

Application ref: 2018/3336/P
Contact: John Diver
Tel: 020 7974 6368
Date: 13 December 2018

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

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

LUC
43 Chalton Street
London
NW1 1JD

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Gloucester Gate Playground
Regent's Park
Outer Circle
London
NW1 4NR

Proposal:

Redevelopment and extension of the existing Gloucester Gate Playground (Sui Generis) within Regent's Park including demolition of all existing surfaces, fencing and play equipment; regrading of land to create undulating mounds; installation of new play equipment; and full scheme of hard and soft landscaping with ecological enhancements. Drawing Nos: (Prefix: 10335-LD-PLN-) 000 rev B, 001 rev C, 010 rev D, 020 rev C, 110 rev A, 115 rev C, 120 rev B, 210 rev F, 310 rev D, 410 rev D, 420 rev A, 10335-LD-SEC-601 rev B

Supporting: 10335-LD-REP-801 Design and Access Statement, 18-629-TSS Tree Schedule, 18-629-TCP Tree Constraints Plan (Surveyor), Draft Construction Management Plan, Tree protection plan (18-629-TPP), Tree Survey Report prepared by Canopy Consultants dated Aug 2018, Email confirmation of zip-line product specification (dated 29/10/18), Zip-line product specification: Richter Spielgeräte Wooden Framed CableWay (ref. 6.02100) received 29/10/2018.

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: (Prefix: 10335-LD-PLN-) 000 rev B, 001 rev C, 010 rev D, 020 rev C, 110 rev A, 115 rev C, 120 rev B, 210 rev F, 310 rev D, 410 rev D, 420 rev A, 10335-LD-SEC-601 rev B

Supporting: 10335-LD-REP-801 Design and Access Statement, 18-629-TSS Tree Schedule, 18-629-TCP Tree Constraints Plan (Surveyor), Draft Construction Management Plan, Tree protection plan (18-629-TPP), Tree Survey Report prepared by Canopy Consultants dated Aug 2018, Email confirmation of zip-line product specification (dated 29/10/18), Zip-line product specification: Richter Spielgeräte Wooden Framed CableWay (ref. 6.02100) received 29/10/2018.

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

- 3 Prior to the commencement of any works on site, a Construction Strategy outlining how works are to be undertaken within the site shall be submitted to and approved by the local planning authority in writing. The Construction Strategy shall include responses to all sections of the pro-forma (1 - 42) in line with the draft version submitted (V1.0 dated 07.08.18). The measures contained in the Construction Strategy shall at all times remain implemented during the relevant demolition and construction phases, ensuring highway and public safety and managing transport, deliveries and waste (including any recycling of materials) throughout the demolition and construction period.

Reason: In order to protect the pedestrian environment and the amenities of the area generally and to ensure the continued free flow of traffic in the area in accordance with Policies G1, A1, T1, T3 and T4 of the London Borough of Camden Local Plan 2017.

- 4 Prior to the commencement of any works on site, details demonstrating how trees to be retained shall be protected during construction work shall be submitted to and approved by the local planning authority in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction". All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the approved protection details.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2, A3 and D2 of the London

Borough of Camden Local Plan 2017.

- 5 No development, other than site clearance, shall take place until full details of hard and soft landscaping and means of enclosure of all un-built, open areas have been submitted to and approved by the local planning authority in writing. Such details shall include details of any proposed earthworks including grading, mounding and other changes in ground levels. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policies A2, A3, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 6 All hard and soft landscaping works shall be carried out in accordance with the approved landscape details by not later than the end of the planting season following completion of the development or any phase of the development, whichever is the sooner. Any trees or areas of planting which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policies A2, A3, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 7 Notwithstanding the plans hereby approved, prior to the end of the next available planting season following completion of the development, replacement tree planting shall be carried out in accordance with details of replanting species, position and size, where applicable, that have first been submitted to and approved by the local planning authority in writing.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area, in accordance with the requirements of policies A2 and A3, D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission. [Delegated]

The development would include the demolition of the existing outdated play space and hard surfacing its replacement with a high quality scheme of landscaping and more natural play equipment. The scheme would incorporate the partial regrading of areas of the site to provide undulating mounds and valleys with fully accessible ramps which would not only add interest to the space but would also directly reflect the historic landscaping of the St

Katherine's Glade sub-area of the park. The scheme has been assessed and refined with input from the Council's Conservation, Urban design and Trees and landscaping officers as well as Historic England. Each of whom now support the development and consider it to enhance the park's appearance as well as its local amenity and ecological value.

The majority of the replacement equipment would be replaced within the same area as the existing playground and would form no greater visual impact upon the openness of the protected open space / metropolitan open land than existing. The only element that would become more readily visible with views from the West / North West would be the support structure to the proposed zip line. In order to minimise the visual impact of this structure, full details have been sought up front with demonstrate that it would be of natural timber build. Its location was also revised during the course of the application to be better screening within these views. It is also envisaged that the frame will be further screened via replacement trees to this area. The development is therefore considered to enhance the character and appearance of the registered historic park and conservation area. The ecological enhancements delivered as part of the scheme of planting outlined would be considered to enhance the ecological habitat potential of the SINC.

The development would result in the loss of one mature Hawthorn, though all other trees would be protected, maintained and incorporated into the scheme. Trees officers accept the loss of this one tree in light of the wider benefits of the proposal, subject to adequate mitigation. The applicants have agreed to replace the no.1 lost tree with three replacements, details of which are secured via condition. It is envisaged that these trees will be positioned so are to provide further screening of the equipment in longer views. Conditions are applied for full details of tree protection measures to the remaining trees. The scheme of hard and soft landscaping submitted is acceptable in principle and includes a varied and appropriate range of planting types. As full details of species and product specification are yet to be forthcoming, full landscaping details are to be secured via condition. Furthermore, a condition is recommended to ensure that once completed, the scheme is appropriately managed and maintained for a 10yr period.

The development would not result in any loss of amenity to any local resident and would provide them (and visitors) with an improved standard of recreational facilities for children. Appropriate drainage provisions have been designed into the scheme so are to ensure that there is no risk of surface water flooding.

- 2 The submitted draft Construction Management Plan has been reviewed by the Council's Transport team. Whilst they approve of the details provided to date such as site access and egress routes, storage and compound arrangements etc; some areas of information could not be provided until a principal contractor has been appointed by the applicants. Given that the submitted draft CMP demonstrates that the areas requiring further consideration relate to construction movements within the park itself, they have requested a condition is applied requiring the approval of an updated CMP once full details of the build process are known. A condition would be sufficient in this instance as the implementation would not result in detrimental issues to any adjoining Camden

Highway.

Following a process of public consultation letters of support were received from 2 local residents, the Regents Park CAAC as well as the Gardens Trust. Historic England also support after initial concerns relating to the visibility of the zip-line frame were addressed via revisions. All comments received were given due consideration when forming these recommendations.

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 Regent's Park Conservation Area and registered Historic Park, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

Overall, the development is in general accordance with the London Borough of Camden Local Plan, with particular regard to policies A1, A2, A3, A4, D1, D2, T1, T3 and T4. The development is also in accordance with the London Plan (2016) and NPPF (2018).

- 3 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).
- 4 Please note that any approval given by the Council does not give an exemption from the requirements to comply with the Wildlife and Countryside Act 1981 (as amended), or any other Acts offering protection to wildlife. Of particular note is the protection offered to bats, birds and their nests from construction works. For further information contact Natural England on 0300 060 4911 or www.naturalengland.org.uk.
- 5 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 paragraph 38 of the National Planning Policy Framework 2018.

You can find advice about your rights of appeal at:

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

Yours faithfully

David T. Joyce

David Joyce
Director of Regeneration and Planning