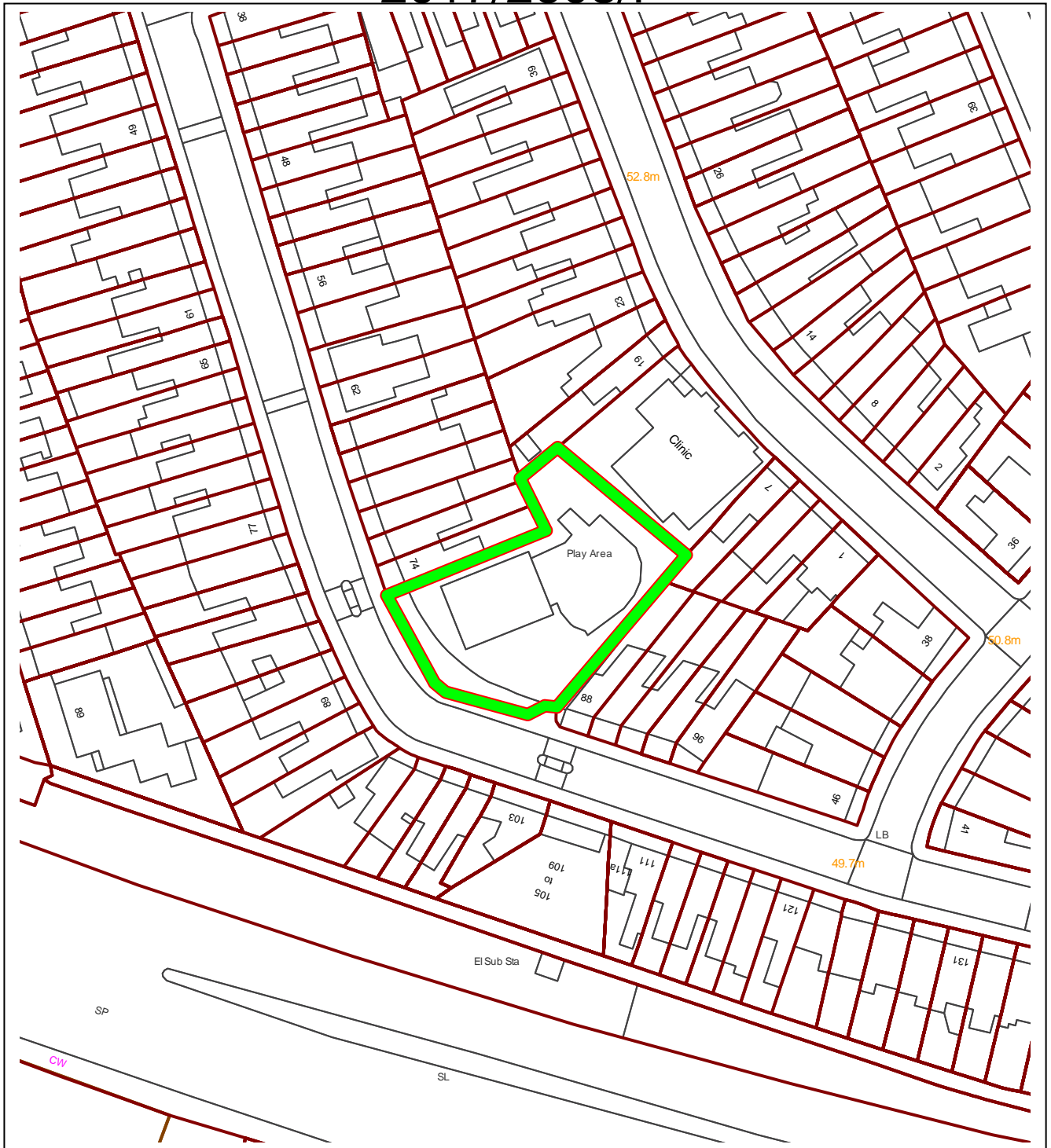


Sumatra Road Playground, NW6 1PR- 2017/2608/P



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Delegated Report (Members Briefing)		Analysis sheet N/A	Expiry Date: 03/07/2017
			Consultation Expiry Date: 09/08/2017
Officer Tessa Craig		Application Number(s) 2017/2608/P	
Application Address Sumatra Road Playground London NW6 1PR		Drawing Numbers See decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature
Proposal(s)			
Relocation of existing open space boundary fence and addition of second point of entry.			
Recommendation(s):	Grant Conditional Planning Permission		
Application Type:	Councils Own Permission Under Regulation 3		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice			
Informatives:				
Consultations				
Adjoining Occupiers:	No. of responses	24	No. of objections	24
	No. electronic	01		
Summary of consultation responses:	<p>A site notice was displayed 19/07/2017-09/08/2017. Responses were received from the following neighbours:</p> <ul style="list-style-type: none"> • 22 Narcissus Road; • 11 Glenbrook Road; • 12 Glenbrook Road; • 3 Pandora Road; • 31 Pandora Road • 10 Sumatra Road; • 60 Sumatra Road; • 62 Sumatra Road; • 71 Sumatra Road; • 72 Sumatra Road; • 74 Sumatra Road; • 79 Sumatra Road; • 81 Sumatra Road; • 88 Sumatra Road; • 89 Sumatra Road; • 95 Sumatra Road; • 101 Sumatra Road; • 103 Sumatra Road; • 110 Sumatra Road; • 119 Sumatra Road; • 123 Sumatra Road; • 173 Sumatra Road; • 191 Sumatra Road; • 193 Sumatra Road. <p>The objections relate to:</p> <ul style="list-style-type: none"> • Safety for children with introduction of second entry/exit point (see ; • Location of table tennis table would be unsafe as children would run onto road to retrieve balls (see 2.5); • Anti-social; behaviour at rear of park (see 2.4); • Loss of green space between pavement and fence (see 2.2, 2.3 and 2.5); • Loss of park benches next to street (see 2.3); • Benches inside park subject to opening hours and face inwards (see 2.3); • Fence line will break open view line for adjacent properties (see 2.2 and 2.3); • Increase in noise (see 2.4); • Noise from gate use (see 2.4); • Trespass into property to collect table tennis balls (see 2.4). 			

**CAAC/Local groups*
comments:**

*Please Specify

Objections have been received from Councillor Olszewski and Councillor Russell:

- Second point of entry/exit unsafe for young children, more difficult for supervision (see 2.5);
- There does not appear to be a risk assessment (see 2.5);
- Loss of space next to pavement and reduction in number of seats (see 2.2, 2.3 and 2.5);
- Location of table tennis table could result in balls hitting road and children running out onto road to retrieve them increasing risk of accidents with road traffic (see 2.5);
- Noise from table tennis will impact on number 74 (see 2.4);
- Existing boundary follows line of where an old building used to be, pushing it forward would go against historic line dividing building frontages from their gardens (see 2.2 and 2.3);
- Residents thought there would be further consultation (see 2.7).

Site Description

The subject site is open space land located on the north side of Sumatra Road near the bend between Pandora Road and Glenbrook Road. The site is located amongst residential properties and is within the Fortune Green Neighbourhood Area but is not within a conservation area or near to any listed buildings.

Relevant History

None.

Relevant policies

Camden local Plan 2017

A1 Managing the impact of development
A3 Protection, enhancement and management of biodiversity
A4 Noise and vibration
D1 Design

Camden Planning Guidance

CPG1 (Design) 1, 2, 3, 4 and 5
CPG6 (Amenity) 6 and 7

London Plan 2016

National Planning Policy Framework 2012

Assessment

1. Proposal

- 1.1. Planning permission is sought for the relocation of the front boundary fence surrounding the open space fronting Sumatra Road and for a second gate to be installed. The fence is to match the design of the existing fence and shall not be any higher. The entrance gate shall be 1.5m high and 1.1m wide and fitted with rubber blocks at the closing plates. The second point of entry shall include the regular child proof opening mechanism and is to be self-closing. The gate is to be located in the south west corner, away from the existing gate on the east. A grass verge area shall be retained for a portion of the front boundary, along with a bench for seating.
- 1.2. The relocation of the boundary fence and second point of entry have come about as part of renovations to the existing equipment in the open space. The intention is to increase the area available for play within the park, allow additional space for new equipment and to reduce fly tipping at the front of the site outside the existing boundary fence. The applicant carried out their own consultation and reviewed the proposals prior to submission. The second entry gate on the west side of the site was moved inwards as part of their own revisions. The point of the second gate is to improve access and movement through the park linking the table tennis table, pitch and swing and to comply with play safety guidelines (from the Royal Society for the Prevention of Accidents) recommending two points exit from enclosed areas. At least two points of access is recommended in the guidance to allow children a means of escape if in a situation with another dominant child. New play equipment to be installed within the open space does not require planning permission and is therefore not part of the assessment.

2. Assessment

- 2.1. The main considerations in relation to this proposal are the design, the impact on amenity, highway safety and trees.

Design

- 2.2. The relocation of the fence allows for new equipment within the space without the need for removal of existing equipment. The fence is to match the existing fencing and is considered an acceptable design in black metal. Relocation of the boundary fence is not considered harmful to the character of the adjacent buildings.
- 2.3. It is not considered necessary to retain three benches on the grass verge outside the play area as one is considered sufficient. It is not considered necessary to retain three benches on the grass verge outside the play area as one is considered sufficient. Furthermore, the benches outside the park are unlikely to be used a lot after park opening hours (one should be sufficient for after hours use).

Amenity

- 2.4. The new fence would not cause loss of light, outlook or overlooking for neighbours. The proposed gate is to be fitted with hydraulic closers and rubber blocks to limit noise and close automatically. The Council cannot control noise from parks users or prevent anti-social behaviour through this application, as the current proposal is to simply relocate the boundary fence and install an additional fence which in itself would not directly result in anti-social behaviour.

Highways

- 2.5. The safety of children is paramount in assessing this application. With regards to a risk assessment, the applicant has considered the safety issues around the proposal and shall install a self-closing gate. The revised fence line does not encroach onto the footpath. Sightlines resulting from moving the fence line to just behind the mature trees have been

considered by the applicant. Vehicle parking in front of the playground, as well as curvature of the street and terraced houses either side with front boundary hedges already obscure views of the footpath outside the park. Traffic volumes and speed are generally moderate along Sumatra Road; the street includes raised pedestrian crossings with refuges along with a self-closing inward opening gate. The entry/exit gate proposed shall include a child proof opening mechanism and automatic closing. Play safety guidelines recommend two point of entry/exit from fenced areas and the revised fence would comply.

Trees

2.6. None of the mature trees along Sumatra Road are required to be removed as part of the relocation of the fence. Any hedging/shrubs to be removed would not require planning permission.

Other Comments

2.7. The application has followed the correct consultation process including site notices and the applicant has themselves carried out independent consultation prior to submissions. It is considered neighbours' have had adequate opportunity to comment on the proposal.

Conclusion

2.8. The proposal to amend the location of the existing boundary fence and install a second point of entry/exit shall allow for rejuvenation of the open space including additional play equipment. The proposals will increase the area of play as well as bringing the play area into line with safety standards. The new boundary fence is to match the existing and the safety aspects of the proposal have been considered by the applicant. Overall, the development is considered to be acceptable.

3. Recommendation

3.1. Grant conditional planning permission.

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 14th August 2017, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Mr Richard Peckham
Shape Landscape Architecture
Unit 12C Tower Workshops
58 Riley Road
London
SE1 3DG

Application Ref: **2017/2608/P**
Please ask for: **Tessa Craig**
Telephone: 020 7974 **6750**

3 August 2017

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Councils Own Permission Under Regulation 3 Granted

Address:

**Sumatra Road Playground
London
NW6 1PR**

DECISION

Proposal:

Relocation of existing open space boundary fence and addition of second point of entry.

Drawing Nos: Design & Access Statement 1608.04.d1 v2, 1608.4.00, 1608.4.02/A and 1608.4.03/A.

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).

Executive Director Supporting Communities



- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing railings, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the character of the immediate area in accordance with the requirements of policy D1 of the Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Design & Access Statement 1608.04.d1 v2, 1608.4.00, 1608.4.02/A and 1608.4.03/A.

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

Informative(s):

- 1 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).
- 2 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, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website 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

Director of Regeneration and Planning