

# HAMPSTEAD - GARDEN - SUBURB - TRUST

---

862 Finchley Road Hampstead Garden Suburb London NW11 6AB

020 8455 1066 ~ mail@hgstrust.org ~ www.hgstrust.org

Kate Foster

Planning and Building Control

London Borough of Barnet

2 Bristol Avenue

London NW9 4EW

3 April 2025

By email

## **Application No. 25/1080/FUL, Northway Gardens, Hampstead Garden Suburb**

Conversion of 4no. tennis courts to 5no. padel courts including installation of courts with integral fencing and lighting. Erection of new pavilion and associated works

Dear Ms Foster

I am writing to you with the HGS Trust's observations on the application for five padel tennis courts and a clubhouse building in Northway Gardens. There are some aspects of the proposal that we wish to comment on.

The Trust's role is to maintain and preserve the present character and amenities of Hampstead Garden Suburb. While this site lies outside the Scheme of Management, it is within the Conservation Area and within a public green space. As such, we are commenting on elements that affect the character, appearance, and landscape setting of the Suburb. In this context, we would expect the Council to give due weight to the cumulative visual and architectural impact of new structures and fencing, particularly on park-facing boundaries.

The North Boundary Fence Drg. No. 1896/PL16 is unclear. It suggests that it is proposed to erect a 2.5m timber fence on the south boundary, backing onto the Oakwood Road gardens, and a 1.8m fence on the north boundary onto the park. There is no reference to fencing on the other two boundaries.

An important aspect of the present tennis club site is the open aspect to the park and a sense of visual connectedness between the courts and the wider landscape. This openness is a defining characteristic of the Suburb's green spaces and contributes to its distinctive setting. We would not wish to see fencing on the three sides of the court area facing the park. However, acoustic fencing on the Oakwood boundary would not impact negatively on the appearance of the park and could protect Oakwood residents to some extent from noise.

We would encourage the Council to seek clarification on the proposed treatment of all boundaries, as this is not fully specified in the application. Where a boundary treatment is

deemed necessary, we would welcome the inclusion of substantial and well-considered planting zones to soften visual impact and maintain a green character.

The Site Plan suggests that the proposed new courts will be finished in a green playing surface. We notice that other padel tennis courts are finished in colours such as blue or orange. If courts are to be approved by the Council, we would wish to see a green playing surface that would better blend with the surrounding landscape.

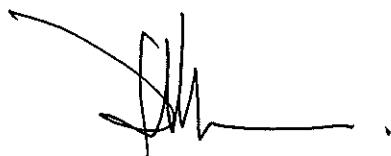
Some Suburb residents are concerned about the noise and floodlighting associated with the new courts. The current lighting is not well directed at the playing surfaces and looks poor. We would expect that any new lighting that the Council may approve to be of a design and scale which limits any nuisance and light spillage to neighbouring properties. It should be angled away from nearby houses. Lighting should be turned off at a reasonable time in the evenings so that neighbours are not inconvenienced.

There are no dimensions on the drawings for the clubhouse building. The Council should ensure that this building is of an appropriate scale and quality to be an attractive addition to the park and to protect the outlook from neighbouring houses.

The Council should ensure that the hours of operation are appropriate to a sports club in a public park and close to homes.

Should Barnet decide to grant planning consent for a padel tennis club, we trust that the Council will ensure the architecture of the new courts will preserve or enhance the character and appearance of this part of the conservation area.

Yours sincerely

A handwritten signature in black ink, appearing to read 'David Davidson', with a long horizontal line extending to the right.

David Davidson

Head Of Architecture

CC

Cllr Michael Mire, Cllr Rohit Grover