

Application ref: 2023/1506/P
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Date: 14 November 2023

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CMA Planning
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
Lulworth
Ground Floor Office
Wrotham Road
London
NW1 9SS

Proposal: Details of design code of principles for the future sharing of the route along the eastern side of the site, as required by condition 3 [part 5(h)] 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: Agar Grove, Camden, Plot B / Phase 2a (also known as Phase 3) Landscape (dated October 2023)

The Council has considered your application and decided to approve the details.

Informative(s):

1 Reasons for granting permission:

This application seeks to discharge condition 3 (h) of planning permission 2022/2359/P dated 20.12.22. The condition requires the submission of a

'design code of principles for the future sharing of the route along the eastern side of the site' before the relevant parts of the works within relevant phase 4 commence.

A design code document has been submitted that addresses the future sharing of the route to the east, adjacent to Camley Street. It allows for access by pedestrians and cyclists between the two sites and indicates demountable boundary railings which will be reviewed in consultation with the Camley Street project team and updated as appropriate in response to the neighbouring development.

The full impact of the proposed development has already been assessed. On this basis, the submitted details are in accordance with the requirements of policy D1 of the London Borough of Camden Local Plan 2017 and parts(h) of condition 3 of Phase 3 can be discharged.

- 2 The approved Design Code acknowledges that neighbouring land to the east of the site may come forward for development in the future. Camley Street is a site which is allocated for development in the Camley Street Neighbourhood Development Plan (2021). The eastern boundary of the Agar Grove site has been designed on the basis of the existing condition with a pedestrian and cycle link to connect to Camley Street and replacement of the existing high level boundary wall with demountable railings. However, the design code recognises that further alterations to the boundary will be required in the future in order to successfully integrate the two respective development, and has been designed with that in mind. The local planning authority requires positive collaboration between the respective development/design teams for Agar Grove and Camley Street as proposals for the latter site emerge and, in due course, would require details of these further boundary changes to be submitted to the local planning authority for approval.
- 3 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), 53 (London cycle hire contribution), 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 6 (accessible and adaptable dwellings), 8 (wheelchair adaptable/adapted accessible dwellings), 20 (CCTV), 30 (Water Supply), 53 (cycle hire contribution), all conditions relating to phase 3, as well as 30 (water supply) 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 above the typed name and title.

Daniel Pope
Chief Planning Officer