

Application ref: 2024/5027/P  
Contact: Brendan Versluys  
Tel: 020 7974 1196  
Email: [Brendan.Versluys@camden.gov.uk](mailto:Brendan.Versluys@camden.gov.uk)  
Date: 9 January 2025

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

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Graeme Shimmin  
Camden Council  
5 Pancras Square  
London  
N1C 4AG

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Councils Own Permission Under Regulation 3 Granted**

Address:

**Talacre Town Green**  
**Talacre Road**  
**London**  
**NW5 3NS**

Proposal:

Upgrade works to the existing Talacre Town Green play area including erection of replacement play equipment.

Drawing Nos: CA046-GW-D-L-0101, rev P01; CA046-GW-D-L-0105, rev P01; CA046-GW-D-L-0201, rev P01; CA046-GW-D-L-0102, rev P01

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- CA046-GW-D-L-0101, rev P01; CA046-GW-D-L-0105, rev P01; CA046-GW-D-L-0201, rev P01; CA046-GW-D-L-0102, rev P01

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

Informative(s):

1 Reasons for granting permission/consent-

The proposal is for the upgrade of the existing Talacre Town Green play area including erection of replacement play equipment.

Policy A2 of the Camden Local Plan outlines that the Council will protect, enhance and improve access to Camden's parks, open spaces and other green infrastructure.

The play area is located in the centre of the Town Green, with the existing footprint and boundary fencing remaining mostly the same. The refurbishment of the play area aims to increase play value and contribute to improved health and wellbeing outputs for the local community.

The proposed upgraded playground would generally remain commensurate with the existing situation in relation to the character and appearance of the playground and there would be no discernible related adverse impacts.

In terms of impacts to existing trees and vegetation, the proposed rubber mulch surface is permeable and suitable for "no dig" root protection zone works; any top soil removal will be hand dig only and keep to an absolute minimum. Specifically, regarding tree 05, the sleepers around this tree were recently removed and the ground graded using the same permeable rubber mulch to the base of the tree with minimal impact on the tree roots.

The Metropolitan Police's Design Out Crime Officer (DOCO) was consulted, who advised that they have no objections to the proposal. The DOCO advised the proposed upgraded playground is within a well-used park and sits next to the leisure centre so legitimate activity and natural surveillance, during the day, will be high.

The West Kentish Town Conservation Area Advisory Committee (WKTCAAC) commented on the application. The WKTCAAC queried; whether children had been engaged with in relation to the selection of the replacement play equipment, the age group intended for the use of the upgraded playground, and the materials of the upgraded playground. The WKTCAAC also commented that the proposed play equipment seems limited in the play experience that it offers. The applicant responded clarifying that multiple rounds of engagement have been carried out in relation to the proposal, including online, multiple in person sessions in the play area, and with one of the local schools. The applicant notes the consultation has helped refine the design, and equipment selection.

The applicant has also commented that the proposed scheme adds play value over the current play area and increase the target age range slightly. Opportunities for older children exist elsewhere in the park and we will be looking at adding to these in the future.

The drawings suggest the proposed play equipment would principally be constructed with timber.

Given the proposal is for an upgraded playground in the same general location as the existing and well separated from nearby residential properties, the proposal would not give rise to adverse amenity effects.

The site's planning history has been taken into account.

As such, the proposed development is in general accordance with policies A1, A2 and D1 of the Camden Local Plan 2017.

The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2024.

- 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 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.
- 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](http://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.

- 5 The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 ("1990 Act") is that planning permission granted in England is subject to the condition ("the biodiversity gain condition") that development may not begin unless:
- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
  - (b) the planning authority has approved the plan.

The local planning authority (LPA) that would approve any Biodiversity Gain Plan (BGP) (if required) is London Borough of Camden.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are summarised below.

Based on the information available, this will not require the approval of a BGP before development is begun because it is below the de minimis threshold (because it does not impact an onsite priority habitat AND impacts less than 25 square metres of onsite habitat with biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat).

- 6 + Irreplaceable habitat:
- If the onsite habitat includes Irreplaceable Habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements. In addition to information about minimising adverse impacts on the habitat, the BGP must include information on compensation for any impact on the biodiversity of the irreplaceable habitat. The LPA can only approve a BGP if satisfied that the impact on the irreplaceable habitat is minimised and appropriate arrangements have been made for compensating for any impact which do not include the use of biodiversity credits.

++ The effect of section 73(2D) of the Town and Country Planning Act 1990  
If planning permission is granted under section 73, and a BGP was approved in relation to the previous planning permission ("the earlier BGP"), the earlier BGP may be regarded as approved for the purpose of discharging the biodiversity gain condition on this permission. It will be regarded as approved if the conditions attached (and so the permission granted) do not affect the post-development value of the onsite habitat, or any arrangements made to compensate irreplaceable habitat, as specified in the earlier BGP.

++ Phased development

In the case of phased development, the BGP will be required to be submitted to and approved by the LPA before development can begin (the overall plan), and before each phase of development can begin (phase plans). The modifications in respect of the biodiversity gain condition in phased development are set out in Part 2 of the Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024.

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

The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

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', is written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer