

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

Application Ref: **2015/3976/P**  
Please ask for: **David Glasgow**  
Telephone: 020 7974 **5562**

5 October 2015

Dear Sir

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Reserved Matters Granted**

Address:  
**Agar Grove Estate**  
**Agar Grove**  
**London**  
**NW1**

Proposal:  
Part discharge of condition 41 (Code for Sustainable Homes) as it relates to Phase 1 of planning permission 2013/8088/P dated 04/08/2014 (for Demolition of all existing buildings and structures except Lulworth House and Agar Children's Centre, 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; 2 flexible retail shop or restaurant and cafe units; business space; 2 flexible retail shop, business or non-residential institution; and associated works.)

Drawing Nos: J4726 Agar Grove Code for Sustainable Homes Requirements Summary Sheet; Appendix 4 of Code for Sustainable Homes Pre-assessment Report (both by Max Fordham)

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



## Informatives:

### 1 Reasons for Granting Permission

The submitted information confirms that Phase 1 of the development will exceed the 50% credit targets for energy and water. Although the development falls below the 50% target for materials, the conditions stipulates only that best endeavours are made to comply with this target. The measures proposed are considered on balance acceptable.

The details submitted are therefore sufficient to part discharge the pre-commencement aspect of condition 41 of planning permission 2013/8088/P dated 04/08/2014 as it relates to Phase 1 of the development.

As such, the proposed details are in general accordance in accordance with the requirements of policies CS13, CS16 and CS19 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22 and DP23 of the London Borough of Camden Local Development Framework Development Policies.

- 2 You are advised that condition 41 is only partially discharged in respect to Phase 1 of the development as far as the pre-commencement requirement for a Sustainability Plan is concerned. A post-completion Code for Sustainable Homes certificate will be required to be submitted prior to occupation of Phase 1 in order for the requirements of this condition to be fully discharged with respect to Phase 1.
- 3 You are advised that conditions 2 (Sample panels of facing brickwork for phases 2 -6), 3 (parts a -h), 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), 31 (piling methodology and works programme), 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), 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, cursive script.

Ed Watson  
Director of Culture & Environment