

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

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

**Development:** RE-CONSULTATION ON AMENDED DESCRIPTION OF DEVELOPMENT  
FOR: Full planning application for the PERMANENT retention of a three-court  
tennis air dome and associated works

**LBH Ref Nos:** 272/APP/2021/2327

**Drawing Nos:** Design and Access Statement  
A-09-102 Rev. P0  
Planning Statement dated May 2021  
Covering letter dated May 2021

**Date Plans Received:** 08/06/2021 **Date(s) of Amendment(s):**

**Date Application Valid:** 08/06/2021

### **1. SUMMARY**

The proposal seeks the permanent retention of the existing temporary air dome which would allow tennis to be played during the winter months and inclement weather.

The air dome is situated on existing tennis courts adjacent to the existing gym building. It would only ever be seen in the backdrop of existing structures and buildings and therefore its impact on the openness of the Green Belt would be limited.

Further opportunities to improve soft landscaping along the southern boundary of the site have been identified to mitigate against the visual impact of the structure. Subject to the inclusion of a condition that achieves this, the application is considered acceptable and it is recommended that planning permission is granted.

### **2. RECOMMENDATION**

**APPROVAL subject to the following:**

#### **1 COM4 Accordance with Approved Plans**

The development hereby permitted shall be retained in complete accordance with the details shown on the submitted plans, numbers A-09-102 Rev. P0 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 Parts 1 (November 2012) and 2 (January 2020) and the London Plan (2021).

#### **2 COM5 General compliance with supporting documentation**

The development hereby permitted shall be retained in accordance with the specified supporting plans and/or documents: Design and Access Statement dated January 2021 and Planning Statement dated May 2021.

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 Hillingdon Local Plan Parts 1 (November 2012) and 2 (January 2020) and the London Plan (2021).

### **3 COM9 Landscaping (car parking & refuse/cycle storage)**

Within 3 months of this consent, a landscape scheme shall be 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

Thereafter the development shall be carried out and maintained in full accordance with the approved details.

#### 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 14 of the Local Plan: Part Two (2020).

### **4 ADV6 Hours of Illumination**

The proposed development shall not be used and illuminated except between:-

[0800 to 2200] Mondays - Fridays

[0800 to 2100] Saturdays

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

#### REASON

In order to protect the visual amenities of the area in accordance with Policy DMHB 11 of the Hillingdon Local Plan: Part Two (2020); and to protect the ecological value of the area in accordance with Policy DMEI 7 of the Hillingdon Local Plan Part 2 (2020).

### **5 COM29 No floodlighting**

No floodlighting or other form of external lighting shall be installed unless it is in accordance with details which have previously been 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 other than for routine maintenance which does not change its details.

#### REASON

To safeguard the amenity of surrounding properties in accordance with policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020); and to protect the ecological value of the area in accordance with Policy DMEI 7 of the Hillingdon Local Plan Part 2 (2020).

## **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 Local Plan Part 1 (2012) and Part 2 (2020) 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.

DMCI 1	Retention of Existing Community Sport and Education Facilities
DMCI 6	Indoor Sports and Leisure Facilities
DMCI 7	Planning Obligations and Community Infrastructure Levy
DMEI 14	Air Quality
DMEI 2	Reducing Carbon Emissions
DMEI 4	Development on the Green Belt or Metropolitan Open Land
DMEI 9	Management of Flood Risk
DMHB 11	Design of New Development
DMHB 12	Streets and Public Realm
DMHB 14	Trees and Landscaping
DMT 1	Managing Transport Impacts
DMT 2	Highways Impacts
DMT 5	Pedestrians and Cyclists
DMT 6	Vehicle Parking
LPP D4	(2021) Delivering good design
LPP D5	(2021) Inclusive design
LPP DF1	(2021) Delivery of the Plan and Planning Obligations
LPP G2	(2021) London's Green Belt
LPP S5	(2021) Sports and recreation facilities
LPP T5	(2021) Cycling
LPP T6	(2021) Car parking

## **3 I70 LBH worked applicant in a positive & proactive (Granting)**

In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies from Local Plan Part 1, Local Plan Part 2, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably.

## **4**

The Equality Act 2010 seeks to protect people accessing goods, facilities and services from discrimination on the basis of a 'protected characteristic', which includes those with a disability. As part of the Act, service providers are obliged to improve access to and within the structure of their building, particularly in situations where reasonable adjustment can be incorporated with relative ease. The Act states that service providers should think ahead to take steps to address barriers that impede disabled people.

## **3. CONSIDERATIONS**

### **3.1 Site and Locality**

The application site comprises 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). Since 2014, a temporary air dome was constructed over 3 of the 13 floodlit tennis courts on the south and east side of the site.

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 the Green Belt.

### **3.2 Proposed Scheme**

This application is seeking the retention of the a three court tennis air dome that is currently on site. The application was revised from a temporary application to a full application.

### **3.3 Relevant Planning History**

272/APP/2014/1234      Riverside Health And Racquets Club, 18 Ducks Hill Road Northwood  
Installation of a temporary 3 court tennis dome, fan housing and ancillary facilities.

**Decision:** 29-07-2014    Approved

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

The most relevant planning history is referenced above. This application is seeking to retain the air dome permanently.

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

Development Plan

Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.

The Development Plan for the London Borough of Hillingdon currently consists of the following documents:

The Local Plan: Part 1 - Strategic Policies (2012)  
The Local Plan: Part 2 - Development Management Policies (2020)  
The Local Plan: Part 2 - Site Allocations and Designations (2020)  
The West London Waste Plan (2015)  
The London Plan (2021)

Material Considerations

The National Planning Policy Framework (NPPF) (2021) is also a material consideration in planning decisions, as well as relevant supplementary planning documents and guidance.

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

The following Local Plan 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:

DMCI 1	Retention of Existing Community Sport and Education Facilities
DMCI 6	Indoor Sports and Leisure Facilities
DMCI 7	Planning Obligations and Community Infrastructure Levy
DMEI 14	Air Quality
DMEI 2	Reducing Carbon Emissions
DMEI 4	Development on the Green Belt or Metropolitan Open Land
DMEI 9	Management of Flood Risk
DMHB 11	Design of New Development
DMHB 12	Streets and Public Realm
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LPP T5	(2021) Cycling
LPP T6	(2021) Car parking

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

**5.1** Advertisement Expiry Date:- **29th September 2021**

**5.2** Site Notice Expiry Date:- **6th October 2021**

## **6. Consultations**

### **External Consultees**

The initial consultation period for this application was between 15-06-21 and 25-08-21. A further consultation period was undertaken to include a broader area that expired on 27-9-21. In total 3 objections have been received:

- When the leaf cover is absent (most of the year) the dome presents an incongruous white mass viewable from a large number of houses
- Inappropriate for the green belt
- Excessive light pollution, needs reducing through different colour/materials and/or planting of evergreen trees
- Excessive noise generated due to the pump running, particularly at night, which I believe is caused by the tent deflating. It would be ideal to have the pump room moved to the other side from residential properties, and, to have the ability for residents to call a 24x7 number to report such issues.

Officer comment: The Green Belt matter is assessed within the main body of the report. Whilst no objections have been raised by the Landscaping Officer, a landscaping condition is proposed to be included to improve the soft landscaping buffer around this part of the site.

## NATS

The proposed development has been examined from a technical safeguarding aspect and does not conflict with our safeguarding criteria. Accordingly, NATS (En Route) Public Limited Company ("NERL") has no safeguarding objection to the proposal.

## MINISTRY OF DEFENCE

The MOD has no safeguarding objections to this proposal.

### **Internal Consultees**

#### TREES AND LANDSCAPING

This site is occupied by a David Lloyd (health and sports) club, located at the north end of Ducks Hill Road, on the west side, to the south of Mount Vernon Hospital. The tennis courts, which are the subject of this application, are located to the south-west of the main building complex. There are no TPO's or Conservation Area designations affecting the site, although the development of the site over the years has been the subject of landscape enhancement, in accordance with planning conditions. The site lies within the Green Belt, with areas of open space concentrated to the north, south and west. COMMENT The existing tennis dome were previously approved with a 5 year temporary permission under application ref. 272/APP/2014/1234, due to its Green Belt location. Landscape mitigation proposals, by TEP, were approved under application ref. 272/APP/2014/3484. Many of the potential views of the dome are screened or filtered by intervening topography, buildings and trees. The closest residential properties are situated 250 metres away to the south and east, however, the dome would be seen against the backcloth of the built development to the north-west.

RECOMMENDATION No objection.

## ACCESS OFFICER

I have considered the detail of this planning application and deem there to be no accessibility issues raised by the proposal. However, the following informative should be attached to any grant of planning permission: The Equality Act 2010 seeks to protect people accessing goods, facilities and services from discrimination on the basis of a 'protected characteristic', which includes those with a disability. As part of the Act, service providers are obliged to improve access to and within the structure of their building, particularly in situations where reasonable adjustment can be incorporated with relative ease. The Act states that service providers should think ahead to take steps to address barriers that impede disabled people.

## HIGHWAYS OFFICER

## Appraisal

The Riverside Health & Racket Club is a multi-sports and health complex situated 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).

A temporary 5-year permission (272/APP/2014/1234) was granted in August 2014 for an 'Air-dome' provision covering 3 tennis courts thereby allowing 'all year round' use of the courts and there were no identified transport/highway related issues. As this 5-year period has now lapsed, the applicant seeks to re-establish a temporary permission for the same scheme for a further 5-year term.

It is accepted that an 'all-year round' use has the potential to produce additional demand in terms of parking space provision as compared to 'fair weather usage only' with a commensurate increase in vehicular activity throughout the year. However, to pre-empt and remedy this possible eventuality the applicant submitted a separate application (272/APP/2014/1529) to increase the level of car parking within the site from 267 to 310 i.e. an increase of 43 car park spaces that was granted in March 2015 thereby countering untoward impacts related to any uplift in demand.

This current application for a renewal of a 5-year temporary permission for the same proposal as originally consented in 2014 does not raise any envisaged transport/highway related issues. The proposal is therefore considered acceptable within the context of an increase in car park capacity granted in 2015.

## **7. MAIN PLANNING ISSUES**

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

Policy S5 of the London Plan (2021) requires development proposals for sports to enhance the provision and support the provision of sports lighting within reasonable hours, where there is an identified need for sports facilities, and lighting is required to increase their potential usage, unless the lighting gives rise to demonstrable harm to the local community or biodiversity.

Policy DMCI 6 of the Local Plan: Part Two (2020) seeks to protect or enhance indoor sports and leisure facilities. Accordingly regards proposals in developed areas of the Borough for indoor sports and leisure and entertainment facilities as acceptable in principle provided:

- i) they are of a scale and type intended to cater for local demands and needs of people living within a 1.6 km radius of the site; or
- ii) they are intended to serve a wider public and are located in town centres or other areas where they are accessible by public transport for all potential users; and
- iii) they are not detrimental to the amenity of the surrounding area.

The proposal seeks to retain the airdome erected under a temporary consent permanently. It allows tennis to be played during the evenings in winter months and in inclement weather. The development promotes physical activity and health and wellbeing which is a material planning consideration that weighs strongly in favour of the proposal.

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

Not applicable to this application.

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

The site is not located within a Conservation Area or an Archaeological Priority Zone. The proposal seeks to retain the existing temporary air dome permanently adjacent to the existing gym building. The proposal would not adversely impact any heritage assets.

#### **7.04 Airport safeguarding**

The site is not located within an airport safeguarding area. As such, it would not impact on the safe operation of any airport.

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

Paragraph 137 of the National Planning Policy Framework (2021) states that the essential characteristics of Green Belts are their permanence and openness. The Framework states that the construction of new buildings in the Green Belt shall be regarded as inappropriate development, exceptions to this are set out in Paragraph 145.

Paragraph 149 (b) considers the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation as appropriate development in the Green Belt as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it.

Policy G2 of the London Plan (2021) seeks to protect the Green Belt from inappropriate development. Policy DMEI 4 of the Local Plan: Part Two (2020) states that extensions and redevelopment on sites in the Green Belt and Metropolitan Open Land will be permitted only where the proposal would not have a greater impact on the openness of the Green Belt and Metropolitan Open Land, and the purposes of including land within it, than the existing development, having regard to:

- i) the height and bulk of the existing building on the site;
- ii) the proportion of the site that is already developed;
- iii) the footprint, distribution and character of the existing buildings on the site;
- iv) the relationship of the proposal with any development on the site that is to be retained; and
- v) the visual amenity and character of the Green Belt and Metropolitan Open Land.

The existing site comprises open air tennis courts and an air dome across three courts which provide sport and recreational facilities. The proposal which seeks the permanent retention of the air dome so that the tennis courts could be used all year round and during inclement weather is considered acceptable as it is consistent with Paragraph 149 (b) of the NPPF (2021) subject to its impact on the openness of the Green Belt.

The air dome is located adjacent to the existing gym buildings on existing tennis courts and therefore when viewed from the south or west will be seen against the backdrop of this larger structure. In terms of its spatial impact, the air dome covers three tennis courts which already has a somewhat built up appearance, it would not encroach onto greenfield land. Furthermore, the air dome has already been in place for the last 6 years and its permanent retention would not result in a greater impact on the openness of the Green Belt. It is noted that the soft landscaping could be improved along the southern boundary of the site to reduce its visual impact, particularly during the winter months. A landscaping condition is therefore included within the schedule of conditions. Subject to the inclusion of the condition, the proposal is considered to comply with Policies G2 of the London Plan (2021) and Policy DMEI 4 of the Local Plan: Part Two (2020).

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

Policy BE1 of the Local Plan: Part One (2012) requires all new development to improve and maintain the quality of the built environment in order to create successful and sustainable neighbourhoods, where people enjoy living and working and that serve the long-term needs of all residents.



Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) re-emphasises the importance of good design in new development.

The dome structure is currently in place over tennis courts adjacent to the existing gym building. The permanent fan/heating storage structure is minimal in scale and is not considered to have a significant impact.

The design is relatively simple and its form is directly related to its proposed function, with a double membrane construction. The size, scale, height and design of the proposed structure is considered to be acceptable in this location and would be in keeping with the character and appearance of the existing sports facilities immediately adjacent to the site.

In this immediate locality there are no elements which contribute to the distinctive local character which is adversely affected by the development. The permanent retention of the dome structure which is seen in the backdrop of the existing gym building is not considered to have an impact on the character and appearance of the surrounding area.

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

Policy BE1 of the Local Plan: Part One (2012) requires developments to be appropriately designed so that they do not adversely affect their surroundings or the local character.

Policy DMHB 11 of the Local Plan: Part Two (2020) requires that development proposals should not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space.

The development is partially visible to residential properties which are located to the east and south of the site. However the closest residential property is located approximately 220m from the site of the dome structure. There is some existing and proposed planting that will help to screen the development. In addition the dome will be viewed against a backdrop of the existing gym buildings when viewed from the south.

No details of the proposed additional landscaping have been submitted with the application however and therefore it is recommended that a condition is attached requiring such landscaping details to be submitted to the Council and agreed in writing prior to development.

Conditions are also recommended that control the hours of use and lighting for the dome.

When these factors are taken into consideration the impact of the development on the amenity of neighbouring occupiers is considered to be acceptable.

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

Not applicable to this application.

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

Policy DMT 1 of the Local Plan: Part Two (2020) requires development proposals to meet the transport needs of the development and address its transport impacts in a sustainable manner.

Policy DMT 2 of the Local Plan: Part Two (2020) notes development proposals must ensure that safe and efficient vehicular access to the highways network is provided to the Council's standards.

Policy DMT 6 of the Local Plan: Part Two (2020) states that development proposals must

comply with the relevant parking standards. For a development of this type it is required that the quantum of car parking provided is determined.

The Council's Highways and Transportation Officer has reviewed the proposal and considers that the retention of the dome over existing tennis courts will not result in any detrimental highways impact.

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

Refer to Section 07.7 of the report.

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

#### **7.12 Disabled access**

The scheme would provide an inflatable dome structure to enable the increased use of existing tennis court facilities. Access to the existing health club buildings will not be affected by the proposal.

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

Not applicable to this application.

#### **7.14 Trees, landscaping and Ecology**

Policy DMHB 14 of the Local Plan:Part Two (2020) notes all developments will be expected to retain or enhance the existing landscape, trees, biodiversity and natural features of merit. Planning applications for proposals that would affect existing trees will be required to provide an accurate tree survey showing the location, height, spread and species of trees.

The site is not covered by a TPO and there are no conservation area designations affecting the site.

There is scope to enhance soft landscaping along the southern boundary where there are gaps to screen the proposed tennis dome. An appropriate condition is recommended to be attached to any approval that requires details of the proposed screening trees should be agreed in writing by the Council within 3 months of the consent.

#### **7.15 Sustainable waste management**

The waste management is proposed to remain as existing. No waste management concerns are raised by the proposal.

#### **7.16 Renewable energy / Sustainability**

Whilst the proposal is a major application owing to the size of the wider site, the proposal is for the permanent retention of an existing structure. Therefore a further condition/obligation is not considered appropriate for this application.

#### **7.17 Flooding or Drainage Issues**

The proposal involves the covering of existing hard standing, therefore not altering the current drainage arrangements.

#### **7.18 Noise or Air Quality Issues**

The proposed dome would be located a minimum of 220m from the nearest residential property. The structure is already in place and no change is proposed to the hours of operation or its usage. The proposed permanent retention would not result increased noise or adverse air quality impacts.

#### **7.19 Comments on Public Consultations**

The matters raised in submissions have been either been dealt with by condition in the body of the report or are not material planning matters.

#### **7.20 Planning obligations**

It is not considered that any planning obligations would be necessary to mitigate the impact of the development.

As the development is for a permanent structure, it is liable to make a contribution towards the Mayoral Community Infrastructure Levy.

**7.21 Expediency of enforcement action**

Not applicable to this application.

**7.22 Other Issues**

No other issues identified.

**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 to this application.

#### **10. CONCLUSION**

The proposal seeks the permanent retention of the air dome which would allow tennis to be played during the winter months and inclement weather. The proposal would directly benefit the health and wellbeing of residents and visitors using the facility which is a significant material consideration that weighs in favour of the development.

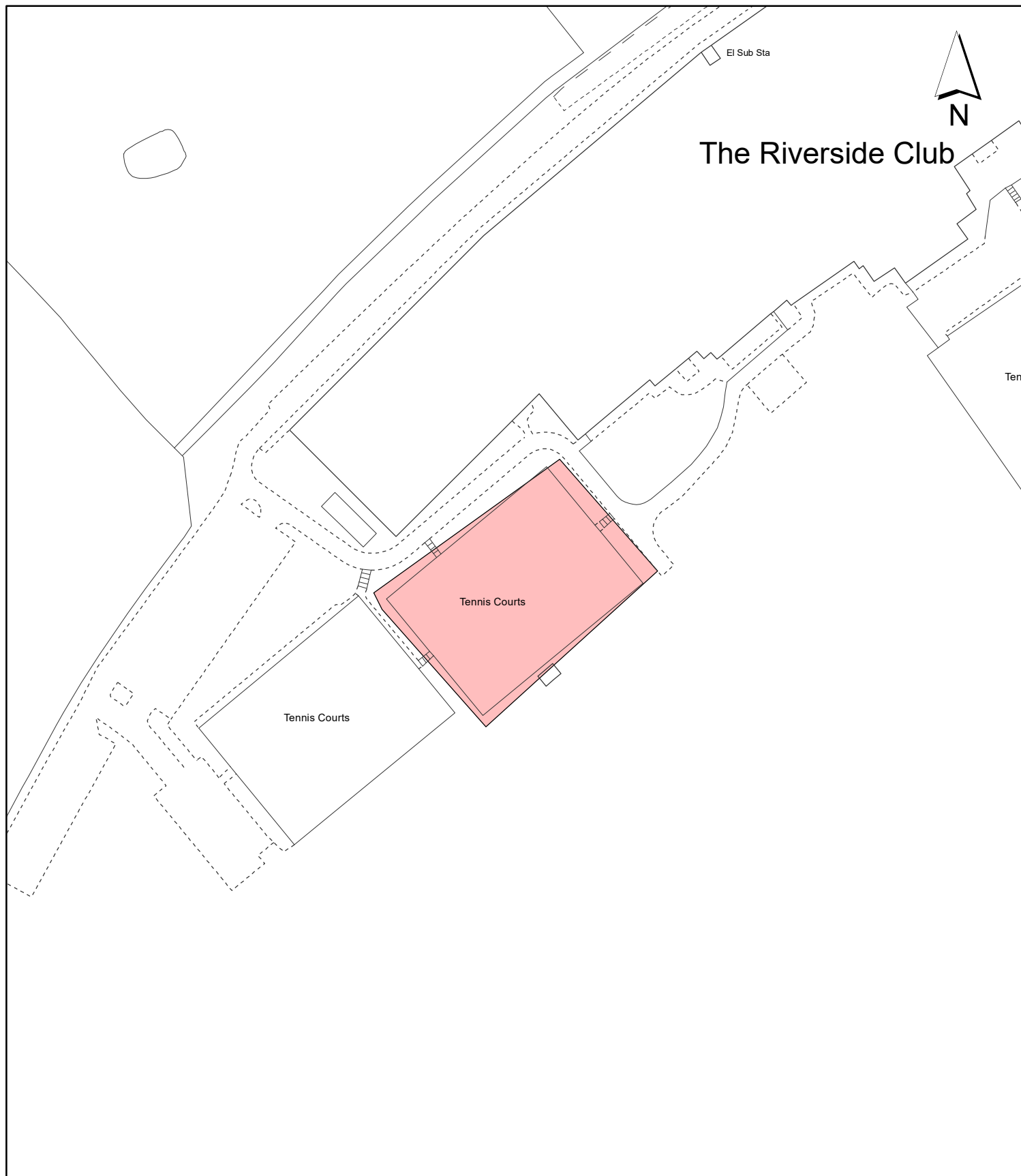
The air dome is situated on existing tennis courts adjacent to the existing gym building. It would only ever be seen in the backdrop existing structures and buildings and therefore its impact on the openness of the Green Belt would be limited. Further opportunities to improve soft landscaping along the southern boundary of the site have been identified to mitigate against the visual impact of the structure. Subject to the inclusion of a condition that achieves this, the application is considered acceptable and it is recommended that planning permission is granted.

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

Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012)  
Hillingdon Local Plan: Part 2 Site Allocations and Designations (2020)  
Hillingdon Local Plan: Part 2 Development Management Policies (2020)  
Hillingdon Local Plan: Policies Map (2020)  
London Plan (2021)  
National Planning Policy Framework (2021)

**Contact Officer:** Ed Laughton

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# Notes:

 Site boundary

For identification purposes only.

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Site Address:

**Northwood Health and Racquet Club**

Planning Application Ref:

**272/APP/2021/2327**

Planning Committee:

**Major**

Scale:

**1:1,250**

Date:

**October 2021**

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

Civic Centre, Uxbridge, Middx. UB8 1UW  
Telephone No.: Uxbridge 01895 250111



**HILLINGDON**  
LONDON