

Application ref: 2022/2299/P
Contact: Elaine Quigley
Tel: 020 7974 5101
Email: Elaine.Quigley@camden.gov.uk
Date: 7 November 2023

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Groundwork London
12 Baron Street
London
N1 9LL

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**Cumberland Market Green
Cumberland Market
London
NW1 3RH**

Proposal:

Improvement works to the play area to include creation of a new pedestrian entrance on the north west corner of the site, new play equipment and resurfaced pathways, replacement outdoor gym area and resurfacing of multi games area (MUGA) together with new stepped access to youth club entrance and improvements to existing planting throughout the park (Part Retrospective)

Drawing Nos:

CA036_000_001; CA036_003_CM_002 rev C2; CA036_003_CM_007 rev C1;
CA36_003_CM_007 rev C2; CA036_003_CM_008 rev C1; CA036_003_CM_009 rev
C1; CA0036_003_CM_10 rev C3; 202207003-0100-01; Flood map for planning
produced on 05/05/2022; Arboricultural Impact Assessment and Method Statement
prepared by Arbeco dated 01/03/2021.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

CA036_000_001; CA036_003_CM_002 rev C2; CA036_003_CM_007 rev C1; CA36_003_CM_007 rev C2; CA036_003_CM_008 rev C1; CA036_003_CM_009 rev C1; CA0036_003_CM_10 rev C3; 202207003-0100-01; Flood map for planning produced on 05/05/2022; Arboricultural Impact Assessment and Method Statement prepared by Arbeco dated 01/03/2021.

Reason: For the avoidance of doubt and in the interest of proper planning.

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

Permission is sought for works to upgrade Cumberland Market. These include a new entrance gate at the northwest corner of the site to improve access to the play area by providing a more direct route for children in nearby schools. The works are part of the HS2 Green Space Improvement Project to help mitigate some of the impacts of HS2 construction works on the local area. The works within the park have been completed but the works to install the new entrance in the north west corner of the site have yet to be carried out. Permission is therefore part retrospective.

Cumberland Market layout preserves the outline of the layout of the John Nash C19th market and is locally listed due to its historical and townscape significance. The proposal would include the removal of a 2m section of existing railings and installation of a new lockable gate that would measure 1.65m in height by 2m in width. It would be metal and painted black (RAL 9005) and would match the materials and finish of the existing railings along this part of the park boundary. The gate would create a new entrance from the northwest corner of the site and would help to improve overall access to the public park. It would match the colour and finish of the existing railings and would be considered acceptable.

One of the cobbled paths which has been resurfaced with rubber-gravel mix surface, replaces cobbles that were installed as part of improvement works undertaken in 2005. Some of the cobbles have been used elsewhere in the site to form new beds and used to edge the path which has been resurfaced. The others have been taken to the Council's depot with the intention they are reused in other schemes. The applicant has advised that the new pathways within the playground are a more inclusive and accessible surface in line with Policy D1. Taking this into consideration, the resurfacing works would not be considered to harm the original John Nash layout of the market and would

improve inclusivity and accessibility and would be considered acceptable.

The new gate would be located in the north west part of the park. As part of the HS2 Road Safety Fund improvement scheme the Council is implementing a healthy streets scheme which includes a 2m pedestrian path around the park. The proposed works, including the new gate, have been co-ordinated in consultation with the Council's Transport Strategy and Projects team. These works are due to be completed and implemented at the concurrently.

Twelve trees were removed to facilitate the development including one category B, seven category C, and four category U trees. New planting would also be undertaken around the new entrance as part of a larger planting programme for the whole park. One new tree (species pinus nigra) has been planted in the playground. The Council's Tree officer has reviewed the information and has confirmed that the most significant trees are proposed to be protected and retained and the removal of the trees are not considered to adversely affect the character of the area. Other landscaping works including the resurfacing of the central pathways and the MUGI are welcomed improvements on the existing. As the works within the part have been completed no conditions would be required in relation to the landscaping and tree works.

Due to the nature and scope of the works, they are not considered to cause any adverse impacts to the amenity of any adjoining residential occupier with regards to loss of daylight/sunlight, outlook, or privacy.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

As such the proposed development is in general accordance with policies A1, A3, D1, D2 and T3 of the Camden Local Plan 2017, the London Plan 2021 and the National Planning Policy Framework 2023.

- 2 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 3 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).

- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

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 2023.

You can find advice about your rights of appeal at:

<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



Daniel Pope
Chief Planning Officer