Demolition of the Claremont building and
construction of a new Music Building on the same site)

Decision: 01-11-2017 Approved

7402/APP/2017/55 St Helens School Eastbury Road Northwood
Floodlighting to proposed artificial grass pitch.

Decision: 02-03-2017 Approved

7402/APP/2017/56 St Helens School Eastbury Road Northwood
Proposed new artificial grass pitch

Decision: 02-03-2017 Approved

7402/APP/2018/3445 St Helens School Eastbury Road Northwood
Demolition of the Fitzwalter building and construction of a new STEM building on same site.

Decision: 12-03-2019 Approved

7402/APP/2019/1459 St Helen'S School Eastbury Road Northwood
Details pursuant to Condition 4 (Landscaping), 6 (Demolition and Construction
Management Plan), 7 (Construction Training Scheme), 8 (Energy), 9 (Ecological
Enhancement), 11 (Design and Materials), 12 (Recording) & 13 (Contamination) of planning
permission ref: 7402/APP/2018/3445 dated 18/03/2019 (Demolition of the Fitzwalter
building and construction of a new STEM building on same site.)

Decision: 26-07-2019 Approved

7402/APP/2019/2080 St Helen'S School Eastbury Road Northwood
Details pursuant to Condition 15 (Contracts) of planning permission ref:
7402/APP/2018/3445 dated 18/03/2019 (Demolition of the Fitzwalter building and
construction of a new STEM building on same site.)

Decision: 14-08-2019 Approved

7402/APP/2019/3505 St Helen'S School Eastbury Road Northwood
Erection of a single storey detached outbuilding to be used as estates office and storage

Decision: 21-04-2020 Approved

7402/APP/2022/2148 St Helen'S School Eastbury Road Northwood

Construction of two storey extension to existing sports centre to provide changing accommodation and an office for PE teaching staff.

Decision: 28-02-2023 Approved

7402/APP/2023/1626 St Helen'S School Eastbury Road Northwood

Details pursuant to the discharge of Conditions 7 (Ecological Enhancement Plan) and 10 (Tree Replacement) of planning permission ref.7402/APP/2022/2148 dated 28-02-23 (Construction of two storey extension to existing sports centre to provide changing accommodation and an office for PE teaching staff.)

Decision: 27-06-2023 Approved

7402/APP/2023/2873 St Helen'S School Eastbury Road Northwood

Variation of Conditions 2 (Accordance with Approved Plans), 8 (Tree protection) and 10 (Details of Replacement Trees) of planning permission ref. 7402/APP/2022/2148, dated 28-02-2023 (Construction of two storey extension to existing sports centre to provide changing accommodation and an office for PE teaching staff). Amendments seek to increase area of paving and remove two additional trees to enable fire tender access, and omission of an external staircase.

Decision: 05-04-2024 Approved

Appendix 3: List of Relevant Planning Policies

The following Local Plan Policies are considered relevant to the application:-

Part 1 Policies:

PT1.BE1	(2012) Built Environment
PT1.CI1	(2012) Community Infrastructure Provision
PT1.CI2	(2012) Leisure and Recreation
PT1.EM4	(2012) Open Space and Informal Recreation
PT1.EM5	(2012) Sport and Leisure
PT1.EM6	(2012) Flood Risk Management
PT1.EM7	(2012) Biodiversity and Geological Conservation
PT1.EM8	(2012) Land, Water, Air and Noise
PT1.HE1	(2012) Heritage

Part 2 Policies:

DMCI 1	Retention of Existing Community Sport and Education Facilities
DMCI 2	New Community Infrastructure
DMCI 3	Public Open Space Provision
DMCI 4	Open Spaces in New Development
DMCI 6	Indoor Sports and Leisure Facilities
DMCI 7	Planning Obligations and Community Infrastructure Levy
DMEI 10	Water Management, Efficiency and Quality
DMEI 7	Biodiversity Protection and Enhancement
DMHB 1	Heritage Assets
DMHB 11	Design of New Development

DMHB 14	Trees and Landscaping
DMHB 15	Planning for Safer Places
DMHB 4	Conservation Areas
DMT 1	Managing Transport Impacts
DMT 2	Highways Impacts
DMT 6	Vehicle Parking
LPP D1	(2021) London's form, character and capacity for growth
LPP D11	(2021) Safety, security and resilience to emergency
LPP D12	(2021) Fire safety
LPP D14	(2021) Noise
LPP D3	(2021) Optimising site capacity through the design-led approach
LPP D4	(2021) Delivering good design
LPP D5	(2021) Inclusive design
LPP DF1	(2021) Delivery of the Plan and Planning Obligations
LPP G4	(2021) Open space
LPP G5	(2021) Urban greening
LPP G6	(2021) Biodiversity and access to nature
LPP G7	(2021) Trees and woodlands
LPP GG1	(2021) Building strong and inclusive communities
LPP GG3	(2021) Creating a healthy city
LPP HC1	(2021) Heritage conservation and growth
LPP S5	(2021) Sports and recreation facilities
LPP SI12	(2021) Flood risk management
LPP T1	(2021) Strategic approach to transport
LPP T3	(2021) Transport capacity, connectivity and safeguarding