

Mr Andrew Illingworth
The Power House
Gunpowder Mill
Powdermill Lane
Waltham Abbey
Essex
EN9 1BN

Application Ref: **2015/3957/P**
Please ask for: **David Glasgow**
Telephone: 020 7974 **5562**

14 September 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
Agar Grove Estate
Agar Grove
London
NW1

Proposal: Partial discharge of condition 2 (sample brick panels) relating to Phase 1 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: Hawkins\Brown Agar Grove Plot A Condition 2: Brick Sample Panels, Document 06 July 2015; Brick Sample Panel Janihoff Purple-silver 'klinker' with engobe finish reference STP-EF-8C (Bucket Handle Joint; light mortar); Brick Sample Panel Janihoff Silver Grey 'klinker' with engobe finish reference STP -EF-10C (laid in horizontal ribbed 'corduroy' bond; Light mortar bucket handle joint)



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

Informative(s):

1 Reason for granting:

The façade brickwork was viewed on site by a Planning Officer and is considered to be high-quality and appropriate in terms of texture, colour and detailing.

This application is for the partial discharge of condition 2 as it refers to facing brickwork of Phase 1 of the development only.

The site's planning history has been taken into account when coming to this decision.

As such, the details are in general accordance with policy CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policy DP24 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6 and 7.19 of the London Plan 2015, consolidated with amendments since 2011; and paragraphs 14, 17, 56 -66 and 126-141 of the National Planning Policy Framework.

- 2 You are advised that condition 2 is only partially discharged in as far as it relates to brickwork for phase 1 of the development. Details of facing brickwork for phases 2-6 of the development are required to fully discharge the condition.
- 3 You are advised that conditions 2 (Sample panels of facing brickwork for phases 2-6), 3 (parts a - h relating to detailed drawings or samples of materials as appropriate) , 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

A handwritten signature in black ink, appearing to read 'Ed Watson', with a stylized flourish at the end.

Ed Watson
Director of Culture & Environment