

Application ref: 2021/6108/P
Contact: Kate Henry
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Date: 1 February 2023

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

Phone: 020 7974 4444

planning@camden.gov.uk

www.camden.gov.uk/planning

Quod
8-14
Meard Street Street
London
W1F 0EQ
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

**Land adjacent to Whitebeam House
Rowan House and Hazel House
Maitland Park Road
London
NW3**

Proposal:

Installation of play equipment to form a linear fitness, activity and play trail.
Drawing Nos: TM122L20; TM122L21; TM122L22; TM122L24; TM122L25; Design &
Access Statement, dated December 2021; Cover letter, dated 14/12/2021;
Arboricultural Impact Assessment, dated December 2021

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: TM122L20; TM122L21; TM122L22; TM122L24; TM122L25; Design & Access Statement, dated December 2021; Cover letter, dated 14/12/2021; Arboricultural Impact Assessment, dated December 2021.

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

- 3 No more than 3 individual concrete benches shall be provided at each of the locations identified on plan number TM122L22; and no more than 2 tiered seating stands shall be provided adjacent to the table-tennis table, and they shall be angled to face away from Hazel House.

Reason: To safeguard the amenities of neighbouring properties, in accordance with the requirements of Policy A1 of the Camden Local Plan 2017.

- 4 No development shall commence until details of the intended rules for the fitness zones and table-tennis area, and associated signage (including locations) to display the rules, has been submitted to and approved in writing by the Local Planning Authority. The details shall include the procedure for reporting and dealing with complaints relating to the new equipment.

Reason: To safeguard the amenities of neighbouring properties, in accordance with the requirements of Policy A1 of the Camden Local Plan 2017.

- 5 ** The development hereby permitted shall be implemented in conjunction with remainder of the 'linear fitness, activity and play trail' permitted as reference 2022/0007/P.

Reason: to ensure the linear fitness, activity and play trail is delivered as an alternative to the MUGA that was permitted as part of the redevelopment scheme in accordance with the requirements of Policy A2, C1 and C2 of the 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

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

Daniel Pope
Chief Planning Officer