

Application ref: 2025/0873/P  
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Date: 26 March 2025

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84 Theobald's Road  
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Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Grant of Non-Material Amendments to planning permission**

Address:

**Central Somers Town Covering Land At Polygon Road Open Space Edith Neville  
Primary School  
174 Ossulston Street And Purchase Street Open Space  
London  
NW1 1EE**

Proposal: Non-Material Amendment to amend Condition 18 (Children's Playspace) of planning reference 2022/2855/P dated 24/11/22. NAMELY: Wording of Condition 18 be amended related to trigger for commencement and completion of the children's playspace in the Polygone Road part of the open space

Drawing Nos: Condition 18 email dated 14.03.2025

The Council has considered your application and confirms that the proposals are acceptable as non-material amendments to the planning permission set out above.

For the purposes of this decision, condition no.18 of planning permission 2022/2855/P dated 24/11/22 shall be replaced with the following condition:

### **REPLACEMENT CONDITION 18**

No more than 3 months following occupation of Plots 5 & 6 the children's playspace in the Polygon Road part of the open space shall be commenced and made available for use by the public not more than 6 months later.

This playspace is to be implemented in accordance with detailed designs which have been prepared in consultation with local residents and community groups, and approved in writing by the local planning authority. All approved measures shall be retained and maintained thereafter.

Reason: In order to ensure adequate play space and amenities are available for the future occupants of the dwellings on site in accordance with the requirements of policy C1 of the Camden Local Plan 2017.

Informative(s):

1 Reason for granting approval-

The wording of Condition 18 is as follows:

"Prior to 50% occupation of the housing units in Plots 5 & 6 the children's playspace in the Polygon Road part of the open space shall be commenced and made available for use by the public.

This playspace is to be implemented in accordance with detailed designs which have been prepared in consultation with local residents and community groups, and approved in writing by the local planning authority. All approved measures shall be retained and maintained thereafter."

Although the procurement of the contractor is proceeding, it will not be possible to start on site prior to 50% occupation of 5 & 6. The estimated start date on site for the playspace is planned for May 2025, when Plots 5 and 6 are likely to be fully occupied.

It is therefore requested that the wording of Condition 18 is varied so that no more than 3 months following occupation of Plots 5 & 6 the children's playspace in the Polygon Road part of the open space shall be commenced and made available for use by the public 6 months later. This will ensure that the playspace can be delivered in accordance with the timescales set out in the Condition.

2 You are advised that this decision relates only to the changes highlighted on the plans and/or set out in the description and on the application form and shall only be read in the context of the substantive permission granted under 2022/2855/P dated 24/11/22 and is bound by all the conditions attached to that permission.

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.

Yours faithfully



Daniel Pope  
Chief Planning Officer

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