

**LOCATION:** Cricklewood Playground, Kara Way, London

**REFERENCE:** F/04955/13      **Received:** 24 October 2013  
**Accepted:** 24 October 2013

**WARD(S):** Childs Hill      **Expiry:** 19 December 2013

**Final  
Revisions:**

**APPLICANT:** LONDON BOROUGH OF BARNET

**PROPOSAL:** Alterations to existing park to create a Pocket Park including conversion of existing unfenced basketball court into a fenced multi use games area (MUGA), conversion of existing fenced concrete football pitch into a grassed children's play area, installation of additional children's play equipment, seating, picnic tables, table tennis table, new surfacing and landscaping. Tree planting, new raised beds and a new pedestrian access route between Kara Way and the Depot Approach

**RECOMMENDATION: APPROVE SUBJECT TO CONDITIONS**

1. The development hereby permitted shall be carried out in accordance with the following approved plans: Planning Statement; Drawing no. CPP 01.01; Drawing no. CPP 00.02; Cricklewood Pocket Park Landscape Steps, Cricklewood Pocket Park Fencing; Cricklewood Pocket Park Seating; Cricklewood Pocket Park Materials.

**Reason:**

For the avoidance of doubt and in the interests of proper planning and so as to ensure that the development is carried out fully in accordance with the plans as assessed in accordance with policies DM01 of the Adopted Barnet Development Management Policies DPD (2012) and CS NPPF and CS1 of the Adopted Barnet Core Strategy DPD (2012).

2. This development must be begun within three years from the date of this permission.

**Reason:**

To comply with Section 51 of the Planning and Compulsory Purchase Act, 2004.

3. A scheme of hard and soft landscaping, including details of species, size and siting of new trees shall be submitted to and agreed in writing by the Local Planning Authority before the development, hereby permitted, is commenced.

**Reason:**

To ensure a satisfactory appearance to the development in accordance with policies DM01 of the Adopted Barnet Development Management Policies DPD (2012) and 7.21 of the London Plan 2011 and CS5 and CS7 of the Adopted Barnet Core Strategy DPD (2012).

4. All work comprised in the approved scheme of landscaping shall be carried out before the end of the first planting and seeding season following occupation of any part of the buildings or completion of the development, whichever is sooner, or commencement of the use.

Reason:

To ensure a satisfactory appearance to the development in accordance with policies DM01 of the Adopted Barnet Development Management Policies DPD (2012) and CS5 and CS7 of the Adopted Barnet Core Strategy DPD (2012) and 7.21 of the London Plan 2011.

5. Any existing tree shown to be retained or trees or shrubs to be planted as part of the approved landscaping scheme which are removed, die, become severely damaged or diseased within five years of the completion of development shall be replaced with trees or shrubs of appropriate size and species in the next planting season.

Reason:

To ensure a satisfactory appearance to the development in accordance with policies DM01 of the Adopted Barnet Development Management Policies DPD (2012) and CS5 and CS7 of the Adopted Barnet Core Strategy DPD (2012) and 7.21 of the London Plan 2011.

6. The hours of opening and closing of the park shall remain as existing.

Reason:

To safeguard the amenities of neighbouring residents and wider area in accordance with policies DM01, DM04 of the Adopted Barnet Development Management Policies DPD (2012), CS NPPF and CS1 of the Adopted Barnet Core Strategy DPD (2012) and 1.1, 7.4, 7.5 and 7.6 of the London Plan 2011.

## **INFORMATIVE(S):**

- 1 i) In accordance with paragraphs 186 and 187 of the NPPF, the Council takes a positive and proactive approach to development proposals, focused on solutions. The Local Planning Authority has produced planning policies and written guidance to guide applicants when submitting applications. These are all available on the Council's website. A pre-application advice service is also offered. The Local Planning Authority has negotiated with the applicant / agent where necessary during the application process to ensure that the proposed development is in accordance with the Council's relevant policies and guidance.

## **1. MATERIAL CONSIDERATIONS**

### National Planning Policy Framework

The determination of planning applications is made mindful of Central Government advice and the Local Plan for the area. It is recognised that Local Planning

Authorities must determine applications in accordance with the statutory Development Plan, unless material considerations indicate otherwise, and that the planning system does not exist to protect the private interests of one person against another.

The 'National Planning Policy Framework' (NPPF) was published on 27 March 2012. This is a key part of the Governments reforms to make the planning system less complex and more accessible, and to promote sustainable growth.

The London Plan is recognised in the NPPF as part of the development plan.

The NPPF states that "good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people."

NPPF retains presumption in favour of sustainable development. This applies unless any adverse impacts of a development would "significantly and demonstrably" outweigh the benefits.

#### The Mayor's London Plan July 2011:

The London Development Plan is the overall strategic plan for London, and it sets out a fully integrated economic, environmental, transport and social framework for the development of the capital to 2031. It forms part of the development plan for Greater London.

The London Plan provides a unified framework for strategies that are designed to ensure that all Londoners benefit from sustainable improvements to their quality of life.

#### Relevant Local Plan (2012) Policies:

Barnet's Local Plan is made up of a suite of documents including the Core Strategy and Development Management Policies Development Plan Documents (DPD). Both DPDs were adopted on 11th September 2012

Relevant Core Strategy DPD (2012): Policies CS NPPF, CS1, CS5, CS7, CS12,

Relevant Development Management DPD (2012): Policies DM01, DM03, DM06.

#### Relevant Planning History:

<b>Application:</b>	Planning	<b>Number:</b>	F/04955/13
<b>Validated:</b>	24/10/2013	<b>Type:</b>	APF
<b>Status:</b>	REG	<b>Date:</b>	
<b>Summary:</b>	DEL	<b>Case Officer:</b>	Denisse Celi
<b>Description:</b>	Alterations to existing park to create a Pocket Park including conversion of existing unfenced basketball court into a fenced multi use games area (MUGA), conversion of existing fenced concrete football pitch into a grassed children's play area, installation of additional children's play equipment, seating, picnic tables, table tennis table, new surfacing and landscaping. Tree planting, new raised beds and a new pedestrian access route between Kara Way and the Depot Approach		

### Consultations and Views Expressed:

Neighbours Consulted: 87      Replies: 9  
Neighbours Wishing To Speak 1

The comments raised may be summarised as follows:

No objections received.

Letters in support can be summarised as:

- Benefit from greenery
- Appeal to wider user groups
- More attractive space
- Better security
- Support formation of path between Kara Way and Depot Approach
- Relocation of noisy football pitch away from terraces is positive.
- Relocation of football pitch away from public highway is positive with regards to safety
- Increase of natural vegetation will improve space

Comments can be summarised as:

- Ensure the playground is locked at night for noise and security issues
- Preference for fruit trees which some residents are willing to prune and train.
- Concern with through access linking Cricklewood Lane with Cricklewood Broadway as it will also involve the Railway terraces
- Rowan trees being lost at entrance should be replaced with similar.
- Plans have been well-circulated and community informed.
- Recommend that path is accessed separately from park for safety

### Internal /Other Consultations:

- London Borough of Camden – raise no objection.
- Green Spaces (inc Allotments) – N/A
- Residents' Community Association – Support the application

Date of Site Notice: 31 October 2013

## **2. PLANNING APPRAISAL**

### Site Description and Surroundings:

The application site is the Cricklewood Playground located on a corner plot at the junction of Kara Way and Depot Approach in Cricklewood. It lies within opposite adjacent to the Railway Terraces Conservation Area (to the north). The site borders a timber yard to the west and Beacon Bingo Hall to the south. To the east of the site is a carpark serving several commercial units.

The playground covers an area of approximately 0.28 ha, which is mostly covered in hardstanding. It is accessed only from Kara Way with no direct or formalised footpath from Depot Approach.

## Proposal:

The applicant seeks planning permission for alterations to the existing park comprising of:

- Conversion of existing unfenced basketball court with a fenced multi-use games area (MUGA)
- Conservation of existing fenced concrete football pitch with a grassed children's play area.
- Installation of additional children's play equipment, seating, picnic tables, tennis table
- New surfacing and landscaping including tree planting
- New pedestrian access route between Kara Way and Depot Approach.

## Planning Considerations:

Paragraph 70 of the NPPF states that to deliver the social, recreational and cultural facilities and services the community needs, planning decisions should plan positively for the provision of sports venues to enhance the sustainability of communities and residential environments.

Paragraph 73 of the NPPF states that access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities.

Policy 3.19 of the London Plan states that development proposals that increase or enhance the provision of sports and recreation will be supported. It further states that the provision of floodlighting should be supported unless the floodlighting gives rise to demonstrable harm to local community or biodiversity.

The Pocket Park scheme is part of the Mayor of London's Great Outdoors programme to improve streets, squares, parks, and canal and riverside spaces across London. The Mayor of London is directly supporting the creation and enhancement of 100 pocket parks through a funding programme launched in November 2012. The Pocket Parks initiative aims to provide 100 new or enhanced pocket parks and public spaces across London to be delivered by March 2015.

Policy DM01 (c, d) of the Local Plan states that development proposals should ensure attractive, safe and vibrant areas to reduce the fear of crime. Section (j) requires the adequate distribution of hard and soft landscaping which make a positive contribution to the landscape and contributes to biodiversity including the retention of existing wildlife habitat and trees.

Policy DM03 of the Local Plan states that proposals should demonstrate inclusivity and accessibility and the design should recognise and help balance everyone's needs.

Policy DM06 specifies that development shall preserve and enhance the character and appearance of Conservation Areas.

The general principle of the use of the site for sporting activities is established. The main material consideration is whether the alterations to the park are positive and provide a suitable environment for the community.

Currently the park is only accessed from Kara Way. The proposal includes the provision for new pedestrian access from Depot Approach. This is considered a positive addition which will encourage connectivity with the general area linking Kara Way to Depot Approach.

The existing entrance into the park will be relocated to a more central position on Kara Way and there will be a significant increase in grassed areas. A new MUGA area will replace the existing basketball court to the south and the ball court to the west will be removed to incorporate a play area. The MUGA will be enclosed by a 6metre fence and this will ensure that the play area is safe for those outside. Rubber bounded children's play area will be located to the north of the site.

The proposal involves planting additional trees along the perimeter of the park to enhance the landscape on site. Examples have been provided the seating which are considered positive additions to the park.

The existing perimeter fence will be painted in dark green and a new gate will be added at Depot Approach.

It is considered that the overall alterations to the existing park will revitalise the area and provide a positive space for the nearby community. The Council support the scheme which is compliant with the relevant Local Plan policies and is a positive addition which reflects the character of the nearby conservation Area.

### **3. COMMENTS ON GROUNDS OF OBJECTIONS**

No objections received.

### **4. EQUALITIES AND DIVERSITY ISSUES**

The proposals do not conflict with either Barnet Council's Equalities Policy or the commitments set in our Equality Scheme and supports the council in meeting its statutory equality responsibilities. The proposals provide level access and will create spaces for a wider variety of users.

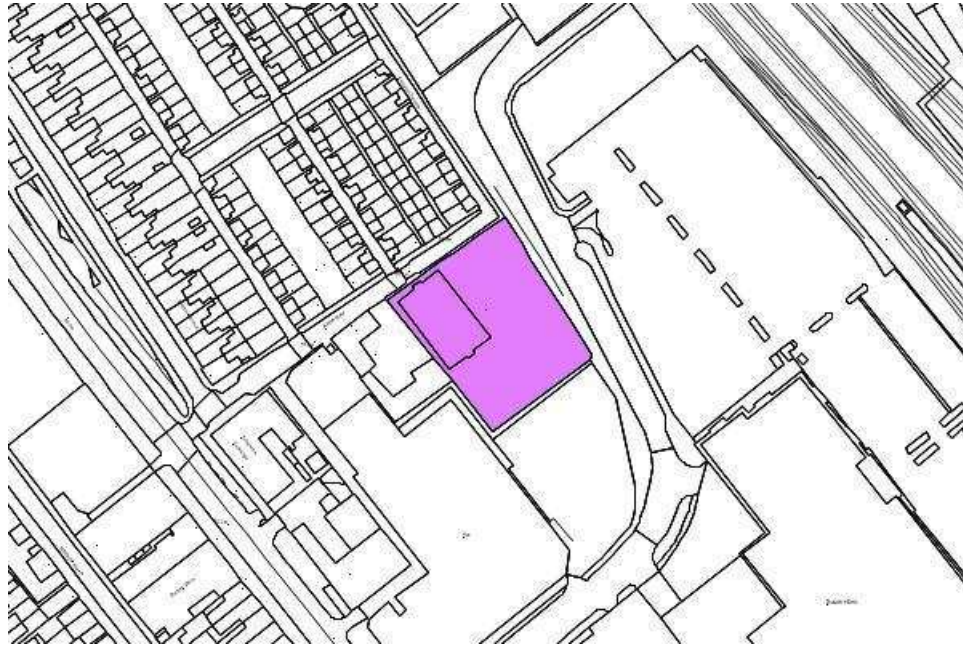
### **5. CONCLUSION**

Having taken all material considerations into account, it is considered that subject to compliance with the attached conditions, the proposal would comply with the Council's policies and guidelines and would not cause unacceptable harm to the area, local roads or the amenities of any neighbouring property.

It is therefore recommended that the application be **APPROVED**.

**SITE LOCATION PLAN: Cricklewood Playground, Kara Way, London**

**REFERENCE: F/04955/13**



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