

Application ref: 2019/1506/P  
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Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:  
**Regent's Park**  
**Outer Circle**  
**London**  
**NW1 4NR**

Proposal: Details of construction strategy, tree protection and hard and soft landscaping, as required by conditions 3, 4 and 5 respectively of planning permission 2018/3336/P (dated 13 December 2019) for the 'Redevelopment and extension of the existing Gloucester Gate Playground'.

Drawing Nos: 10335-LD-PLN-000 T1, 10335-LD-PLN-001 T1, 10335-LD-PLN-005 T1, 10335-LD-PLN-010 T2, 10335-LD-PLN-015 T1, 10335-LD-PLN-120 T1, 10335-LD-PLN-130 T2, 10335-LD-PLN-135 T1, 10335-LD-PLN-221 T2, 10335-LD-PLN-222 T2, 10335-LD-PLN-223 T2, 10335-LD-PLN-230 T2, 10335-LD-PLN-240 T2, 10335-LD-PLN-250 T2, 10335-LD-PLN-255 T2, 10335-LD-PLN-410 T1, 10335-LD-PLN-420 T1, 10335-LD-PLN-431 T1, 10335-LD-PLN-432 T1, 10335-LD-PLN-433 T1; 10335-LD-SEC-610 T2; 10335-LD-DET-601 T1, 10335-LD-DET-610 T1, 10335-LD-DET-602 T1, 10335-LD-DET-603 T1, 10335-LD-DET-604 T1, 10335-LD-DET-605 T1, 10335-LD-DET-606 T1, 10335-LD-DET-608 T1, 10335-LD-DET-609 T1, 10335-LD-DET-610 T1, 10335-LD-DET-611 T1, 10335-LD-DET-612 T1, 10335-LD-DET-613 T1, 10335-LD-DET-614 T1, 10335-LD-DET-615 T1, 10335-LD-DET-616 T1, 10335-LD-DET-617 T1, 10335-LD-DET-618 T1, 10335-LD-DET-619 T1, 10335-LD-DET-621 T1, 10335-LD-DET-622 T1, 10335-LD-DET-623 T1; 10335-LD-DET-624 T1, 10335-LD-DET-625 T1, 10335-LD-DET-626 T1, 10335-LD-DET-627 T1, 10335-LD-DET-628 T1, 10335-LD-DET-629 T1, 10335-LD-DET-630 T1, 10335-LD-DET-631 T1, 10335-LD-DET-635 T1, 10335-LD-DET-640 T1, 10335-LD-DET-641 T1, 10335-LD-DET-642 T1; 10335-LD-SCH-600 T2, 10335-LD-SCH-601 T1, 10335-LD-REP-602 T1, 10335-LD-REP-603 T1,

10335-LD-REP-604 T1, 10335-LD-REP-605 T1; 10335-LD-CDM-001 T2, 10335-LD-CDM-002 T1; Gloucester Gate Playground-Note on Electrical Supply; 10335 - TRP Approved Paint Suppliers; Timberplay\_190220\_Playground\_Slide\_AN239782; 10335-LD-DET-650: Gabion Cages - Stone Facing Information Sheet; REP-606 : Bridge Performance Specification - Artistic Elements; Playground-Water Play Performance Specification v1; PA814-A1-101revP1; Earthwrights - Design Plan for Tingle Tangle; 1096-01 (DR)002 - Surface Water General Arrangement; 10335-LD-PLN-130 Site Compound & Access; Gloucester Gate Playground\_AIA report (including methods statement); Updated Traffic Management Plan v2 received 26/06/19 (incl. appendices); Updated Vehicle Management Plan (ref.10335-LD-PLN-110\_B

The Council has considered your application and decided to grant approval of details.

Informatives:

1 Reason for granting permission :

The details of this application relate solely to the construction strategy, tree protection measures and landscaping. The principle of the development was already assessed and approved as part of the parent application and as such the principle of these works is not disputed.

Construction Strategy (condition 3)

Since the appointment of principal contractors for the proposed works, a full construction strategy has been provided. This contains full details of works programme, routing of vehicles, layouts for compounds, access arrangements as well as roles and responsibilities of staff and has been prepared in line with the Council's pro forma as required by the condition. An initial review by the Council's Transport team led to a request for further details to address initial concerns and minor adjustments to the methodology. On the basis of this feedback, an updated Construction Strategy was submitted. The amended information has addressed all outstanding concerns, meaning that this condition may be discharged.

Tree protection (condition 4)

Full details of tree protection measures have been submitted in support of the application. The details includes both an Arboricultural Impact Assessment as well as a Method Statement. The details demonstrate that, other than the two trees permitted to be removed, all other trees will be adequately protected during works in line with BS5837:2012. The submitted information has been reviewed by the Council's Trees officers who confirm that the information provided is sufficient to discharge this condition.

Landscaping (condition 5)

Full landscaping details have been provided alongside the applications. These contain full details relating to hard landscaping, soft landscaping and planting as well as boundary treatments, play equipment and other furniture such as benches and water play equipment. As per the original permission, the scheme was negotiated with input from the Council's planning, landscaping and trees as well as conservation / urban design officers. The submitted details have been reviewed by these officers who consider them to represent an excellent standard of design that would achieve high quality of landscaping which

contributes to the visual amenity and character of the area. Condition 5 may therefore be discharged.

The proposed details would not have a harmful impact on neighbouring amenity. The planning history of the site has been taken into account when coming to this decision. No comments / responses have been received in relation to the proposed development.

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 (2019).

- 2 You are advised that condition 7 requires details of tree replanting (including species, position and size) to be submitted to and approved by the local planning authority in writing, prior to the end of the next available planting season following completion of the development.

All other conditions requiring details to be submitted for approval have now been discharged.

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 2019.

You can find advice about your rights of appeal at:

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

Yours faithfully



Daniel Pope  
Chief Planning Officer