

Application ref: 2022/2452/P
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Date: 26 September 2022

Development Management
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Metropolis Planning & Design
4 Underwood Row
London
N1 7LQ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Hampstead Heath
Hampstead Heath Men's
Mixed and Ladies Ponds
Camden
N6 6JH

Proposal:

Improvement and refurbishment works at Hampstead Heath Swimming Ponds (Mixed, Mens and Ladies) including replacement railings, adapted changing facilities and a new steward's hut (Ladies Pond), a new disabled persons changing facilities and hoists (Men's and Mixed Ponds).

Drawing Nos: Location Plan: 3275-D1000-00

Mixed Pond Location Plan 3275-D1001-00, Men's Pond Location Plan 3275-D1002-00,
Ladies Pond Location Plan 3275-D1003-00

Men's Pond Existing 008_001, 008_002, 008_003, 008_004, 008_005, 008_006,
008_007

Mixed Pond Existing 008_010, 008_011, 008_012, 008_013, 008_014, 008_015,
008_016, 008_017, 008_018

Ladies Pond Existing 008_020, 008_022, 008_023

Men's Pond Proposed 008_100, 008_101, 008_102, 008_103, 008_200, 008_201, 008_202, 008_203

Mixed Pond Proposed 008_110, 008_111, 008_112, 008_113, 008_210, 008_211, 008_212, 008_213, 008_214, 008_215

Ladies Pond Proposed 008_120, 008_122, 008_221,

Preliminary Ecology Appraisal (May 2022), Arboricultural Impact Assessment / Mixed Pond Root Protection Areas (David Humphries - April 2022), Draft Construction Management Plan, Design & Access Statement, Historic Environment Assessment

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 drawings & documents:

Location Plan: 3275-D1000-00

Mixed Pond Location Plan 3275-D1001-00, Men's Pond Location Plan 3275-D1002-00, Ladies Pond Location Plan 3275-D1003-00

Men's Pond Existing 008_001, 008_002, 008_003, 008_004, 008_005, 008_006, 008_007

Mixed Pond Existing 008_010, 008_011, 008_012, 008_013, 008_014, 008_015, 008_016, 008_017, 008_018

Ladies Pond Existing 008_020, 008_022, 008_023

Men's Pond Proposed 008_100, 008_101, 008_102, 008_103, 008_200, 008_201, 008_202, 008_203

Mixed Pond Proposed 008_110, 008_111, 008_112, 008_113, 008_210, 008_211, 008_212, 008_213, 008_214, 008_215

Ladies Pond Proposed 008_120, 008_122, 008_221,

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Reason:

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

- 3 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.

- 4 Before the development commences, details of secure cycle parking facilities shall be submitted to and approved by the local planning authority, as follows:

- Mixed pond - 10 new cycle parking spaces
- Mens pond - 10 new cycle parking spaces
- Ladies pond - upgrade the existing 20 cycle spaces to policy compliant

The approved facilities shall thereafter be provided in its entirety prior to the first occupation of any of the new units, and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T1 of the London Borough of Camden Local Plan 2017.

- 5 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 and A3 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 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).
- 2 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, 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.

- 3 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) 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.

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 2021.

You can find advice about your rights of appeal at:

<https://www.gov.uk/appeal-planning-decision>.

Yours faithfully,



Daniel Pope
Chief Planning Officer