

## Report of the Head of Planning, Transportation and Regeneration

**Address** NORTHWOOD HEALTH & RACQUET CLUB DUCKS HILL ROAD  
NORTHWOOD

**Development:** Single storey rear extension, erection of an external spa garden to include 2 x one storey buildings for use as saunas and swimming pool with pool terrace

**LBH Ref Nos:** 272/APP/2019/1164

**Drawing Nos:** A-PL-001  
A-PL-002  
A-PL-006  
A-PL-003  
A-PL-004  
A-PL-011  
A-PL-007  
A-PL-008  
A-PL-012  
Design & Access Statemen  
A-PL-013A  
A-PL-005A  
A-PL-009A  
A-PL-010A

**Date Plans Received:** 04/04/2019

**Date(s) of Amendment(s):**

**Date Application Valid:** 30/04/2019

### 1. SUMMARY

This application seeks full planning permission for the erection of a single storey extension; the creation of an external spa garden and the installation of an outdoor swimming pool.

The proposal fully complies with the aims of the National Planning Policy Framework (NPPF), London Plan policy 3.19 and UDP policy R10, which seek to encourage the provision of new and/or enhanced sports facilities. It is considered that the proposed development would result in an acceptable impact on the visual amenities of the site. The proposal would not have a significant detrimental impact on the amenities of the occupiers of neighbouring residential properties. The proposal is considered to comply with relevant Local Plan and London Plan policies and, accordingly is recommended for approval.

The proposal is considered to be appropriate development in the Green Belt.

### 2. RECOMMENDATION

**APPROVAL subject to the following:**

#### 1 COM3 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 COM4 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 A-PL-006; A-PL-008; A-PL-007; A-PL-009A; A-PL-0012 and A-PL-0013A, and shall thereafter be retained/maintained for as long as the development remains in existence.

**REASON**

To ensure the development complies with the provisions Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the London Plan (2016).

**3 COM9 Landscaping Scheme**

Prior to the commencement of the superstructure works a landscape scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include: -

1. Details of Soft Landscaping

1.a 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.

The approved scheme shall be implemented before the use of the development hereby permitted is commenced.

**REASON**

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with policy BE38 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

**4 NONSC Lighting Scheme Condition**

Full details of all proposed lighting shall be submitted to and approved in writing by the Local Planning Authority. Such details shall include location, height, type and direction of light sources and intensity of illumination. Any lighting that is so installed shall not thereafter be altered without the prior consent in writing of the Local Planning Authority other than for routine maintenance which does not change its details. The approved scheme shall be implemented before the use of the development hereby permitted is commenced.

**REASON**

To safeguard the amenity of surrounding properties in accordance with policies BE13 and OE1 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

**5 NONSC Opening hours**

The proposed development shall not be illuminated except between:-

[0800 to 2200] Mondays - Fridays

[0800 to 2100] Saturdays

[1000 to 1800] Sundays, Public or Bank Holidays.

**REASON**

To safeguard the residential amenity of the occupiers of adjoining and nearby properties in accordance with Policy OE1 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

## INFORMATIVES

### **1 I52 Compulsory Informative (1)**

The decision to GRANT planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

### **2 I53 Compulsory Informative (2)**

The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including The London Plan - The Spatial Development Strategy for London consolidated with alterations since 2011 (2016) and national guidance.

AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
BE13	New development must harmonise with the existing street scene.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OE1	Protection of the character and amenities of surrounding properties and the local area
OL2	Green Belt -landscaping improvements
OL4	Green Belt - replacement or extension of buildings
OL5	Development proposals adjacent to the Green Belt
OL15	Protection of Countryside Conservation Areas
R10	Proposals for new meeting halls and buildings for education, social, community and health services
R16	Accessibility for elderly people, people with disabilities, women and children
LPP 3.19	(2016) Sports Facilities
LPP 7.16	(2016) Green Belt
NPPF- 13	NPPF-13 2018 - Protecting Green Belt land
NPPF- 8	NPPF-8 2018 - Promoting healthy and safe communities

### **3 I59 Councils Local Plan : Part 1 - Strategic Policies**

On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant saved policies (referred to as policies from the Hillingdon Unitary Development Plan - Saved Policies September 2007), then London Plan Policies (2016). On the 8th November 2012 Hillingdon's Full Council agreed the adoption of the Councils Local Plan: Part 1 - Strategic Policies. Appendix 5 of this explains which saved policies from the old Unitary Development (which was subject to a direction from Secretary of State in September 2007 agreeing that the policies were 'saved') still apply for development control decisions.

### **4 I47 Damage to Verge - For Council Roads:**

The Council will recover from the applicant the cost of highway and footway repairs,

including damage to grass verges.

Care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense.

For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3 3EU (Tel: 01895 277524).

For Private Roads: Care should be taken during the building works hereby approved to ensure no damage occurs to the verge of footpaths on private roads during construction. Vehicles delivering materials to this development shall not override or cause damage to a private road and where possible alternative routes should be taken to avoid private roads. The applicant may be required to make good any damage caused.

## **5 I15 Control of Environmental Nuisance from Construction Work**

Nuisance from demolition and construction works is subject to control under The Control of Pollution Act 1974, the Clean Air Acts and other related legislation. In particular, you should ensure that the following are complied with:-

A. Demolition and construction works which are audible at the site boundary shall only be carried out between the hours of 08.00 and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays, Bank or Public Holidays.

B. All noise generated during such works shall be controlled in compliance with British Standard Code of Practice BS 5228:2009.

C. Dust emissions shall be controlled in compliance with the Mayor of London's Best Practice Guidance 'The Control of dust and emissions from construction and demolition.

D. No bonfires that create dark smoke or nuisance to local residents.

You are advised to consult the Council's Environmental Protection Unit ([www.hillingdon.gov.uk/noise](http://www.hillingdon.gov.uk/noise) Tel. 01895 250155) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

### **3. CONSIDERATIONS**

#### **3.1 Site and Locality**

The David Lloyd Northwood is a multi-sports and health complex within extensive landscaped grounds. There is a large essentially single storey building sited on the North Western boundary of the site with a large car park to the front, the access to which is obtained from the A4180 (Ducks Hill Road). There are 13 floodlit outdoor tennis courts on the South and East side of the building, with a small lake in front.

The site is adjoined to the North West by the grounds of Mount Vernon Hospital, to the North by the grounds of the Northwood Cricket Club, to the East and South East by residential development fronting Ducks Hill Road and Cygnet Close and to the West by open farm land.

The site is within a Countryside Conservation Area and forms part of the Green Belt, as do the adjoining hospital and cricket grounds and open land to the South, West and North, as identified in the adopted Hillingdon Local Plan (November 2012).

### 3.2 Proposed Scheme

The proposal is for a single storey rear extension, the erection of an external spa garden to include 2 x one storey buildings for use as saunas and installation of a swimming pool with pool terrace.

### 3.3 Relevant Planning History

272/APP/2012/975 Car Park For Virgin Active At 18 Ducks Hill Road Northwood  
Installation of 10 x light columns with luminaires involving the removal of existing bollard fittings

**Decision:** 18-09-2012 Approved

272/APP/2013/2114 The Riverside Health & Raquets Club 18 Ducks Hill Road Northwood  
Installation of 3 no. court temporary tennis dome, permanent fan housing building and ancillary facilities

**Decision:** 31-10-2013 NFA

272/APP/2014/1529 Riverside Health And Racquets Club, 18 Ducks Hill Road Northwood  
Installation of 43 additional parking spaces, resurfacing of access road and installation of storage shed to rear

**Decision:** 10-02-2015 Approved

272/APP/2014/3484 Riverside Health 7 Racquets Club Ducks Hill Road Northwood  
Details pursuant to conditions 3 (Landscape Scheme), 4 (Lighting) and 6 (Energy Assessment) of planning permission Ref: 272/APP/2014/1234 dated 11/08/2014 (Installation of a temporary 3 court tennis dome, fan housing and ancillary facilities)

**Decision:** 03-12-2014 Approved

272/APP/2016/1562 Northwood Health & Raquets Club 18 Ducks Hill Road Northwood  
Variation of condition 14 (Operating Hours) of planning permission ref: 272/DL/93/1539 dated 09/01/1995 (Demolition of existing buildings and erection of a 11,938 sq. metres indoor tennis centre with ancillary sports and restaurant facilities, and outside tennis courts).

**Decision:** 03-08-2016 Approved

272/APP/2017/3148 David Lloyd Northwood 18 Ducks Hill Road Northwood  
Installation of an outdoor pool and associated works.

**Decision:** 10-01-2018 Approved

272/APP/2018/3004 Northwood Health & Racquet Club 18 Ducks Hill Road Northwood  
Details pursuant to condition 3 (Materials) of planning permission Ref: 272/APP/2018/451 dated 29/05/2018 (Erection of a combined heat and power unit enclosure)

**Decision:** 29-11-2018 Approved

272/APP/2018/451 Northwood Health & Racquet Club 18 Ducks Hill Road Northwood  
Erection of a combined heat and power unit enclosure.

**Decision:** 23-05-2018 Approved

#### **Comment on Relevant Planning History**

The site has been subject to a number of applications for the extension and improvement of facilities. Most recently, approval was granted in January 2018 (App. No. 272/APP/2017/3148 refers) for the installation of an outdoor pool and associated works on the same, albeit somewhat smaller site within the bank area between the existing internal pool area and the outdoor tennis courts.

#### **4. Planning Policies and Standards**

##### **UDP / LDF Designation and London Plan**

The following UDP Policies are considered relevant to the application:-

Part 1 Policies:

- PT1.BE1 (2012) Built Environment
- PT1.CI2 (2012) Leisure and Recreation
- PT1.EM2 (2012) Green Belt, Metropolitan Open Land and Green Chains

Part 2 Policies:

- AM7 Consideration of traffic generated by proposed developments.
- AM14 New development and car parking standards.
- BE13 New development must harmonise with the existing street scene.
- BE20 Daylight and sunlight considerations.
- BE21 Siting, bulk and proximity of new buildings/extensions.
- BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
- OE1 Protection of the character and amenities of surrounding properties and the local

	area
OL2	Green Belt -landscaping improvements
OL4	Green Belt - replacement or extension of buildings
OL5	Development proposals adjacent to the Green Belt
OL15	Protection of Countryside Conservation Areas
R10	Proposals for new meeting halls and buildings for education, social, community and health services
R16	Accessibility for elderly people, people with disabilities, women and children
LPP 3.19	(2016) Sports Facilities
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NPPF- 13	NPPF-13 2018 - Protecting Green Belt land
NPPF- 8	NPPF-8 2018 - Promoting healthy and safe communities

## **5. Advertisement and Site Notice**

**5.1** Advertisement Expiry Date:- Not applicable

**5.2** Site Notice Expiry Date:- Not applicable

## **6. Consultations**

### **External Consultees**

14 Neighbours and Northwood Residents' Association were consulted on the 2 May 2019. No responses were received by the end of the consultation period.

### **Internal Consultees**

No consultations were applicable to this application.

## **7. MAIN PLANNING ISSUES**

### **7.01 The principle of the development**

The National Planning Policy Framework states that the essential characteristics of Green Belts are their openness and their permanence. Therefore, the provision of new buildings in the Green Belt is inappropriate except in very special circumstances. These can include limited infilling or partial redevelopment of previously developed sites.

Policy OL1 of adopted Hillingdon Local Plan (November 2012) also advises that within the Green Belt the Local Planning Authority will not grant planning permissions for new buildings other than for purposes essential for and associated with predominantly open land use such as open air recreation facilities. The proposal is plainly for an outdoor recreation activity, and hence is appropriate development in the Green Belt.

Policy R10 seeks to encourage the provision of enhanced facilities across the Borough, stating:

"The Local Planning Authority will regard proposals for new meeting halls, buildings for education, social, community and health services, including libraries, nursery, primary and secondary school buildings, as acceptable in principle subject to other policies of this plan."

This is reiterated in the London Plan Policy 3.19 which states:

"The Mayor's Sports Legacy Plan aims to increase participation in, and tackle inequality of access to, sport and physical activity in London particularly amongst groups/areas with low levels of participation.

Development proposals that increase or enhance the provision of sports and recreation facilities will be supported.... Wherever possible, multi-use public facilities for sport and recreational activity should be encouraged. The provision of floodlighting should be supported in areas where there is an identified need for sports facilities to increase sports participation opportunities, unless the floodlighting gives rise to demonstrable harm to local community or biodiversity."

The application site is located within the green belt and a countryside conservation area. The impact of the development on the openness and character of the green belt is considered acceptable as discussed later in this report.

The proposal fully complies with the aims of the National Planning Policy Framework (NPPF), London Plan policy 3.19 and UDP policy R10, which seek to encourage the provision of new and/or enhanced sports and educational facilities.

It is considered that the proposed development would result in an acceptable impact on the visual amenities of the site, the green belt and the Countryside Conservation Area. The proposal would not have a significant detrimental impact on the amenities of the occupiers of neighbouring residential units.

#### **7.02 Density of the proposed development**

Not relevant to this proposal.

#### **7.03 Impact on archaeology/CAs/LBs or Areas of Special Character**

The site is located within a Countryside Conservation Area. This is an area of the Borough which is recognised to have a traditional agricultural landscape that is made up of a diverse matrix of small fields, hedges, copses, woods and farm ponds. These landscapes have considerable visual and aesthetic appeal. However, as agricultural practices change, and as land is taken out of agriculture, the elements which make up the character and local distinctiveness of such landscapes often come under threat. Policy OL15 of the Hillingdon Local Plan (November 2012) seeks to protect the landscape of Countryside Conservation areas from development and/or activities which would detract from the special character of these landscapes.

The proposed development will incorporate a new outdoor swimming pool (with small children's pool and terraced seating/lounging areas) built at the base of the existing grass bank and replaces the outdoor tennis court nearest to the building. It also proposes a very small single storey extension to the front of the plant room to create a corridor access between the indoor pool and spa area. This would also provide a doorway onto a spa garden, including 2 wooden sauna buildings, a spa pool and seating area. As such it is considered that in this immediate locality there are no elements which contribute to the distinctive local character which would be adversely affected by the development. The proposal is therefore deemed to conform with the requirements of Policy OL15 of the Hillingdon Local Plan (November 2012).

#### **7.04 Airport safeguarding**

Not relevant to this proposal.



#### **7.05 Impact on the green belt**

The application site is located within the green belt and as such the development must be considered against relevant policy and guidance contained within the NPPF.

The proposed development will incorporate a new outdoor swimming pool replacing an existing outdoor tennis court. This element is similar in scale to that previously approved. The proposal also includes a small extension to the existing building to provide a corridor access between the indoor pool area and the spa. The also has a doorway onto an outdoor Spa Garden, which would include 2 wooden sauna blocks of 5m x 5m with a height of 3.4m, a spa pool and seating area. This would be set against the much larger existing building. The proposed additions are of a relatively small scale when viewed against the back drop of much larger existing buildings and therefore the impact is deemed minimal. The visual impact of the development on the openness of the green belt is therefore deemed acceptable and insufficient to warrant a recommendation of refusal. In addition there is existing mature planting to the South West that will screen the development to a degree and a condition could be attached to any consent requiring a full landscaping plan to be agreed with the Council in accordance with Policy OL2. The development is therefore considered to accord with policies OL1, OL2 and OL4 of the Hillingdon Local Plan (November 2012) and Policy 7.16 of the London Plan (2016).

The suggested lighting is proposed to be controlled by suitable conditions.

#### **7.07 Impact on the character & appearance of the area**

As previously discussed.

#### **7.08 Impact on neighbours**

The proposed development is set behind the existing tennis courts when viewed from the residential properties which are located to the East and South of the site. However the closest residential property is located approximately 150 m from the site of the proposed swimming pool, which would be viewed against a back drop of the existing gym buildings.

No details of any proposed additional landscaping have been submitted with the application however additional planting could be provided to the South West of the pool and details of this could be conditioned for submission if all other aspects of the proposal were considered acceptable. The lighting is to be controlled by conditions. The impact on neighbours is considered acceptable and would comply with Local Plan Policy OE1.

#### **7.09 Living conditions for future occupiers**

Not relevant to this proposal.

#### **7.10 Traffic impact, car/cycle parking, pedestrian safety**

Although there is potential for an increased number of vehicle movements between the established opening times and the extended opening hours, due to the relatively minor amendment and time of day this may not be such a significant increase that could cause highway hazard to other road users, the potential for noise from the increased traffic movement would be unlikely to have any greater impact on local residents than what is already existing.

#### **7.11 Urban design, access and security**

The proposal is not considered to raise any specific security concerns.

#### **7.12 Disabled access**

Level access is to be used across all of the proposed works. This includes a ramped access to the proposed swimming pool facilities. Access to the existing health club buildings will not be affected by the proposal and as such the scheme is considered to be consistent with

Policy R16 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

**7.13 Provision of affordable & special needs housing**

Not relevant to this proposal.

**7.14 Trees, Landscaping and Ecology**

There are no trees covered by a TPO or any significant trees or other vegetation of merit that would be adversely affected by the development. There is scope to plant trees to providing additional screening of the proposed swimming pool to the South West. Details for this will be secured by condition. As such the proposed scheme is considered to accord with Policy BE38 of the Hillingdon Local Plan (2012).

**7.15 Sustainable waste management**

Not relevant to this proposal.

**7.16 Renewable energy / Sustainability**

Not relevant to this proposal.

**7.17 Flooding or Drainage Issues**

Not relevant to this proposal.

**7.18 Noise or Air Quality Issues**

Not relevant to this proposal.

**7.19 Comments on Public Consultations**

None.

**7.20 Planning Obligations**

Not relevant to this proposal.

**7.21 Expediency of enforcement action**

Not relevant to this proposal.

**7.22 Other Issues**

None.

**8. Observations of the Borough Solicitor**

General

Members must determine planning applications having due regard to the provisions of the development plan so far as material to the application, any local finance considerations so far as material to the application, and to any other material considerations (including regional and national policy and guidance). Members must also determine applications in accordance with all relevant primary and secondary legislation.

Material considerations are those which are relevant to regulating the development and use of land in the public interest. The considerations must fairly and reasonably relate to the application concerned.

Members should also ensure that their involvement in the determination of planning applications adheres to the Members Code of Conduct as adopted by Full Council and also the guidance contained in Probity in Planning, 2009.

Planning Conditions

Members may decide to grant planning consent subject to conditions. Planning consent should not be refused where planning conditions can overcome a reason for refusal. Planning conditions should only be imposed where Members are satisfied that imposing the conditions are necessary, relevant to planning, relevant to the development to be permitted,

enforceable, precise and reasonable in all other respects. Where conditions are imposed, the Council is required to provide full reasons for imposing those conditions.

#### Planning Obligations

Members must be satisfied that any planning obligations to be secured by way of an agreement or undertaking pursuant to Section 106 of the Town and Country Planning Act 1990 are necessary to make the development acceptable in planning terms. The obligations must be directly related to the development and fairly and reasonably related to the scale and kind to the development (Regulation 122 of Community Infrastructure Levy 2010).

#### Equalities and Human Rights

Section 149 of the Equalities Act 2010, requires the Council, in considering planning applications to have due regard to the need to eliminate discrimination, advance equality of opportunities and foster good relations between people who have different protected characteristics. The protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

The requirement to have due regard to the above goals means that members should consider whether persons with particular protected characteristics would be affected by a proposal when compared to persons who do not share that protected characteristic. Where equalities issues arise, members should weigh up the equalities impact of the proposals against the other material considerations relating to the planning application. Equalities impacts are not necessarily decisive, but the objective of advancing equalities must be taken into account in weighing up the merits of an application. The weight to be given to any equalities issues is a matter for the decision maker to determine in all of the circumstances

Members should also consider whether a planning decision would affect human rights, in particular the right to a fair hearing, the right to respect for private and family life, the protection of property and the prohibition of discrimination. Any decision must be proportionate and achieve a fair balance between private interests and the public interest.

#### **9. Observations of the Director of Finance**

Not applicable

#### **10. CONCLUSION**

For the reasons outlined above and given that the development complies with the aforementioned policies of the adopted Hillingdon Unitary Development Plan (Saved Policies November 2012), this application is recommended for conditional approval.

#### **11. Reference Documents**

Hillingdon Local Plan Part 1 - Strategic Policies (November 2012).

Hillingdon Local Plan Part 2

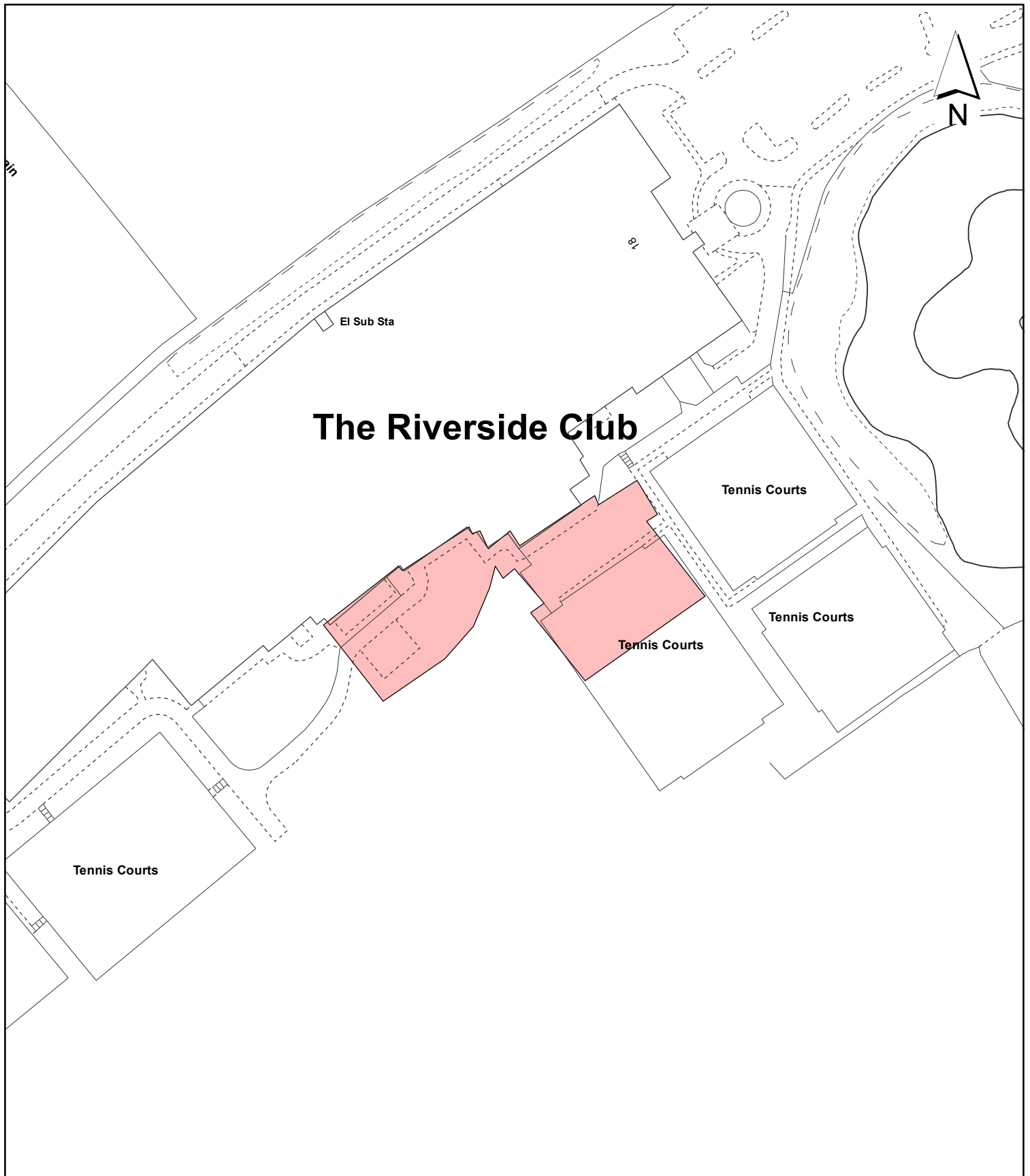
The London Plan (2016)

Supplementary Planning Document 'Accessible Hillingdon'.

National Planning Policy Framework

**Contact Officer:** Liz Arnold

**Telephone No:** 01895 250230



**Notes:**

 Site boundary

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Site Address:

**Northwood Health & Racquets Club**

Planning Application Ref:

**272/APP/2019/1164**

Planning Committee:

**North**

Scale:

**1:1,250**

Date:

**July 2019**

**LONDON BOROUGH OF HILLINGDON**  
 Residents Services  
 Planning Section

Civic Centre, Uxbridge, Middx. UB8 1UW  
 Telephone No.: Uxbridge 250111



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