

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

Application Ref: **2015/3443/P**
Please ask for: **David Glasgow**
Telephone: 020 7974 **5562**

11 August 2015

Dear Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Conditions Granted

Address:

**Agar Grove Estate
Agar Grove London
NW1 9TA**

Proposal:

Variation of condition 40 (open space contribution) 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: Covering letter from Michelle Christensen dated 17/06/2015

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):



- 1 For the purposes of this decision condition no. 40 of planning permission 2013/8088/P shall be replaced with the following condition:

REPLACEMENT CONDITION 40

Prior to occupation of Phase 1 of the development, or commencement of any other phase of the development other than site clearance & preparation, relocation of services, utilities and public infrastructure and demolition; whichever is sooner, 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.

Reason: To ensure that the scheme makes adequate provision for open space facilities in the area and that the impact of the scheme on open space facilities is mitigated in accordance policies CS5 (Managing the impact of growth and development), CS15 (Protecting and improving our parks and open spaces and encouraging biodiversity) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 (Managing the impact of development on occupiers and neighbours) and DP31 (Provision of, and improvements to public open space and outdoor sport and recreation facilities) of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Reason for granting permission

Condition 40 relates specifically to the management of public open space, the provision of which is not proposed in Phase 1 of the development. The development consists of six phases and the first phase to include public open space provision- Phase 2, is not scheduled to begin until February 2017. The variation of the wording of the condition will allow the commencement of Phase 1 of the development whilst ensuring the open space strategy is secured before any areas of public open space are provided on site, in line with the intention of the condition as originally worded.

As such, the proposed development is in accordance policies CS5 (Managing the impact of growth and development), CS15 (Protecting and improving our parks and open spaces and encouraging biodiversity) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 (Managing the impact of development on occupiers and neighbours) and DP31 (Provision of, and improvements to public open space and outdoor sport and recreation facilities) of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.5 and 7.18 of the London Plan March 2015, consolidated with alterations since 2011; and paragraphs 17 and 73 of the National Planning Policy Framework.

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', written in a cursive style.

Ed Watson
Director of Culture & Environment