

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P0558.25

WARD: Marshalls & Rise Pk **Date Received:** 17th April 2025

ADDRESS: Gidea Park Tennis Club
Gidea Close
Romford

PROPOSAL: Variation of condition 4 (works shall be carried out in accordance with approved plans particulars and specifications) of planning application P2207.07 dated 21/01/2008 to allow for replacement of existing halide 'box' type fittings with LED fittings on court numbers 4-7 (Replacement and new floodlighting - 24 lights on 15 poles to 4 courts)

DRAWING NO(S): 2025 CAS 006 022
2025 CAS 006 023
2025 CAS 006 026
2025 CAS 006 002
2025 CAS 006 010

RECOMMENDATION: It is recommended that **planning permission be GRANTED** subject to the condition(s) given at the end of the report

SITE DESCRIPTION

The site is located on the southwestern side of Parkway and east, north and west of Gidea Close.

The site is located subject tennis courts are within the Gidea Park Conservation Area and form part the important open spaces within the designation, although not in close proximity of a listed building.

DESCRIPTION OF PROPOSAL

Planning permission is sought for the variation of condition 4 of planning permission ref: P2207.07 dated 21/01/2008 to allow for the replacement of floodlighting fittings to four existing tennis courts nos. 4 - 7 plus associated works.

RELEVANT HISTORY

P2207.07 Replacement and new floodlighting - 24 lights on 15 poles to 4 courts - Approved 21/01/2008.

CONSULTATIONS/REPRESENTATIONS

Neighbouring occupiers were invited to comment through direct notification. One representation received in support.

Further comments from other stakeholders are as follows:

Highways - Details of the switch on/switch off times and ask them what the vertical lighting levels are on to the fronts of the properties.

Officer's response

Details requested are presented within the lighting design and vertical grid modelling to surrounding houses with the results being laid out within pages 5 to 9, which concludes that the proposals project meets all the requirements of the ILP Guidance for Obtrusive Light, with reduction in the spillage from the improved technology LED floodlighting proposed.

In addition, no changes to the existing switch on/off is proposed, and there is a condition in this regard.

Built Heritage consultant - no objection

Gidea Park and District Civic Society - no objection, subject to restriction on hours of use

RELEVANT POLICIES

Havering Local Plan 2016-2031 Policies 18, 23, 24, 26 and 34.

London Plan 2021 Policies D5, D8, D11, D14 and S5

NPPF

MAYORAL CIL IMPLICATIONS

N/A

STAFF COMMENTS

In accordance with the current criteria for site visits, an in-person site visit was not undertaken. Site photos were provided by the agent in support of the application (under previous application). In determining this application, photos, Google Street View, aerial view images and submitted drawings were used to assess the site constraints.

The main issue to consider is the impact of the LED floodlight on the amenity of nearby residents and the highway/highway network

PRINCIPLE OF DEVELOPMENT

The principle of use was established under the previous approval highlighted above.

CONSERVATION AREA

The property is located within the Gidea Park Conservation Area covering "The Romford Garden Suburb" constructed from 1910 onwards in Arts and Crafts style.

The proposal is to retain the existing 6.25m tall telescopic columns and introduce new LED fitting for court nos. 4-7. Given that the proposed lighting would be subject to existing controls and not expected to result in increased light spill, it is not considered that the proposal would cause any additional harm to the character or appearance of the Conservation Area.

The proposals would therefore be considered to preserve the character and appearance of the Conservation Area, and no harm is caused to its significance. Therefore, the proposal complies with Chapter 16 of the NPPF.

DESIGN/IMPACT ON STREET/GARDEN SCENE

The existing 1Kw metal halide 'box' type fittings to court nos. 4 -7 do not have any externally mounted rear or side deflectors installed to control lux spillage or source intensity (glare). Currently proposed LED fitting technology would be installed with deflectors, to the recommended standards of 500 Lux PPA with 0.7 uniformity and 400 Luz TPA with 0.6 uniformity when operating individually.

The LED projector type fittings with an integral louvre and external deflector panel type fittings would be installed on the existing 6.25m high column at a tilt angle of less than 20 degrees with a zero upward light ratio rating.

The columns would be retained, therefore given no changes to the height and the number of columns, including the column materials; it is considered that the proposals would not harm the character and appearance of site and surrounding area to comply with policy 26.

IMPACT ON AMENITY

The technical document submitted states a 50% reduction of power required for the existing court nos. 4 - 7 and reducing overall spillage and sky glow.

The technical information provided states that the most intense levels of illumination being within the site and demonstrate that spillage outside of the site would be at a reduced level. Given the presence of existing street-lighting and existing lighting serving the site it is not considered that the impacts would be materially harmful to the living conditions of nearby residents to comply with policy 7 of the Local Plan, and the functioning of the highway/highway safety in line with Para 116 of the Framework. Subject to a condition restricting the use of the lighting to the hours of use of the wider site no objections are raised.

In addition, the lighting design and accompanying compliance report confirm that the proposals comply with the ILP Guidance for the Reduction of Obtrusive Light (CIE 150:2017) for Environmental Zone E3 (Suburban), as demonstrated using AGi32 lighting design software.

Given that there are no proposed changes to the approved hours of use, the proposals are considered acceptable and would not result in any significant impact on the amenity of nearby residents, thereby complying with relevant policy requirements. The existing condition relating to hours of use will be reimposed.

The applicant is reminded that the original planning permission (Ref: P2207.07) included Condition 2 (submission of materials) and Condition 8 (Travel Awareness Programme), both of which were required to be discharged. Although there is no record of these conditions having been formally discharged, it is important that the development continues to reflect what has been implemented on site.

In addition, Condition 5, relating to cycle provision, must be permanently retained in accordance with the wording of the condition.

HIGHWAY/PARKING

As highlighted under the impact on amenity, there is no highways implications resulting from the proposals.

KEY ISSUES/CONCLUSIONS

The proposal is not judged to adversely affect the character of the property or the overall visual appearance of the streetscene. Additionally, this development will not cause a detrimental impact upon the residential amenities enjoyed by neighbouring properties.

It is therefore recommended that planning permission is granted.

RECOMMENDATION:

It is recommended that **planning permission be GRANTED** subject to the following condition(s)

1 SC32 (Accordance with plans)

The development hereby permitted shall not be carried out otherwise than in complete accordance with the approved plans (as set out on page one of this decision notice).

Reason:-

For the avoidance of doubt and to ensure that the development is carried out as approved.

2 SC27 (Hours of use)

The flood lighting shall be fitted with an automatic timing device to ensure that it is not used

other than between twilight and 21:00 Mondays to Fridays and between twilight and 18:00 on Saturdays and Sundays without the prior consent in writing of the Local Planning Authority.

Reason:-

To enable the Local Planning Authority to retain control in the interests of amenity.

3 Non standard condition

The floodlighting shall be retracted when not in use.

Reason: To ensure that it does not unduly harm the character and appearance of the Gidea Park Conservation Area and residential amenity when not in use in accordance with policies 7, 26 and 34 of the Local Plan 2021.

INFORMATIVES

1 Approval - No negotiation required

Statement Required by Article 35(2) of the Town and Country Planning (Development Management) Order 2015: No significant problems were identified during the consideration of the application, and therefore it has been determined in accordance with paragraph 38 of the National Planning Policy Framework.

Authorising Officer:



Neil Goate

1st July 2025