##

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## Date: 17 June 2015



London Borough of Camden

Regeneration Team

Repairs and Improvements

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David Glasgow

London Borough of Camden

2nd Floor, 5 Pancras Square

c/o Town Hall

Judd Street

London WC1H 9JE

Dear David,

**AGAR GROVE ESTATE REGENERATION**

**APPLICATION TO VARY PLANNING CONDITION 40 IN RESPECT OF PLANNING PERMISSION REF. 2013/8088/P AND THE S106 IN RELATION TO THE PUBLIC OPEN SPACE CONTRIBUTION**

Please find enclosed an application to vary Condition 40 Condition of planning permission ref. 2013/8088/P (issued 4 August 2014) as well as the S106 in relation to “the Public Open Space Contribution”.

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| --- | --- |
| Condition 40 states -  | *Public open space contribution**Prior to commencement of the development other than site clearance & preparation, relocation of services, utilities and public infrastructure and demolition, confirmation through an open space strategy for the necessary measures to secure provision of, and improvements to, public open space shall be submitted to and approved in writing by the Local Planning Authority.* |

‘Agar Grove Open Space Management Plan’ must be submitted and approved prior to any commencement and we would like to vary the condition to prior to the occupation of Phase 1 (Block A) which is before any space is complete and will need to be maintained (there is a communal courtyard in Phase 1) and 2 years before any public open space is complete and will need to be maintained.

The reason for asking for this condition to be varied is that we have no public open space in the first phase and the second phase will not start until Feb 2017. This management plan will need to be carefully considered and we will want to get facilities management advice which has been procured through the Sales Agent appointment but is not yet in place. Also how the open space is managed will need to be a decision taken by Housing's Departmental Management Team following an options appraisal and advice from Housing Management, Grounds Maintenance, Sales Agents, Facilities Management, Landscape Architect, Parks and Open Spaces, etc.

This submission comprises:

* Completed application form
* Council Own Development form
* Site Location Plan
* This Covering Letter

As this application has been submitted on the Planning Portal and payment of £97 has been paid by journal transfer for the application fee.

I look forward to receiving your validation shortly. Please do not hesitate to contact me should you require any further information.

Yours sincerely



Michelle Christensen

**Senior Development Manager**