

Application ref: 2025/0136/P
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Date: 3 March 2025

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Hill Partnerships
THE POWER HOUSE, GUNPOWDER MILL
POWDERMILL LANE
WALTHAM ABBEY
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United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Councils Own Approval of Details Approval

Address:

Agar Grove Estate
Agar Grove
London
NW1

Proposal:

Details of Energy Efficiency (passivehaus certification) for Phase 3 as required by condition 43 of planning permission ref 2023/0362/P dated 12.02.24 for the demolition of all 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 (extending from 18 to 20 storeys in total) to provide a total of 493 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; refuse and recycling facilities; car and cycle parking facilities; landscaping / amenity space; and associated works.

Drawing Nos: Block I Passivhaus Certificate
Block J K L Passivhaus Certificate

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

Informative(s):

1 Reasons for approval:

Condition 43 Energy Efficiency is mainly a compliance condition requiring the development to be carried out in accordance with the submitted Planning Energy & Sustainability Report to achieve a minimum of 32% reduction in carbon emissions from the development; but also requires evidence of passivhaus certification to be submitted and approved in writing, prior to the first occupation of any residential unit within each phase of the development (1-6) unless an alternative strategy is submitted to and approved in writing by the local planning authority.

This approval of details application is for phase 3 of the development, which comprises block I and block JKL. The Passivhaus certificates issued for each block meet or exceed the required standards across heating, cooling, air tightness and renewable primary energy and the Council's Sustainability Officer is satisfied.

The full impact of the proposed development has already been assessed. On this basis, the submitted details are in accordance with the requirements of policies DM1, CC1, CC2, , CC3 and CC4 of the London Borough of Camden Local Plan 2017 and condition 43 can be part-discharged

- 2 You are reminded that conditions 2 (Sample panels of facing brickwork for phases 5-6), 3 part 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), 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 4-6), 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 as amended by 2023/0362/P daed 12/02/24 are outstanding and require details to be submitted and approved.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

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 quadrant of the page.

Daniel Pope
Chief Planning Officer