

Application ref: 2023/5377/P
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Date: 8 February 2024

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Hill Partnerships
The Power House
Gunpowder Mill
Powdermill Lane
Walltham Abbey
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 14 (Mechanical Ventilation Inlets) of planning permission 2022/2359/P dated 20/12/22.

Drawing Nos: AGV-HBA-BZ-XX-RP-A-000004, AGV-HBA-BZ-ZZ-SK-A-210452-P1, AGV-HBA-BZ-ZZ-SK-A-210453-P1, AGV-HBA-BZ-ZZ-SK-A-210447.

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

Informative(s):

1 Reasons for approval:

The mechanical ventilation inlet and outlet locations are located on the soffit of each residential balcony. The inlet location is located away from the outlet and as such is considered acceptable from an air quality perspective. For the commercial they would be in the form of a metal decorative panel in front of louvered zone for ground and first floor which is also acceptable in terms of air quality.

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 on neighbouring amenity.

As such the details are in accordance with the requirements of policies A1 and CC4 of the 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, 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



Daniel Pope
Chief Planning Officer