

Application ref: 2023/4328/P
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Date: 11 December 2023

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Hawkins Brown
The Press Centre
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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 of accessible, adapted and adaptable dwellings as required by condition 6 of planning permission 2013/8088/P, dated 04/08/2014 (as amended by 2019/4280/P, dated 13/10/2020 and 2022/2359/P, dated 20/12/2022) (for: demolition of existing buildings and structures except Lulworth House and Agar Children's Centre (residential units and retail units) and erection of new buildings along with the refurbishment and extension of Lulworth House to provide residential units; a community facility; retail units, business space, non-residential institution)

Drawing Nos: Block I: M4(3)(2)(b) units I-A-00-01 / I-B-00-01 / I-B-00-02 Compliance Plans: AGV-HBA-I-00-DR-A-200447 (Unit Type 01, Wheelchair, Compliance Plan for Plot I-B-00-02) AGV-HBA-I-00-DR-A-200448 (Unit Type 02, Wheelchair, Compliance Plan for Plot I-A-00-01) AGV-HBA-I-01-DR-A-200449 (Duplex Type 01, Wheelchair, Compliance Plan for Plot I-B-00-01)

Block JKL: M4(3)(2)(a) units. JKL-A-00-05, 06, 07 JKL-B-00-01, 02, 03, JKL-C-00-01, 02 Compliance Plans: AGV-HBA-JKL-00-DR-A-200950 (Type 01, Plots A-00-05, B-00-02, A-00-07) AGV-HBA-JKL-00-DR-A-200951 (Type 02, Plots A-00-06, B-00-01, C-00-02, B-00-03) AGV-HBA-JKL-00-DR-A-200953 (Type 05, Plots C-00-01)

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

Informative(s):

- 1 This application seeks to discharge condition 6 of planning permission 2022/2359/P dated 20.12.22. The condition 'Accessible, adapted and adaptable dwellings' requires that 'All units shall be designed and constructed in accordance with Building Regulations Part M4(2)' and some (listed on the DN) to be constructed to M4(3)2a and 2b, and for evidence of compliance to be submitted and approved prior to occupation of each block.

The submitted plans show that 7 units in blocks JKL are to be built to BR M4(3)2a and 3 units in Block I are to be built to M4(3)2b. All other units on the development (115 dwellings) are being built to M4(2). All of which satisfies this condition.

The full impact of the proposed development has already been assessed. On this basis, the submitted details are in accordance with the requirements of policies H6 and C6 of the London Borough of Camden Local Plan 2017 and condition 6 for Phase 3 can be discharged.

- 2 You are reminded that conditions 2 (Sample panels of facing brickwork for phases 4-6), 3 parts a-f relating to drawings or samples of materials for phases 4-6, 6 (accessible and adaptable dwellings M4(2) for phases 4-6), 8 (part d-f Wheelchair adaptable dwellings for phase 4-6), 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), 26 d-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 3-6), 52 (Construction Management Plan for phases 4-6) and 54 (electric vehicle charging and monitoring) 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 30 (water supply) for phase 3 and 56 (employment space delivery strategy), conditions related to phase 4 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 in the upper left quadrant of the page.

Daniel Pope
Chief Planning Officer