

Application ref: 2023/5122/P
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Date: 25 March 2024

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Mr. Ben Clarke
The Power House
Gunpowder Mill
Powdermill Lane
London
EN9 1BN
United Kingdom

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 part D (Phase 4) of Condition 26 (Hard & Soft Landscaping) of planning permission 2022/2359/P dated 20/12/22

Drawing Nos: AGV-GRA-BZ-XX-DR-L-001003 - Phase 2A General Arrangement, AGV-GRA-BZ-XX-DR-L-001301 - Landscape Sections A-A, AGV-GRA-BZ-XX-DR-L-001302 - Landscape Sections B-B, AGV-GRA-BZ-XX-DR-L-001303 - Landscape Sections C-C, AGV-GRA-BZ-XX-DR-L-001304 - Landscape Sections D-D, AGV-GRA-BZ-XX-DR-L-001305 - Landscape Sections F-F, AGV-GRA-BZ-XX-DR-L-001306 - Landscape Sections H-H & I-I, AGV-GRA-BZ-XX-DR-L-001307 - Landscape Sections J-J, AGV-GRA-BZ-XX-DR-L-001308 - Landscape Sections K-K, AGV-GRA-BZ-XX-DR-L-002001 - Finished Level Strategy, AGV-GRA-BZ-XX-DR-L-003001 - Hard Landscape General Arrangement, AGV-GRA-BZ-XX-DR-L-003501 - Typical Boundary Details, AGV-GRA-BZ-XX-DR-L-003502 - Typical Hand rail detail, AGV-GRA-BZ-XX-DR-L-004001 - Soiling Strategy, AGV-GRA-BZ-XX-DR-L-005001 - Soft Landscape Strategy, AGV-GRA-BZ-XX-DR-L-005501 - Typical Tree Pit Details, AGV-GRA-BZ-XX-DR-L-005503 - Typical Planting Details, AGV-GRA-BZ-XX-DR-L-005504 - Typical Tree Pit Details, AGV-GRA-BZ-XX-DR-L-009001 - Legend, AGV-GRA-BZ-XX-SP-L-009003 - Hard & Soft Landscape Specification, AGV-GRA-BZ-ZZ-DR-L-105001 - Soft Landscape Strategy - All Roofs

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

Informative(s):

1 Reasons for approval:

Full details of all hard and soft landscaping and means of enclosure of all unbuilt open areas, including tree/plant species have been provided. The Council's Tree and Landscaping Officer has reviewed these details and confirms that they show a high-quality scheme in terms of landscape design and demonstrate the landscaping will be sustainable. As such, part D of condition 26 for phase 4 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, A3, and D1 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), 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), 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 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:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is positioned in the upper left corner of the page.

Daniel Pope
Chief Planning Officer