

Mrs Michelle Christensen
33-35
Jamestown Road
London
NW1 7DB

Application Ref: **2015/3436/P**
Please ask for: **David Glasgow**
Telephone: 020 7974 **5562**

7 July 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
Agar Grove Estate
Agar Grove
NW1

Proposal:
Details of Phasing Plan, Highway Works and Public Realm Contribution, Pedestrian Cycling and Environmental Improvements, Public Art Contribution and Education Contribution required by conditions 34, 45,46, 57 and 58 of planning permission 2013/8088/P dated 04/08/2014 (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, comprising 240 market, 37 intermediate and 216 social rent 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: Agar Grove Estate Phasing Plan; Agar Grove Estate Regeneration Public Art Strategy



Informative(s):

1 Reasons for granting permission.

Condition 34 of 2013/8088/P is in relation to the Phasing Plan to balance the delivery of the affordable and market housing within the development. The plan sets out six phases: Phase 1 comprising block A; Phase 2 comprising blocks F, H and G; Phase 3 comprising blocks J, K and L; Phase 4 comprising blocks B and I; Phase 5 comprising blocks C, D and E and Phase 6- refurbishment of Lulworth House. The plan specifies that no more than 25% of market housing units in a phase should be occupied before the affordable units are ready for occupation, and that no more than 25% of the market housing in the subsequent phase would be occupied before all the affordable housing in the previous phase is ready for occupation. A statement is also included to the effect that the plan will be reviewed quarterly and any changes affecting the commencement or occupation of any of the dwellings (including a change of developer) be reported to the local planning authority. The phasing plan is in accordance with the terms of the shadow s106 agreement and considered acceptable. Therefore this condition can be discharged.

Condition 45 of 2013/8088/P is in relation to measures to secure necessary highway works and public realm improvements. The required monetary sum has been paid in accordance with the requirements of the shadow s106 and therefore this condition can be discharged.

Condition 46 of 2013/8088/P is in relation to measures to secure the necessary pedestrian, cycling and environmental improvements for the development, including improving the connectivity of the areas between Agar Grove, Maiden Lane and Camley Street, pedestrian and cycling improvements along Agar Grove, bus stop improvements and Legible London pedestrian way finding signs. The required monetary sum has been paid in accordance with the requirements of the shadow s106 agreement which makes provision for funding to be allocated to the above listed works. Therefore this condition can be discharged.

Condition 57 is in relation to securing appropriate measures to support public art. A public art strategy has been submitted which provides for timetabling, arrangements for submission of the design to the public art council, implementation, integrating the public art at the relevant phase and ensuring future management and maintenance. The plan also outlines the financial responsibilities of the owner, secures the public art contribution for public art only and provides a mechanism for review and monitoring of the strategy. The strategy accords with the requirements of the shadow s106 agreement and is considered to be acceptable. Therefore this condition can be discharged.

Condition 58 relates to measures to secure appropriate support to the local education infrastructure. The required monetary contribution has been paid in accordance with the requirements of the shadow s106 and therefore this condition can be discharged.

No objections have been received prior to making this decision. The site's planning history and relevant appeal decisions were taken into account when coming to this decision

As such the proposed development is in general accordance with policies CS6, CS10, CS11, CS14, CS17 and CS19 of the London Borough of Camden Local Development Framework Core Strategy and policies DP3, DP4, DP15 and DP24 of the London Borough of Camden Local Development Framework Development Policies.

- 2 You are advised that conditions 2 (materials), 3 (detailed sections and manufacturers specifications), 9 (waste and recycling), 11 (cycle storage), 14 (mechanical ventilation inlet details), 20 (CCTV), 21 (Wind tunnel survey), 22 (mobility scooter storage), 23 (lighting strategy), 24 (living roofs), 25 (bird and bat boxes), 26 (Landscaping), 28 (tree protection measures), 30 (water supply impact studies), 31 (piling methodology and works program), 32 (surface water drainage scheme), 35 (reappraisal of viability), 36 (recruitment and apprenticeships), 37 (Local procurement), 38 (community facilities contribution), 39 (health facilities contribution), 40 (public open space contribution), 41 (code for sustainable homes), 42 (BREEAM) 43 (Passivhaus certification), 47 (travel plans), 49 (level plans), 50 (approval in principal), 51 (delivery and service management plan), 52 (construction management plan), 53 (London cycle hire contribution), 54 (electric vehicle charging and monitoring), 55 (car parking management plan) and 56 (employment space delivery strategy) of planning permission 2013/8088/P granted on 04/08/2014 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 paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

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

Yours faithfully



Ed Watson
Director of Culture & Environment