

Application ref: 2018/4767/P
Contact: Samir Benmbarek
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Date: 27 February 2019

Development Management
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erect architecture
Unit 22b
8 Andrews Road
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Councils Own Permission Under Regulation 3 Granted

Address:

Kilburn Grange Park
London
NW6 2JL

Proposal:

Refurbishment of existing playground to include the replacement of play structure; installation of play equipment; alterations of existing surfacing; additional planting; and formation of additional entrance points following removal of existing water play and sandpit within public park (Use D2)

Drawing Nos: 17344: KGP- LOCO1_P01 (OS Extract); KGP- DEM01; EX01;
GA01_Rev04; GA21; GA22; GA23; GA24.

Arboricultural Impact Assessment by Treework Environmental Practice dated 03 October 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 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

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

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

17344: KGP- LOCO1_P01 (OS Extract); KGP- DEM01; EX01; GA01_Rev04; GA21; GA22; GA23; GA24.

Arboricultural Impact Assessment by Treework Environmental Practice dated 03 October 2018.

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

- 4 Prior to the commencement of works on site, tree protection measures shall be installed and working practices adopted in accordance with the arboricultural report ref. 181003-1.0-KGP-AIA-MS dated 03 October 2018 by Treework Environmental Practice. 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 BS5837:2012 and with the approved protection details. The works shall be undertaken under the supervision of the project arboriculturalist.

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 and A3 of the Camden Local Plan.

Informative(s):

- 1 The proposed works are the refurbishment and improvement to the existing children's playground within Kilburn Grange Park. This includes removal of some of the existing redundant features (water feature/pump and sand area), replacement and installation of additional play equipment, alterations to the hard and soft landscaping of the playground, additional planting and new entrance points to the playground area from within the park.

The children's playground is located within an area of the park that is not highly visible. Regardless of this, the proposed play apparatus is considered acceptable in its design and does not detract from the open character of the park. New 0.9m high metal fencing will be erected in the same location and route as the existing fencing which is considered appropriate in its design. Additional gates would be installed along the fencing providing more routes to the play area and improving the overall accessibility of the playground.

Hard and soft landscaping within the playground will also be altered with the use of tarmac, paving, chippings, bark mulch, timber decking, grass and rubber mulch as surface materials. The proposed materials are considered acceptable in design, its function for use by children and on sustainability measures using a mix of permeable surfacing where possible. New planting is also proposed around the playground.

Overall, the works to the playground and considered an improvement that enhances the appearance of the park.

As part of the works, trees would be relocated elsewhere within the park to accommodate the works. This has been reviewed by the Council's Trees and Landscaping Team who raise no objection to the works subject that the works are carried out as detailed within the submitted arboricultural report. This will be conditioned upon approval to ensure this.

The proposal have also been reviewed by the Council's Transport Officer who raises no objection to the works.

It is considered that the proposed works would not impact upon the amenity of any adjoining residential occupiers.

As such, the proposed development is in general accordance with policies A1, A2, A3, D1 and CC3 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2018.

- 2 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).
- 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, 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