

Application ref: 2023/5380/P  
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**Development Management**  
Regeneration and Planning  
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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 2 part D (Sample Panels of all the Facing Brickwork) of planning permission 2022/2359/P dated 20/12/22 (for demolition of existing buildings and structures except Lulworth House and Agar Children's Centre (249 existing Class C3 residential units and 2 retail units), 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 (Class D1); 2 flexible retail shop (Class A1) or restaurant and cafe (Class A3) units; business space (Class B1(a)); 2 flexible retail shop (Class A1), business (Class B1) or non-residential institution (Class D1) units).

Drawing Nos: Brick Bonding Type Visual Schedule

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

#### **Informative(s):**

- 1 Reasons for approval:

The condition requires a sample panel of all facing brickwork demonstrating the proposed colour, texture, face-bond and pointing. A visual schedule of the brick bonding, which shows the multi-textured red brick, has been provided. It has a horizontal bond stretcher following the curve of the arch. It would have bucket handle pointing, and the tone and texture of the Janinhoff bricks have been reviewed by the Council's Urban Design Team, which supports the proposed details.

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 conservation area or neighbouring amenity.

As such the details are in accordance with the requirements of policy D1 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 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), 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

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

Daniel Pope  
Chief Planning Officer