

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>02/11/2009</b>	
		N/A / attached		<b>Consultation Expiry Date:</b>		<b>08/10/2009</b>	
<b>Officer</b>				<b>Application Number(s)</b>			
Gavin Sexton				2009/4260/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
Kilburn Grange Park Palmerston Road London NW6 2JL				See decision notice			
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>				
<b>Proposal(s)</b>							
Erection of play structures and a play centre with associated landscaping works to create a public adventure playground in the southern area of Kilburn Grange Park.							
<b>Recommendation(s):</b>		Grant Council's Own Planning Permission					
<b>Application Type:</b>		Councils Own Permission Under Regulation 3					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	<b>24</b>	No. of responses	<b>01</b>	No. of objections	<b>00</b>
				No. electronic	<b>01</b>		
<b>Summary of consultation responses:</b>		No responses were received from local residents.  A letter of strong support was received from Cllr Abrahams on behalf of the three ward councillors.					
<b>CAAC/Local groups* comments:</b> *Please Specify		Not in a CA. No other groups consulted.					

## Site Description

The site is partly located in the south east corner of Kilburn Grange Park, close to the Messina Avenue entrance. The Park is UDP designated Public Open Space. The remainder of the application site comprises hardstanding and the park support building with public toilets, located along the boundary with the neighbouring Kingsgate Infant and Junior Schools. The buildings are not within the Public Open Space.

The neighbouring Grade II listed National Club is located to the south west of the site, fronting Kilburn High Road with its main domed focal point addressing the corner with Messina Avenue.

This site is not located within a conservation area.

## Relevant History

In 1997 permission was granted for the erection of the existing pre-fabricated multi-purpose hall, staff office and public toilets. In 1998 consent was granted for an extension to facilitate park attendant and gardener facilities.

## Relevant policies

### Camden Unitary Development Plan 2006

SD6 Amenity for occupiers and neighbours

SD9 Energy and resources

B1 General design principles

B3A Alterations and extensions

B6 Listed Buildings

N2A Protecting open space (Development on public and private open space)

N2B Protecting open space (Development bordering public and private open space)

N5 Biodiversity

N8A Trees

### Camden planning guidance

## Assessment

This application is for the construction of an adventure playground located immediately to the south west of Kingsgate Infant and Junior School. The proposals also seek to demolish the existing prefab and garages on the edge of the site and replace them with a single storey play centre.

The key considerations are

- the principle of development adjacent to and within the Public Open Space
- design of building and impact on trees
- community safety and the impact on amenity of neighbours

### Principle of Development

In 2008 LB Camden identified a significant shortfall in the provision of play areas to meet the needs of the future population of the borough. Following receipt of a Play Pathfinder grant from Government the local authority is in the process of developing 28 adventure playgrounds across borough as part of a two year phased programme.

Kilburn Grange Park is one of the most heavily used in the borough and was identified as a suitable location on the basis of the high degree of local deprivation and the high number of large local families in need of additional play space. The proposals are aimed at the locally identified need for an adventure playground for use by predominantly 8-13 year old children. The facility would be supervised and managed by LB Camden and has been designed to complement the existing play areas in the park which are aimed at younger children.

The proposals include significant re-landscaping and re-contouring of part of the Public Open Space and the introduction of semi-permanent structures into the newly arranged play area. The final site within the park was reached after exhausting other potential locations and is considered to be an appropriate one which maximises the potential of the adjacent underused hardstanding, redevelops a relatively peripheral part of the park and benefits from its proximity to the main pathway linking the centre of the park to Messina Avenue.

The new landscaping and the erection of the play structures would be for uses which are ancillary and complementary to the existing uses of the park and the principle of the development is therefore acceptable in terms of policy N2. The development is designed to encourage participation of existing park users and is not considered to intrude on the public enjoyment of the space.

### Design and impact on trees

The existing prefab building previously housed a nursery which is now unoccupied and public toilets which were accessible to the rear of the building, away from the public footpaths and desire lines within the park. The building is timber clad and has a pitched roof and is unremarkable in appearance. The building is approximately 10 years old and suffers from low levels of natural light and a lack of connection to the outside which limits the potential for supervised play. The applicant has asserted that the constraints of its construction restrict the potential for modification without severely compromising the integrity of the structure. Neither the existing building nor its replacement are located within the Public Open Space.

The proposed play centre would be a single storey structure of slightly smaller footprint than the existing, set slightly further back towards the boundary with the adjacent school. It would be orientated to maximise linkages with the existing paths in the Park and to improve sightlines into and out of the centre. Due to their peripheral location to the rear of the existing building the public toilets are considered to provide an unacceptable facility from a community safety perspective and would be re-located elsewhere within the park.

The existing off-the-shelf pitched roof timber clad prefab of no discernible design merit would be replaced by a purpose built timber clad building with multi-pitched green roof which projects to cover the entrance way and play area within the curtilage to the south. The proposed building has been located to improve the root protection of the neighbouring Oak and its doorways have been orientated to allow sightlines into the playspace and to provide a welcoming appearance to users of the Park.

The new building is considered to be a considerable improvement on the existing building, is likely to much better integrate with the park and playground users and is acceptable. A condition would be added requiring submission of details of the green roof prior to construction.

The proposed adventure playground includes a series of large climbing structures constructed of timber and various other lower level landscaping features. While the structures would be visible from Messina Avenue they would be largely screened within the tree canopies and behind low hedging on the boundary of the new play space. The structures will be lightweight in appearance, being predominantly made of natural materials. The boundary of the play area would be comprised of varying types of treatment, graduating from a soft planted arrangement facing Messina Avenue to a palisade fence for containing earthforms and a living willow fence adjacent to the play centre. Recycled materials would be used throughout the landscape approach where possible. In addition to introducing new and active play uses to the Park the proposals are designed to improve views across the site for the park user, to increase natural habitats and biodiversity and to enhance the experience of the existing trees. The approach is considered to be well conceived and the project is well integrated into the park.

A method statement for the protection of trees within the site has been drawn up by Arboricultural services. This is considered to be acceptable. Two small trees are proposed for removal but their removal will not have a significant impact on the park. Replacements are not considered to be necessary due to the context of the site and surrounding park.

The site of the playground is located some distance from the listed building and will not be readily visible in views of the building, nor will it intrude into its setting. The proposed scheme would have no detrimental impact on the special interest of the listed building.

### **Amenity and community safety**

The applicants undertook an extensive community consultation process in drawing up the detailed proposals for the playground, including in the choice of the site location.

The applicant discussed the site selection with the Council's Community Safety team, the Anti-social behaviour and street population services and with the local Safer Neighbourhood teams. No specific concerns were raised about the proposals as part of those discussions. The play space is within 25m of the nearest residents on the far side of Messina Road. The introduction of a new play area would add to the general levels of play-related noise in this part of the Park. However the existing tennis courts are adjacent to the West and the school playground to the east so it is considered that the additional level of noise from play activity would not contribute unacceptably to what may be expected in the immediate context of existing uses in the Park and school.

The play area would be supervised and is designed for active use rather than as a dwell space to encourage loitering. The sight lines into the area and the play equipment have been designed with Community Safety as a key consideration. The hours of operation of the play area would be governed by the opening hours of the Park and unwanted occupation of the play area out of hours would be subject to sanction under Park bye-laws.

The play area and the new building are therefore considered to be acceptable in amenity and community safety terms.

### **Recommendation**

Grant planning permission.

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