

Application ref: 2024/0620/P  
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Date: 18 April 2024

**Development Management**  
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Hawkins Brown  
30 Clerkenwell Road  
London  
EC1M 5PG

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Grant of Non-Material Amendments to planning permission**

Address:

**Agar Grove Estate Development Site**  
**Agar Grove**  
**London**  
**NW1 9SN**

Proposal: Non-Material Amendment to planning reference 2023/0362/P dated 12/02/2024 for variation of condition no. 61 (Approved drawings and documents (II/V)) of planning permission reference 2019/4280/P dated 13/10/2020 (which amended 2013/8088/P dated 04/08/2014 in relation to blocks JKL and I, and was amended under 2022/2359/P dated 20/12/2022 in relation to block B) and was amended by NMA 2022/1944/P which further amended blocks JKL and I. NAMELY: changes to Block I (Design of Courtyard and Railings and Bin Store); Block H (Cycle Store) and Block JKL (Bin Store, Cycle Storage & Substation Elevation).

Drawing Nos: Revised:

AGV-HBA-I-ZZ-DR-A-200200\_P3  
AGC377-GRA-1C-XX-DR-L-1121\_C4  
AGV-HBA-JKL-ZZ-DR-A-200200\_P5  
AGV-HBA-JKL-00-DR-A-080100\_P5  
AGV-HBA-JKL-00-DR-A-900401\_P8  
AGV-HBA-JKL-ZZ-DR-A-900400\_P3

Design and Access Statement dated April 2024 240411\_NMA-Phase 1C\_Compressed

The Council has considered your application and confirms that the proposals are acceptable as non-material amendments to the planning permission set out above.

For the purposes of this decision, condition no. 61 (Approved drawings and documents (II/V)) of planning permission 2023/0362/P shall be replaced with the following condition:

#### REPLACEMENT CONDITION 61

The development hereby permitted shall be carried out in accordance with the following approved plans-

Approved drawings and documents (II/V)

Block G:

T14011\_ART\_DR\_A\_1bG00\_PL\_100, T14011\_ART\_DR\_A\_1bG00\_PL\_101, T14011\_ART\_DR\_A\_1bG00\_PL\_102, T14011\_ART\_DR\_A\_1bG00\_PL\_103, 011\_ART\_DR\_A\_1bG00\_PL\_104, T14011\_ART\_DR\_A\_1bG00\_PL\_105, T14011\_ART\_DR\_A\_1bG00\_PL\_106, T14011\_ART\_DR\_A\_1bG00\_PL\_107, T14011\_ART\_DR\_A\_1bG00\_PL\_108, T14011\_ART\_DR\_A\_1bG00\_PL\_109, T14011\_ART\_DR\_A\_1bG00\_PL\_110, T14011\_ART\_DR\_A\_1bG00\_PL\_111, 1423\_DWG\_PL\_G\_00\_230, 1423\_DWG\_PL\_G\_00\_231, 1423\_DWG\_PL\_G\_00\_232, T14011\_ART\_DR\_A\_1B\_G\_00\_PL\_302 PL7, T14011\_ART\_DR\_A\_1bG00\_PL\_300,, T14011\_ART\_DR\_A\_1bG00\_PL\_304, T14011\_ART\_DR\_A\_1bG00\_PL\_306, T14011\_ART\_DR\_A\_1bG00\_PL\_310, T14011\_ART\_DR\_A\_1B\_G\_00\_GA\_601 C

Block H:

T14011\_ART\_DR\_A\_1bH00\_PL\_100, T14011\_ART\_DR\_A\_1bH00\_PL\_101, T14011\_ART\_DR\_A\_1bH00\_PL\_102, T14011\_ART\_DR\_A\_1bH00\_PL\_103, T14011\_ART\_DR\_A\_1bH00\_PL\_104, 1423\_DWG\_PL\_H\_00\_205, 1423\_DWG\_PL\_H\_00\_230, 1423\_DWG\_PL\_H\_00\_231, T14011-ART-DR-A-1B-H-00-PL-302 PL06, T14011-ART-DR-A-1B-H-00-PL-306 PL06, T14011-ART-DR-A-1B-H-00-PL-300 PL06, T14011-ART-DR-A-1B-H-00-PL-304 PL08, T14011\_ART\_DR\_A\_1bH00\_PL\_310, T14011\_ART\_DR\_A\_1bH00\_PL\_311, T14011\_ART\_DR\_A\_1B\_H\_00\_DD\_852 C2, T14011\_ART\_DR\_A\_1B\_B-00-GA-006 C3, T14011\_ART\_DR\_A\_1B\_B-00-GA-061 C2 T14011\_ART\_DR\_A\_1B\_B-00-GA-06 C3, T14011\_ART\_DR\_A\_1B\_H\_00\_GA\_066 C5

Block I:

AGV-HBA-I-ZZ-DR-A-200200\_P3, AGC377-GRA-1C-XX-DR-L-1121\_C4 1901-07-100 P04, 1901-07-101 P02, 1901-07-102 P02, 1901-07-103 P02, 1901-07-104 P02, 1901-07-105 P02, 1901-07-211 P02, 1901-07-400 P01, 1901-07-401 P01, 1901-06-106\_T02 , AGV-HBA-I-ZZ-DR-A-200301 P04, AGV-HBA-I-ZZ-DR-A-200304 P04, 1901-07-310\_P02, 1901-07-313\_P02, 1901-07-312\_P03, 1901-07-311\_P02, AGV-HBA-I-ZZ-DR-A-080200 P04, AGV-MXF-I-RF-DR-J-300111 P03, AGV-MXF-I-RF-DR-J-300112 P03

Block J, K, L:

Design and Access Statement dated April 2024 240411\_NMA-Phase

1C\_Compressed, AGV-HBA-JKL-ZZ-DR-A-200200\_P5, AGV-HBA-JKL-00-DR-A-080100\_P5, AGV-HBA-JKL-00-DR-A-900401\_P8, AGV-HBA-JKL-ZZ-DR-A-900400\_P3

AGV-HBA-NE-00-DR-A-08-0101 P03, AGV-HBA-NE-00-DR-A-08-0102 P02, AGV-HBA-NE-00-DR-A-08-0103 P02, AGV-HBA-NE-00-DR-A-08-0104 P02, AGV-HBA-NE-00-DR-A-08-0105 P02, AGV-HBA-JKL-06-DR-A-270106 P05, AGV-HBA-JKL-ZZ-DR-A-200301 P05, AGV-HBA-JKL-ZZ-DR-A-200310 P05, AGV-HBA-JKL-ZZ-DR-A-200311 P04, AGV-HBA-NE-XX-DR-A-08-0200 P02, AGV-HBA-JKL-XX-DR-A-080201 P4, AGV-HBA-NE-XX-DR-A-08-0201. P04, AGV-HBA-JKL-XX-DR-A-080202. P04, AGV-HBA-NE-XX-DR-A-08-0202 P02, AGV-HBA-NE-XX-DR-A-08-0511 P02, 1423\_DWG\_PL\_JKL\_00\_280, 1423\_DWG\_PL\_JKL\_00\_281, 1423\_DWG\_PL\_JKL\_00\_282, 1423\_DWG\_PL\_JKL\_90\_001 Rev A, 1423\_DWG\_PL\_JKL\_90\_002 Rev A, 1423\_DWG\_PL\_JKL\_90\_010, 1423\_DWG\_PL\_JKL\_90\_011, AGV-MXF-JKL-RF-DR-J-300111 P07, AGV-MXF-JKL-RF-DR-J-300112 P05, AGV-MXF-JKL-RF-DR-J-300113 P06

Lulworth Block:

1423\_DWG\_PL\_LUL\_00\_200 Rev A, 1423\_DWG\_PL\_LUL\_00\_201 Rev A, 1423\_DWG\_PL\_LUL\_00\_202, 1423\_DWG\_PL\_LUL\_00\_203 Rev A, 1423\_DWG\_PL\_LUL\_00\_204, 1423\_DWG\_PL\_LUL\_00\_205. Rev A, 1423\_DWG\_PL\_LUL\_00\_206 Rev A, 1423\_DWG\_PL\_LUL\_00\_207 Rev A, 1423\_DWG\_PL\_LUL\_00\_208 Rev A, 1423\_DWG\_PL\_LUL\_00\_209, 1423\_DWG\_PL\_LUL\_00\_210, 1423\_DWG\_PL\_LUL\_00\_211 Rev A, 1423\_DWG\_PL\_LUL\_00\_212, 1423\_DWG\_PL\_LUL\_00\_213, 1423\_DWG\_PL\_LUL\_00\_214, 1423\_DWG\_PL\_LUL\_00\_215, 1423\_DWG\_PL\_LUL\_00\_216, 1423\_DWG\_PL\_LUL\_00\_217, 1423\_DWG\_PL\_LUL\_00\_218, 1423\_DWG\_PL\_LUL\_00\_219, 1423\_DWG\_PL\_LUL\_00\_220, 1423\_DWG\_PL\_LUL\_00\_221, 1423\_DWG\_PL\_LUL\_00\_222, 1423\_DWG\_PL\_LUL\_00\_230, 1423\_DWG\_PL\_LUL\_00\_250, 1423\_DWG\_PL\_LUL\_00\_251, 1423\_DWG\_SK140218\_JW\_01, 1423\_DWG\_SK140218\_JW\_02, 1423\_DWG\_SK140218\_JW\_03, 1423\_DWG\_PL\_LUL\_00\_280, 1423\_DWG\_PL\_LUL\_00\_281, 1423\_DWG\_PL\_LUL\_00\_282, 1423\_DWG\_PL\_LUL\_

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

Informative(s):

1 Reason for granting approval-

This Section 96A application seeks to make the following changes to the scheme:

Block I: There are changes to the Block I courtyard garden design, from railings to railings with metal infill panels to provide screening to residents using the gardens. A ramp is added, and the gate position is amended to courtyard gardens to provide level access for the wheelchair units.

Block H: There are changes to the external cycle store provision due to additional allocation in Block I; therefore, compensatory provision in Block H is not required; this allows for more generous and formalised landscaping in the area vacated by the superseded bays.

Block JKL: A vent has been added to Core C's bin store. This modification was deemed necessary as per the fire strategy, ensuring the safety of the building.

Block JKL: The aesthetic design of the external cycle storage for Block JKL has been altered. The previous steel frame is replaced with a masonry construction. This change reflects the architecture of the main block and provides a more secure and robust cycle store.

Block JKL: There are minor changes to the elevation of the substation. The coping detail is amended to reflect the main building, and the door sizes are altered.

Block I: There are minor changes to the bin store layout. The waste bins and enclosures are now in a single line for residents' convenience.

These changes are considered non-material in terms of design, residential amenity and transport. The full impact of the scheme has already been assessed by virtue of the previous approval granted on 2 023/0362/P dated 12/02/2024. In the context of the permitted scheme, it is considered that the amendment would not have any material effect on the approved scheme.

- 2 You are advised that this decision relates only to the changes highlighted on the plans and set out in the description and on the application form and shall only be read in the context of the substantive permission 2023/0362/P dated 12/02/2024 (which amended 2019/4280/P dated 13/10/2020 and 2013/8088/P dated 04/08/2014 in relation to blocks JKL and I and was amended under 2022/2359/P dated 20/12/2022 in relation to block B) and was amended by NMA 2022/1944/P and is bound by all the conditions and obligations attached to that permission.

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.

Yours faithfully



Daniel Pope  
Chief Planning Officer

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