

Ms Joanne Clark
Principal Planning Officer
Development Management
London Borough of Camden
2nd Floor
5 Pancras Square
London N1C 4AG



113 The Timberyard
Drysdale Street
London N1 6ND

18th March 2024

Dear Ms Clark

**AGAR GROVE ESTATE
APPLICATION FOR NON-MATERIAL MINOR AMENDMENT TO PLANNING PERMISSION
REF:2022/2359/P**

On behalf of our client, the London Borough of Camden (Supporting of Communities Directorate), we hereby enclose an application for approval of a non-material minor amendment to planning permission ref: 2022/2359/P to correct the decision notice for the Agar Grove Estate development.

Planning permission was originally granted by the Council in August 2014 (ref: 2013/8088/P) for the comprehensive redevelopment of the Agar Grove estate to deliver new homes for the community along with a series of retail, business and community spaces. The multi-phased project is part way through construction and a number of material amendments to the scheme have been approved by the local planning authority, namely, 2019/4280/P; 2020/0468/P; 2022/2359/P.

This application seeks a non-material minor amendment (NMA) to planning permission referenced 2022/2359/P, which was granted on 20th December 2022. The decision notice for 2022/2359/P sets out a range of replacement conditions, however, the wording for condition 61 needs amending. The wording for the condition as set out on the decision notice is below, with the words to be removed shown struck through and the words to be added in shown in red underlined font.

"REPLACEMENT CONDITION 61

Number and mix of residential units

The residential element of the development hereby approved shall provide ~~507~~ 496 residential units comprising 251 market, 40 intermediate and 205 social rent units. The breakdown of the units shall be as follows: Plot A - 38 units; Plot B - ~~95~~ 94 units; Plot C / D - 14 units; Plot E - 20 units; Plot F - 14 units; Plot G - 23 units; Plot H - 20 units; Plot I - 40 units; Plot J / K / L - 85 units; and Lulworth House - 148 units.

Reason: For the avoidance of doubt and in the interest of proper planning."



It appears as if two minor 'typo' errors have occurred in the wording for this condition, which is apparent when one looks at the breakdown of units in the first sentence (ie $251+40+205=496$) and in the second sentence ($38+94+14+20+14+23+20+40+85+148=496$). Whilst this is a minor correction, it is felt important to make so it is clear just how many dwellings will be delivered.

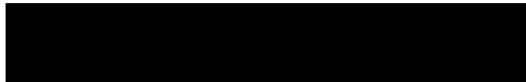
There are no changes proposed to the scheme itself, just this correction of the decision notice.

Section 96A of the 1990 Act (as amended) allows a local planning authority to make a change to a planning permission if it is satisfied that the change is not material. There is no statutory definition of 'non-material' and so it is necessary for the local planning authority to be satisfied that the changes are non-material which will depend on the effects of the amendment bearing in mind its context.

In this instance it is considered that the proposed amendment is non-material as the changes would not give rise to any additional planning considerations that were not taken into account at the time of the original decision.

We trust the enclosed application is in order, however, please do not hesitate to contact this office should you have any queries.

Yours sincerely



CMA Planning