

Application ref: 2023/2313/P  
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Date: 31 August 2023

**Development Management**  
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Mr Gennaro DAlo  
2a St Georges Road  
The Sorting Office  
London  
NW11 0LR  
UK

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Reserved Matters Granted**

Address:

**Light Industrial Estate Redevelopment Site**  
**Liddell Road**  
**London**  
**NW6 2DJ**

Proposal:

Details pursuant to condition 9 (Play space) of planning permission 2014/7651/P, for Phase 2 of comprehensive, mixed-use redevelopment involving the construction of three new buildings: Block A (5 storeys) to provide 3,700 sqm (GIA) of mixed commercial use (Class B1), Block B (11 storeys) and Block C (5 storeys) to provide 106 mixed tenure residential units (Class C3) and associated public realm landscaping works.

Drawing Nos: D0461\_050 D; WTS002, rev A; D0461\_006 G; D0461\_020 I;  
Consultation material; Feedback Report prepared by BECG, May 2023; Cover letter,  
West Hampstead Limited, 02/06/2023

The Council has considered your application and decided to grant permission.

Informative(s):

- 1 The application is to discharge condition 9 - relating to the approval of detailed design for a children's play space at the site, associated with the residential units as part of Blocks B and C. The play space would be located immediately

to the north of Block A and to the south of Block B.

The applicant undertook public consultation on the proposed play space between 27/04/2023 and 11/05/2023. The applicant made contact with hundreds of local addresses and they shared their proposals with Kingsgate Primary School. Five responses were received and these are summarised and responded to in the applicant's cover letter.

The design approach taken for the play space is to ensure that the play space at the application site adds to the existing amenities nearby to the site. Less than five minute's walk from the application site, Maygrove Peace Park sits to the west of the Liddell Road development site and it includes a publicly accessible play space area equipped with slides, swings and other fitted play equipment.

The design of the proposed play space will encourage users to play in nature and discover wildlife with the willow dome hut, the wooden log stepping stones and the gabion walls. The pergola will offer a focal point for the community and a space for parents guardians to use while supervising play or as an outdoor room for children to play in with local residents and community groups.

The play space would be accompanied by raised planted planters dotted close to and around the Play Area and set at accessible heights for both adults and children of all abilities, and are intended to offer a 'grow-your-own' scheme. Users are encouraged to use these planters for growing edibles and experience food production through from the growing medium to the plate. Playing in nature is understood to be a theme of other positive examples of play areas within the London Borough of Camden such as Alfred Place Gardens, Judd Street Open Space and Camley Street natural park.

Council's Urban Designer has raised no objection to the play space design, noting the provision of more 'active' play equipment in the nearby conveniently accessible Maygrove Peace Park, which would supplement the more 'passive' play equipment as part of the application site's play space.

The full impact of the proposed development has already been assessed.

As such, the proposed development is in general accordance with policies CS6, CS15 and CS19 of the London Borough of Camden Local Development Framework Core Strategy and policy DP31 of the London Borough of Camden Local Development Framework Development Policies.

- 2 You are reminded that conditions 4 (Location of affordable housing), 8 (Cycle parking), 17 (Living roofs), 23 (Detailed landscape plan) and 28 (Plant) of planning permission 2014/7651/P dated 31/03/15 are outstanding and require details to be submitted and approved.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2021.

You can find advice about your rights of appeal at:

[https://www.gov.uk/appeal-planning-decision.](https://www.gov.uk/appeal-planning-decision)

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the typed name and title.

Daniel Pope  
Chief Planning Officer