

Application ref: 2019/6342/P
Contact: Thomas Sild
Tel: 020 7974 3686
Date: 30 April 2020

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
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planning@camden.gov.uk
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Groundwork London
Groundwork Ltd
12 Baron Street
London
N1 9LL
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Councils Own Permission Under Regulation 3 Granted

Address:
Ball Court
Augustus House
Augustus Street
London
NW1 3TB

Proposal: Works to the outdoor activity space to include re-grading; erection of retaining walls; installation of outdoor gym; new access ramp along the site and installation of replacement fencing.

Drawing Nos: CA030_01AHM_001; CA030_01AHM_002; CA030_01AHM_003;
CA030_01AHM_004 Rev B; CA030_01AHM_005 Rev B; CA030_01AHM_006 Rev A;
CA030_01AHM_007 Rev A; CA030_01AHM_008; CA030_01AHM_009;
CA030_01AHM_010 Rev A; CA030_01AHM_011; CA030_01AHM_012 Rev 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).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: CA030_01AHM_001; CA030_01AHM_002; CA030_01AHM_003; CA030_01AHM_004 Rev B; CA030_01AHM_005 Rev B; CA030_01AHM_006 Rev A; CA030_01AHM_007 Rev A; CA030_01AHM_008; CA030_01AHM_009; CA030_01AHM_010 Rev A; CA030_01AHM_011; CA030_01AHM_012 Rev A

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

- 3 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. Any trees or areas of planting (including trees existing at the outset of the development other than those indicated to be removed) 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 and D1 of the London Borough of Camden Local Plan 2017.

- 4 Prior to the commencement of works on site, tree protection measures shall be installed and working practices adopted in accordance with the tree protection plan by Groundwork London ref. CA030_P_01AHM_012 dated 5th December 2019 rev. B. 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 in line with the approved tree protection plan.

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 Reasons for granting permission

There is a notable level difference (over 1m) across the site, resulting in under-utilisation of the existing ball court. The proposal addresses the level difference by dividing the site into two level areas - a smaller games area on the lower level and an outdoor gym on a higher level. New low level brick walls would be introduced to retain level terraces.

Currently the entire ball court is fenced off with an overall boundary height of 3m: a metal post and mesh fence along the southern and eastern boundary, a brick wall with a fence panel mounted on top along the northern boundary and a rear brick wall of a shed building with a fence panel along the western boundary.

The northern boundary wall and fence panels would be retained and the remaining fence would be replaced with a 3m high mesh fence matching existing for the ball court and a 1.2 m high flat bar railing for the outdoor gym.

The proposal improves access to the site by including a PartM compliant ramped access to the ballcourt and the outdoor gym, as well as separate access points via steps.

New and improved areas of planting would improve the biodiversity of the space.

During the course of the application, plans were revised to retain both existing trees on site and the proposed tree protection measures have been approved by the Council's tree and landscape officers. A condition will be attached to ensure the measures are implemented during construction.

Overall the scheme is considered to enhance the appearance, access and utilisation of the space for community health and wellbeing, and would not result in harm to neighbour amenity through loss of daylight, outlook or visual privacy.

No objections were received prior to making this decision. The planning history of the site and surrounding area were taken into account when determining this application.

The proposal is in general accordance with policies A1, A3, C1, and C6 and D1 of the Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2016 and National Planning Policy Framework 2019.

- 2 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

- 3 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.

- 4 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).

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