

Application ref: 2023/5274/P
Contact: Josh Lawlor
Tel: 020 7974 2337
Email: Josh.Lawlor@camden.gov.uk
Date: 12 January 2024

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
London
NW1 9SS

Proposal:

Details to discharge Condition 25 part D (Phase 4) (Bird & Bat Boxes) of planning permission reference 2022/2359/P dated 20/12/22 For phases a) phase 1; b) phase 2; c) phase 3 details must be implemented in accordance with applications ref 2015/3603/P dated 18/03/2016; 2018/2817/P dated 12/11/2018; 2021/2862/P dated 28/11/2022

Drawing Nos: AGV-HBA-BZ-ZZ-DR-A-080224, AGV-HBA-BZ-ZZ-DR-A-080223, AGV-HBA-BZ-ZZ-DR-A-080222, AGV-HBA-BZ-ZZ-DR-A-080221, AGV-HBA-BZ-XX-RP-A-000005.

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

Informative(s):

1 Reasons for approval:

The applicant has provided details of the bird and bat nesting boxes/brick for phases a) phase 1; b) phase 2; c) phase 3 details. This approval of details application is for part D (Phase 4) of condition 25. 18 bird and bat nesting boxes and bricks are provided on this part of the masterplan site to improve

biodiversity. The Council's Nature and Conservation Officer has reviewed the details and confirmed that they are acceptable.

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 street scene, on the character of the conservation area or on neighbouring amenities.

The details are in accordance with the London Plan 2023 and policies A3 and CC2 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 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 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 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), 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 the National Planning Policy Framework.

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