

Application ref: 2019/5609/P
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Date: 10 August 2020

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

Phone: 020 7974 4444

planning@camden.gov.uk
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Nexus Planning
Holmes House
4 Pear Place
London
SE1 8BT
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Vale of Health Children's Play Area
Hampstead Heath
14 East Heath Road
NW3 1AL

Proposal:

Installation of new play equipment and landscape features.

Drawing Nos: 919442; Planning Statement dated November 2019; 066_P_04; Site plan; 066_P_05A; 066.P.06; Arbortrack Report 12/09/2019; Arboricultural Method Statement; Trees RPAs details; Draft Construction Management Plan pro-forma dated 20.05.2020; City of London - Corporate Control of Contractors Policy Review Date July 2020.

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 policies D1 and D2 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:

919442; Planning Statement dated November 2019; 066_P_04; Site plan; 066_P_05A; 066.P.06; Arbortrack Report 12/09/2019; Arboricultural Method Statement; Trees RPAs details; Draft Construction Management Plan pro-forma dated 20.05.2020; City of London - Corporate Control of Contractors Policy Review Date July 2020.

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 Arboricultural Method Statement and dwg 066.P.05 Rev A. 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 Arboricultural Method Statement.

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.

- 5 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] [, prior to the occupation for the permitted use of the development or any phase of the development], whichever is the sooner. 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, D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

1 Reasons for granting permission:

The proposed development seeks to improve the existing play facilities, with new play equipment and landscape features. The proposal would include extension to the existing sand pit, fallen tree with grass mat for climbing, woven willow tunnel, slack grass, oak trunks for sitting and balancing, play ditched and mounds and landscape features.

A new multi-play unit with platform and slide would replace an existing one and be located to the southern corner of the site. This would be up to 1.5m in height which would retain the openness and character of the space.

All new equipment has been located outside of trees root protection areas, to avoid any harm. The proposals include new planted areas and a meadow grass area with native wildflowers appropriate to the Heath. Due to their modest size and natural composition, the proposals would blend in with the existing features and landscape of the park. The development is therefore considered to enhance the character and appearance of the registered historic park and preserves the openness and character of the Metropolitan Open Land (MOL).

The ecological enhancements delivered as part of the scheme of planting would be considered to enhance the ecological habitat potential of the SINC. Overall, special attention has been paid to the desirability of preserving or enhancing the character or appearance of the adjacent Hampstead Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

The proposals have been assessed by Trees and Green Spaces Officers who consider the proposal acceptable.

Given the proposals nature and location, it is not considered that harm would be caused to neighbouring amenity in terms of loss of light, outlook nor privacy.

One comment was received prior making this decision, in relation to the reuse of equipment for other Camden Parks. The agent advised that generally the equipment is towards the end of its life, thus the proposed replacement, so unlikely to be reused. If the equipment is in serviceable condition after removal, donation sites would be considered. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, A2, A3, C1, D1, D2, T1, T3, T4 of Camden Local Plan 2017. The development would also accord with the National Planning Policy Framework 2019 and the London Plan 2016.

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 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 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.

- 5 Safety of all park users during construction works should be ensured in line with City of London Corporation Corporate Control of Contractors Policy July 2020 revision.

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

A handwritten signature in black ink, appearing to be 'DRP', is written over a light grey rectangular background.

Daniel Pope
Director of Economy, Regeneration and Investment