

Application ref: 2023/5298/P
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Date: 29 May 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 Condition 3 Parts A-C (Detailed drawings, or samples of materials as appropriate) of planning permission 2022/2359/P dated 20/12/22.

Drawing Nos: AGV-HBA-BZ-XX-RP-A-000003 - PlanningCondition

3_Detailed_Drawings, AGV-HBA-BZ-ZZ-SK-A-210440-Typical_Bay_Plan_Detail, AGV-HBA-BZ-ZZ-SK-A-210442-Typical_Section_Through_W, AGV-HBA-BZ-ZZ-SK-A-210445-Section_Detail_Through_Fa, AGV-HBA-BZ-ZZ-SK-A-210447-

Balcony_Section_Detail, AGV-HBA-BZ-ZZ-SK-A-210450-Archway_Section_Detail,

AGV-HBA-BZ-ZZ-SK-A-210451-Archway_Plan_Detail, AGV-HBA-BZ-ZZ-SK-A-

210455-Main_Entrance_Canopy_-_Se, AGV-HBA-BZ-ZZ-SK-A-210456-Curtain_Wall_-_

_Link_Build, AGV-HBA-BZ-ZZ-DR-A-340200 - Block B1 and B2 - Typical Balcony

Balustrade, AGV-HBA-BZ-ZZ-SK-A-210446-Roof_Parapet_Detail, AGV-HBA-BZ-ZZ-

SK-A-210452-Façade_Section_-_Levels_0, AGV-HBA-BZ-ZZ-SK-A-210453-

Façade_Section_-_Levels_0

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

Informative(s):

1 Reasons for approval:

Details of the windows, external doors, gates, balconies, and balustrades have been provided which show an appropriate design and materiality that is in accordance with the approved scheme. The parapet/eave junctions shown in the sections are in accordance with the approved scheme and would provide a high-quality appearance. Sample panels of the external facing materials, including brick panels, windows and metal screening, have been prepared and presented to Officers on-site. The tone and texture of the materials reflect what was given consent and demonstrate that the scheme would be implemented to a high standard. On this basis, the requirements of parts A-C of condition 3 have been met, and the condition can be partially discharged.

The full impact of the proposed development has already been assessed as part of application ref.2022/2359/P, dated 20/12/2022. 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 policy D1 of the London Borough of Camden Local Plan 2017 and parts A, B, and C of condition 3 can be discharged.

- 2 You are reminded that conditions 2 (Sample panels of facing brickwork for phases 5-6), 3 [parts e and f] (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 2022/2359/P granted on 20/12/2022 are outstanding and require details to be submitted and approved.

You are reminded that details have been submitted for condition 52 (CMP) of 2022/2359/P granted on 20/12/2022, and 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

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name.

Daniel Pope
Chief Planning Officer