

Application ref: 2024/3735/P
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Date: 15 October 2024

Development Management
Regeneration and Planning
London Borough of Camden
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London
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www.camden.gov.uk/planning

Coram's Fields and the Harmsworth Memorial
Playground
Coram's Fields
93 Guilford Street
London
WC1N 1DN

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Corams Fields & Harmsworth Memorial Playground
93 Guilford Street
London
WC1N 1DN

Proposal: Demolition of play tower and erection of replacement play tower.

Drawing Nos: Location Plan dated 03-Sep-2024, Play Tower Location Plan, Proposed play tower design specification drawings.

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: Location Plan dated 03-Sep-2024, Play Tower Location Plan, Proposed play tower design specification drawings.

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 The proposal seeks to replace the existing play tower within the adventure playground. The site is situated within the Bloomsbury Conservation Area, and also within a Grade II Registered Park and Garden, as well as within the setting of other listed heritage assets.

The existing tower is over 20 years old and requires replacement. Work was undertaken approximately 10 years ago to remove rotten sections of the legs and add metal braces which subsequently extended the life span of the structure for another decade, however, the latest play equipment inspection considered the life expectancy of the structure to be 3 years. The play equipment needs to be replaced within this timeframe to ensure safety.

In terms of detailed design, the proposed play tower would be timber as is the structure it is replacing, with predominantly metal and some plastic fittings. The proposal is similar in nature to the existing and would respect the character of existing buildings on Coram's Fields and will preserve the character of the Grade II listed buildings and park and also the Bloomsbury Conservation Area.

Planning permission is required as the play tower would be slightly larger than the existing tower in terms of height and footprint. Listed Building Consent approval is required for works that have the potential to impact on the fabric and/or significance of a heritage assets. The almost identical replacement of the existing play structure in a park whose significance acknowledges its importance as a 'children's garden' is considered not to impact on that significance. An additional structure in the park would have likely required Listed Building Consent.

Overall, the proposal is minor in nature and would not have implications on the wider Georgian layout of the grounds which have historic significance, the setting of the structures which are part of the listing, or the Bloomsbury Conservation Area.

Due to the scale, scope and location of the proposed works, it is not considered to negatively impact the amenity of any neighbouring residential occupier with regards to loss of daylight/sunlight, outlook, or privacy.

No objections have been raised following statutory consultation. The application site's planning history was taken into account when coming to this decision.

Special attention has been paid to the desirability of preserving the special

interest of the listed building and preserving or enhancing the character or appearance of the conservation area, under s. 66 and s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

The proposal is in general accordance with Policies A1, D1 and D2 of the Camden Local Plan 2017. The proposal also accords with the London Plan 2021; and the provisions of the National Planning Policy Framework 2023.

- 2 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).
- 3 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 4 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.
- 5 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.

- 6 Based on the information available this permission will not require the approval of a Biodiversity Gain Plan before development is begun because it is below the de minimis threshold, meaning it does not impact an onsite priority habitat and impacts less than 25sqm of onsite habitat with biodiversity value greater than zero and less than 5 metres in length of linear habitat.

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

A handwritten signature in black ink, appearing to read 'DPope', written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer