

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

Application Ref: **2015/4260/P**
Please ask for: **David Glasgow**
Telephone: 020 7974 **5562**

18 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 9TA

Proposal:

Details required by condition 30 (Water Supply Impact Study) 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: 4726-MF-XA-00-s10-P-Site; 4726-MF-XB-00-s10-P-Site; 4726-MF-XC-00-s10-P-Site; 4726-MF-XD-00-s10-P-Site; 4726-MF-XE-00-s10-P-Site; 4726-MF-XF-00-s10-P-Site; 4726-MF-XG-00-s10-P-Site; 4726-MF-XH-00-s10-P-Site; 4726-MF-XI-00-s10-P-Site; 4726-MF-XJ-00-s10-P-Site; 4726-MF-XK-00-s10-P-Site; Potable Water Capacity Flow & Pressure Investigation Report prepared by Thames Water Dated



04/09/2015.

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

Informative(s):

1 Reason for Granting

Thames Water have reviewed the information submitted by the applicant and are satisfied that the network has sufficient spare capacity in the distribution mains in and around the Agar Grove estate to supply the additional domestic peak demand profile for the proposed estate regeneration. As such condition 30 can be discharged.

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 CS5 (Managing the impact of growth and development) of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies.

- 2 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), 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 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', written in a cursive style.

Ed Watson
Director of Culture & Environment