

Application ref: 2021/0898/P
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Hawkins\Brown Architects LLP
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

Agar Grove Estate Development Site
Agar Grove
London
NW1 9SN

Proposal:

Details required by part condition 52 (Construction Management Plan only relating to Phase 3 (Blocks J K L)) of planning permission ref 2013/8088/P dated 04/08/2014 (as amended by 2019/4280/P dated 13/10/2020) (for Demolition of all existing buildings and structures except Lulworth House and Agar Children's Centre and erection of new buildings ranging between 4 and 18 storeys in height along with the refurbishment and extension of Lulworth House to provide Class C3 residential units; a community facility; 2 flexible retail shop or restaurant and cafe units; business space; 2 flexible retail shop, business or non-residential institution; and associated works).

Drawing Nos: Construction/ Demolition Management Plan pro forma dated 19/6/20; Dust Policy for Demolition works; Agar Grove noise policy for Demolition works; Site access and red routes plan; AGC377-GRA-1C-XX-DR-L-1121 Rev 02; Monthly Dust Monitoring Report template prepared by Hill dated July 2022; Turnkey Dust Monitor Service / Calibration Certificate x 4 dated 19/05/21; Monthly Dust Monitoring Report prepared by Hill dated 29/07/22

The Council has considered your application and decided to grant permission.

Informative(s):

1 Reason for granting approval-

A Construction Management Plan has been submitted alongside sound and dust policies. The information has been reviewed by Council officers from Transport, Air Quality and Environmental Health teams and is considered acceptable. The submitted details demonstrate that the pedestrian environment and the amenities of the area generally would be protected and that the free flow of traffic would be ensured.

The submitted details are consistent with the general expectations of the approved scheme and are acceptable in all other respects.

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 DM1, A1, A4, CC4 and T4 of the Camden Local Plan 2017.

- 2 You are reminded that conditions 2 (Sample panels of facing brickwork for phases 4-6), 3 (part f relating to solar panels for phase 4-6 and parts a-e relating to drawings or samples of materials for phases 4-6 and parts h (design code of principles for route) for phase 4), 6 (accessible and adaptable dwellings M4(2) for phases 4-6), 8 (part d-f Wheelchair adaptable dwellings for phase 4-6), 9 (waste and recycling), 11 (cycle storage), 14 (mechanical ventilation for phases 4-6), 21 (wind tunnel survey), 22 (mobility scooter storage), 23 (lighting strategy for phases 4-6), 24 (living roofs for phases 4-6), 25 (bird and bat boxes for phases 4-6), 26d-f (landscaping for phases 4-6), 28 (tree protection measures for phases 4-6), 30 (water supply infrastructure for phases 4-6), 31 (piling methodology and works program for phases 4-6), 35 (reappraisal of viability), 38 (community facilities contribution), 39 (health facilities contribution), 41 (code for sustainable homes phases 4-6), 42 (BREEAM) 43 (Energy Statement and Passivhaus certification for phases 2-6), 50 (approval in principle), 52 (Construction Management Plan for phases 4-6), 53 (London cycle hire contribution), 54 (electric vehicle charging and monitoring) and 56 (employment space delivery strategy) of planning permission 2013/8088/P granted on 04/08/2014 are outstanding and require details to be submitted and approved.

You are advised that details have been submitted for conditions 7 (alterations to the approved wheelchair housing features and facilities), 8 (wheelchair adaptable/adapted accessible dwellings) and 9 (waste and recycling), all conditions relating to phase 3 of planning permission 2013/8088/P granted on 04/08/2014, and these details are currently being assessed.

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:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name and title.

Daniel Pope
Chief Planning Officer