

Mrs Lauren Kemp
Fitzroy Square Frontages and Garden
Committee
17 Fitzroy Square
London
W1T 6EG

Application Ref: **2015/0643/P**
Please ask for: **Yuyao Gong**
Telephone: 020 7974 **3829**

7 July 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Fitzroy Square Gardens
Fitzroy Square
London
W1T 6EG

Proposal:
Erection of a movable wooden climbing frame (retrospective).

Drawing Nos: Site Plan, A10969/011, FITZROY SQUARE FINAL PLAN OF PLAY EQUIPMENT, Fitzroy Square Proposed Structure Elevations

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 shall be carried out in accordance with the following approved plans Site Plan, A10969/011, FITZROY SQUARE FINAL PLAN OF PLAY EQUIPMENT, Fitzroy Square Proposed Structure Elevations.

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



Informative(s):

1 Reasons for granting permission.

It is considered that the wooden climbing structure, in terms of its modest design and scale, is acceptable. The wooden material would be in keeping with the context of the square. It is not considered there would be amenity impact upon neighbouring properties due to the location of the structure hidden inside a dense area of shrubs and foliage. The current frame is a replacement of a previous one.

The planning history of the site has been taken into account when coming to this decision. One response was received on the phone concerning the visibility of the structure in winter time. Given that there had been a structure before the existing structure was placed, it is not considered that there would be unacceptable visual impact upon the square.

Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies and CPG1 and CPG6 of the Camden Planning Guidance. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan March 2015, consolidated with alterations since 2011; and paragraphs 14, 17, 56 -66 and 126-141 of the National Planning Policy Framework.

2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which 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, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).

3 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 are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'Ed Watson', with a stylized flourish at the end.

Ed Watson
Director of Culture & Environment