

Application ref: 2023/5295/P
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Date: 10 January 2024

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

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
Block B
Agar Grove Estate
London
NW1 9SS

Proposal:
Details to discharge Condition 41 (Code for Sustainable Homes) of planning permission 2022/2359/P dated 20/12/22.

Drawing Nos:
Agar PH2 Block B - CSH Assessment Tracker Addendum 2014_V1 -30.11.23, Agar Grove 2a Cover Letter Condition 41

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

Informative(s):

1 Reasons for approval:

The condition requires the scheme to achieve Code for Sustainable Homes level 4 with 50% of the unweighted credits in the Energy and Water Sections and best endeavours to achieve 50% of the unweighted credits in the Materials sections.

The scheme achieves 69.71 credits with the required Code Level 4 being 68. The scheme achieves 77% for Energy, 50% for Water and 71% for Materials.

As such the details show energy and resource efficiency measures in accordance with the requirements of policies DM1, CC1, CC2, CC3, and CC4 of the London Borough of Camden Local Plan 2017.

- 2 You are reminded that Conditions 2 (Sample panels of facing brickwork for phases 4-6), 3 (part 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 2 (Sample panels of facing brickwork for phases 4-6), 3 (parts a-f) relating to drawings or samples of materials and part d for phases 4-6. Conditions related to phase 4, 14 (mechanical ventilation for phases 4-6), 28 (tree protection measures for phases 4-6), 26 (parts d-f) (landscaping for phases 4-6), 30 (Water Supply Infrastructure). For phase 3, 31 (Piling method statement), 52 (construction management plan), 55 (Land Contamination Plots 5 and 6), 56 (employment space delivery strategy), 61 (Site investigation and Submission of a Remediation Scheme for plots 5 & 6) and 120 (Highways works plots 5 & 6) 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



Daniel Pope
Chief Planning Officer