

Application ref: 2023/4658/P
Contact: Josh Lawlor
Tel: 020 7974 2337
Email: Josh.Lawlor@camden.gov.uk
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Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Mr. Ben Clarke
The Power House
Gunpowder Mill
Powdermill Lane
London
EN9 1BN
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

Block B
Agar Grove Estate
Agar Grove
London
NW1 9SS

Proposal: Details to discharge Condition 30 (Water Supply Infrastructure) of planning permission 2022/2359/P dated 20/12/22: Before the relevant phase e) phase 4; f) phase 5; g) phase 6) of the development commences, impact studies of the existing water supply infrastructure have been submitted to, and approved in writing by, the local planning authority (in consultation with Thames Water). The studies should determine the magnitude of any new additional capacity required in the system and a suitable connection point. For phases a) phase 0; b) phase 1; c) phase 2; d) phase 3; details must be implemented in accordance with application ref 2015/4260/P dated 18/09/2015; 2021/2862/P dated 28/11/2022. Reason: To ensure that the water supply infrastructure has sufficient capacity to cope with the additional demand, in order to safeguard the amenities of the area generally, in accordance with the requirements of policies CC3 and A1 of the London Borough of Camden Local Plan 2017.

Drawing Nos: Clean Water Capacity Report DS6092479

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

Informative(s):

1 Reasons for approval:

Impact studies of the existing water supply infrastructure have been submitted (in consultation with Thames Water) to determine the magnitude of any new additional capacity required in the system and a suitable connection point.

The full impact of the proposed development has already been assessed. The proposed details would not have a harmful impact on the appearance of the host buildings and streetscene, on the character of the area or on neighbouring amenity.

The Thames Water clean water modelling and water capacity confirm that the water supply infrastructure has sufficient capacity to cope with the additional demand to safeguard the amenities of the area generally, in accordance with the requirements of policies CC3 and A1 of the London Borough of Camden Local Plan 2017.

2 You are reminded that conditions 3 parts e-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), 21 (wind tunnel survey), 22 (mobility scooter storage), 23 (lighting strategy for phases 4-6), 24 (living roofs 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), 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 for 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, conditions related to phase 4, 14 (mechanical ventilation for phases 4-6), 20 (CCTV Strategy), 28 (tree protection measures for phases 4-6), 25 (bird and bat boxes for phases 4-6), 26 d-f (landscaping for phases 4-6), 30 (Water Supply Infrastructure) for phase 3, 31 (Piling method statement), 41 (code for sustainable homes phases 4-6), 52 (construction management plan), 56 (employment space delivery strategy) 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 2023.

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 corner of the page.

Daniel Pope
Chief Planning Officer