

Application ref: 2023/4959/P
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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
Agar Grove
London
NW1 9SS

Proposal:

Details to discharge Condition 28 (Tree Protection Measures) of planning permission 2022/2359/P dated 20/12/22. (for: Variation of condition 63 (approved plans), 61 (housing mix), of planning permission ref: 2013/8088/P dated 04/08/2014 (as amended by 2020/0468/P dated 16/02/2020) 2019/4280/P (as amended) (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), namely to allow adjustments to Block B, including addition of second stair cores and evacuation lifts; revised unit mix; reduction in 11 units; additional cycle storage; and changes to external appearance

Drawing Nos: Tree Survey, Arboricultural Impact Assessment Preliminary Arboricultural Method Statement & Tree Protection Plan Ref. 9513, 9513-D-AIA

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

Informative(s):

1 Reasons for approval:

In relation to condition 28, the applicant has submitted an Arboricultural Impact Assessment, Method Statement, and Tree Protection Plan which have been prepared in accordance with the feasibility and planning section of BS5837:2012 "Trees in relation to design, demolition and construction - Recommendations". The Council's Tree Officer has reviewed these documents and has confirmed that all trees to be retained on site would be adequately protected from damage. As such condition 28 can be discharged.

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 general accordance with policies A2 and A3 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 2023.

You can find advice about your rights of appeal at:

Yours faithfully

A handwritten signature in black ink, appearing to read 'DP', is centered on the page.

Daniel Pope
Chief Planning Officer