

Mr Christian Dimbleby  
Architype Ltd  
The Morocco Store  
1b Leathermarket  
London SE1 3JA

Application Ref: **2015/6240/P**  
Please ask for: **David Glasgow**  
Telephone: 020 7974 **5562**

10 December 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Variation or Removal of Condition(s) Granted**

Address:

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

Proposal: Variation of condition 60 (Approved Plans) 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 between 4 and 18 storeys with the refurbishment and extension of Lulworth House (extending from 18 to 20 storeys in total) to provide 493 residential 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 and associated facilities and works); to allow for the removal of two additional trees.

Drawing Nos:

Revised plans: Arboricultural Impact Assessment and Method Statement for development at Broadstone, Agar Grove Estate by Oisin Kelly, ref 159, dated 31/08/2015



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

Condition(s) and Reason(s):

1 Condition 60

For the purposes of this decision, condition no.60 of planning permission 2013/8088/P shall be replaced with the following condition:

**REPLACEMENT CONDITION 60**

The development hereby permitted shall be carried out in accordance with the following approved plans:

1423\_DWG\_PL\_00\_001; 1423\_DWG\_PL\_00\_010; 1423\_DWG\_PL\_00\_011;  
1423\_DWG\_PL\_00\_012; 1423\_DWG\_PL\_00\_013; 1423\_DWG\_PL\_00\_014;  
1423\_DWG\_PL\_00\_050; 1423\_DWG\_PL\_00\_051; 1423\_DWG\_00\_060;  
1423\_DWG\_00\_061; 1423\_DWG\_00\_062; 1423\_DWG\_00\_063;  
1423\_DWG\_00\_064; 1423\_DWG\_00\_065; 1423\_DWG\_00\_080;  
1423\_DWG\_00\_081; 1423\_DWG\_00\_082; 1423\_DWG\_00\_085;  
1423\_DWG\_00\_086; 1423\_DWG\_00\_100; 1423\_DWG\_00\_101\_B;  
1423\_DWG\_00\_102\_A; 1423\_DWG\_00\_103; 1423\_DWG\_PL\_00\_130;  
1423\_DWG\_PL\_00\_131; 1423\_DWG\_PL\_00\_132; 1423\_DWG\_PL\_00\_133;  
1423\_DWG\_PL\_00\_134; 1423\_DWG\_PL\_00\_135; 1423\_DWG\_PlotA\_00\_230;  
1423\_DWG\_PlotA\_00\_280; 1423\_DWG\_PlotA\_00\_281;  
1423\_DWG\_PlotA\_00\_282; 1423\_DWG\_PlotA\_90\_001\_A;  
1423\_DWG\_PlotA\_90\_002\_A; 1423\_DWG\_PlotA\_90\_010;  
1423\_DWG\_PlotB\_00\_200\_A; 1423\_DWG\_PlotB\_00\_201;  
1423\_DWG\_PlotB\_00\_202\_B; 1423\_DWG\_PlotB\_00\_203\_B;  
1423\_DWG\_PlotB\_00\_204\_B; 1423\_DWG\_PlotB\_00\_205\_B;  
1423\_DWG\_PlotB\_00\_206\_A; 1423\_DWG\_PlotB\_00\_207\_A;  
1423\_DWG\_PlotB\_00\_208\_A; 1423\_DWG\_PlotB\_00\_209\_A;  
1423\_DWG\_PlotB\_00\_210\_A; 1423\_DWG\_PlotB\_00\_211\_A;  
1423\_DWG\_PlotB\_00\_212\_A; 1423\_DWG\_PlotB\_00\_213\_A;  
1423\_DWG\_PlotB\_00\_214\_A; 1423\_DWG\_PlotB\_00\_215\_A;  
1423\_DWG\_PlotB\_00\_216\_A; 1423\_DWG\_PlotB\_00\_217\_A;  
1423\_DWG\_PlotB\_00\_218; 1423\_DWG\_PlotB\_00\_230;  
1423\_DWG\_PlotB\_00\_231; 1423\_DWG\_PlotB\_00\_250\_A;  
1423\_DWG\_PlotB\_00\_251\_A; 1423\_DWG\_PlotB\_00\_252\_A;  
1423\_DWG\_PlotB\_00\_253\_A; 1423\_DWG\_PlotB\_00\_280;  
1423\_DWG\_PlotB\_00\_281; 1423\_DWG\_PlotB\_76\_001;  
1423\_DWG\_PlotB\_90\_001; 1423\_DWG\_PlotB\_90\_002;  
1423\_DWG\_PlotB\_90\_010; 1423\_DWG\_PL\_CDE\_00\_200;  
1423\_DWG\_PL\_CDE\_00\_201; 1423\_DWG\_PL\_CDE\_00\_202 REV A;  
1423\_DWG\_PL\_CDE\_00\_203 REV A; 1423\_DWG\_PL\_CDE\_00\_204 REV A;  
1423\_DWG\_PL\_CDE\_00\_205; 1423\_DWG\_PL\_CDE\_00\_206;  
1423\_DWG\_PL\_CDE\_00\_231; 1423\_DWG\_PL\_CDE\_00\_250;  
1423\_DWG\_PL\_CDE\_00\_251; 1423\_DWG\_PL\_CDE\_00\_252 Rev A;

1423\_DWG\_PL\_CDE\_00\_253; 1423\_DWG\_PL\_CDE\_00\_254;  
1423\_DWG\_PL\_CDE\_00\_255; 1423\_DWG\_PL\_CDE\_00\_280;  
1423\_DWG\_PL\_CDE\_00\_281; 1423\_DWG\_PL\_CDE\_00\_282;  
1423\_DWG\_PL\_F\_00\_204; 1423\_DWG\_PL\_F\_00\_230;  
1423\_DWG\_PL\_F\_00\_231; 1423\_DWG\_PL\_F\_00\_253;  
1423\_DWG\_PL\_F\_00\_280; 1423\_DWG\_PL\_F\_00\_281;  
1423\_DWG\_PL\_G\_00\_230; 1423\_DWG\_PL\_G\_00\_231;  
1423\_DWG\_PL\_G\_00\_232; 1423\_DWG\_PL\_G\_00\_250;  
1423\_DWG\_PL\_G\_00\_280; 1423\_DWG\_PL\_H\_00\_205;  
1423\_DWG\_PL\_H\_00\_230; 1423\_DWG\_PL\_H\_00\_231;  
1423\_DWG\_PL\_H\_00\_280; 1423\_DWG\_PL\_H\_00\_281;  
1423\_DWG\_PL\_I\_00\_200\_Rev B; 1423\_DWG\_PL\_I\_00\_201\_Rev A;  
1423\_DWG\_PL\_I\_00\_202\_Rev A; 1423\_DWG\_PL\_I\_00\_203\_Rev A;  
1423\_DWG\_PL\_I\_00\_204\_Rev A; 1423\_DWG\_PL\_I\_00\_205\_Rev B;  
1423\_DWG\_PL\_I\_00\_206; 1423\_DWG\_PL\_I\_00\_230;  
1423\_DWG\_PL\_I\_00\_231; 1423\_DWG\_PL\_I\_00\_250 REV A;  
1423\_DWG\_PL\_I\_00\_251; 1423\_DWG\_PL\_I\_00\_252;  
1423\_DWG\_PL\_I\_00\_253; 1423\_DWG\_PL\_I\_00\_280;  
1423\_DWG\_PlotJKL\_00\_200\_A; 1423\_DWG\_PlotJKL\_00\_201\_A;  
1423\_DWG\_PlotJKL\_00\_202\_A; 1423\_DWG\_PlotJKL\_00\_203\_A;  
1423\_DWG\_PlotJKL\_00\_204\_A; 1423\_DWG\_PlotJKL\_00\_205 ;  
1423\_DWG\_PlotJKL\_00\_206; 1423\_DWG\_PlotJKL\_00\_230;  
1423\_DWG\_PlotJKL\_00\_231; 1423\_DWG\_PlotJKL\_00\_250\_Rev A;  
1423\_DWG\_PlotJKL\_00\_251\_Rev A; 1423\_DWG\_PlotJKL\_00\_252\_A;  
1423\_DWG\_PlotJKL\_00\_280; 1423\_DWG\_PlotJKL\_00\_281;  
1423\_DWG\_PlotJKL\_00\_282; 1423\_DWG\_PlotJKL\_90\_001\_A;  
1423\_DWG\_PlotJKL\_90\_002\_A; 1423\_DWG\_PlotJKL\_90\_010;  
1423\_DWG\_PlotJKL\_90\_011; 1423\_DWG\_PlotLUL\_00\_200\_A;  
1423\_DWG\_PlotLUL\_00\_201\_A; 1423\_DWG\_PlotLUL\_00\_202;  
1423\_DWG\_PlotLUL\_00\_203\_A; 1423\_DWG\_PlotLUL\_00\_204;  
1423\_DWG\_PlotLUL\_00\_205\_A; 1423\_DWG\_PlotLUL\_00\_206\_A;  
1423\_DWG\_PlotLUL\_00\_207\_A; 1423\_DWG\_PlotLUL\_00\_208\_A;  
1423\_DWG\_PlotLUL\_00\_209; 1423\_DWG\_PlotLUL\_00\_210;  
1423\_DWG\_PlotLUL\_00\_211\_A; 1423\_DWG\_PlotLUL\_00\_212;  
1423\_DWG\_PlotLUL\_00\_213; 1423\_DWG\_PlotLUL\_00\_214;  
1423\_DWG\_PlotLUL\_00\_215; 1423\_DWG\_PlotLUL\_00\_216;  
1423\_DWG\_PlotLUL\_00\_217; 1423\_DWG\_PlotLUL\_00\_218;  
1423\_DWG\_PlotLUL\_00\_219; 1423\_DWG\_PlotLUL\_00\_220;  
1423\_DWG\_PlotLUL\_00\_221; 1423\_DWG\_PlotLUL\_00\_222;  
1423\_DWG\_PlotLUL\_00\_230; 1423\_DWG\_PlotLUL\_00\_250;  
1423\_DWG\_PlotLUL\_00\_251; 1423\_DWG\_PlotLUL\_00\_280;  
1423\_DWG\_PlotLUL\_00\_282; 1423\_DWG\_PlotLUL\_00\_283;  
1423\_DWG\_PlotLUL\_00\_284; 1423\_DWG\_PlotLUL\_76\_001;  
1423\_DWG\_PL\_76\_100; 1423\_DWG\_PL\_76\_101; 1423\_DWG\_PL\_76\_102;  
1423\_DWG\_PL\_76\_103; 1423\_DWG\_PL\_76\_104; 1423\_SK\_140218\_JW\_01;  
1423\_SK\_140218\_JW\_02; 1423\_SK\_140218\_JW\_03; HB SECTION B-B /  
1423\_SK\_140218\_JW\_01; HB SKETCH 1423\_SK\_140218\_JW\_02; AGC377-  
ALCP-0-001Rev P01; AGC377-AL-CP-0-002 Rev P01; AGC377-AL-GE-0-001  
Rev P01; AGC377-AL-GE-0-002 Rev P01; AGC377-AL-GE-0-003 Rev P01;  
AGC377AL-DL-0-001Rev P01; AGC377-AL-HD-0-001 Rev P01; AGC377-AL-SW-

0-001 Rev P01; AGC377-AL-SW-0-002 Rev P01; AGC377-AL-SW-0-003 Rev P01; AGC377-AL-SW-0-004 Rev P01; AGC377-AL-TZ-0-001 Rev P01; AGC377-AL-KP-0-001 Rev P01; AGC377-AL-KP-0-002 Rev P01; AGC377-AL-RT-0-001 Rev P01; AGC377-AL-RT-0-002 Rev P01; AGC377-AL-GE-2-001 Rev P01; AGC377-AL-GE-2-002 Rev P01; AGC377-AL-GE-2-003 Rev P01; AGC377-AL-GE-2-004 Rev P01; AGC377-AL-GE-2-005 Rev P01; AGC377-AL-GE-2-006 Rev P01; AGC377-AL-GE-2-007 Rev P01; AGC377-AL-GE-2-008 Rev P01; AGC377-AL-GE-2-009 Rev P01; AGC377-AL-GE-2-010 Rev P01; AGC377-AL-GE-2-011 Rev P01; AGC377-AL-GE-2-012 Rev P01; AGC377-AL-RT-2-001 Rev P01; AGC377-AL-RT-2-002 Rev P01; AGC377-AL-RT-2-003 Rev P01; AGC377-AL-RT-2-004 Rev P01; AGC377-AL-RT-2-005 Rev P01; AGC377-AL-RT-2-006 Rev P01; AGC377-AL-RT-2-007 Rev P01; AGC377-AL-RT-2-008 Rev P01; AGC377-AL-RT-2-009 Rev P01; AGC377-AL-RT-2-010A Rev P01; AGC377-AL-RT-2-010B Rev P01; AGC377-AL-RT-2-011 Rev P01; AGC377-AL-RT-2-012 Rev P01; AGC377-AL-SK-0056 REV 00; Design and Access Statement by Hawkins\Brown, Mae and Grant Associates, dated 16/12/2013; Transport Assessment by Peter Brett Associates Ref 28732/002 Rev 3, dated December 2013; Planning Energy & Sustainability Report by Max Fordham, dated 11/12/2013; Flood Risk Assessment and Drainage Strategy by Peter Brett Associates Ref 28732 Rev Issue 3, dated 06/12/2013; Phase I habitat survey and protecting species scoping survey report by MKA Ecology Limited, dated 24/05/2013; Tree Survey, Arboricultural Impact Assessment Preliminary Arboricultural Method Statement & Tree Protection Plan by Hayden's, Ref 3743, dated 19/11/2013; Arboricultural Impact Assessment and Method Statement for development at Broadstone, Agar Grove Estate by Oisín Kelly, ref 159, dated 31/08/2015; Daylight and Sunlight Report by Anstey Horne, Ref AH/SFT/ROL6940, dated December 2013; Air Quality Assessment by Peter Brett Associates, Ref 28732/004 Rev 02, dated December 2013; Phase 1 Ground Condition Assessment by Peter Brett Associates, Ref 28732/006 Rev 1, dated November 2013; Wind Microclimate Assessment by Peter Brett Associates, Ref 28732/007 Rev 02, dated 05/12/2013; Noise and Vibration Assessment by Peter Brett Associates, Ref 28732/005 Rev 1, dated 05/12/2013; Planning Statement by CMA Planning, dated December 2013; Planning Obligations Statement by CMA Planning, dated January 2014; Affordable Housing Statement by CMA Planning, dated December 2013; Statement of Consultation dated December 2013; Construction Management Plan by EC Harris, dated December 2013; Supplementary Note to Agar Grove Transport Assessment by Peter Brett Associates, dated January 2014; Daylight, Sunlight and overshadowing within the proposed development report by Anstey Horne, Ref AH/SFT/ROL6940, dated January 2014; Proposed Drainage - Surface Water Attenuation Calculations by Peter Brett Associates, Ref 28732-CTN03, dated 22/01/2014; Secured by Design - Boundary Conditions by Mae, dated 24/02/2014; Agar Grove Planning Post Submission Review Landscape Responses, by Hawkins\Brown, Mae and Grant Associates, dated February 2014; Agar Grove Transport Assessment Supplementary Note, by Peter Brett Associates, dated February 2014; Note from Max Fordham Ref J4726 Agar Grove, dated 19/03/2014.

1423\_DWG\_PL\_A\_00\_200\_Rev A; 1423\_DWG\_PL\_A\_00\_201\_Rev B;  
1423\_DWG\_PL\_A\_00\_202\_Rev B; 1423\_DWG\_PL\_A\_00\_203\_Rev B;  
1423\_DWG\_PL\_A\_00\_204\_Rev A; 1423\_DWG\_PL\_A\_00\_205\_Rev A;  
1423\_DWG\_PL\_A\_00\_206\_Rev A; 1423\_DWG\_PL\_A\_00\_207\_Rev A;  
1423\_DWG\_PL\_A\_00\_208\_Rev A; 1423\_DWG\_PL\_A\_00\_231\_Rev A;

1423\_DWG\_PL\_A\_00\_232; 1423\_DWG\_PL\_A\_00\_250\_Rev B;  
1423\_DWG\_PL\_A\_00\_251\_Rev B; 1423\_DWG\_PL\_A\_00\_252\_Rev A;  
1423\_DWG\_PL\_A\_00\_253\_Rev B; 1423\_DWG\_PL\_A\_00\_254\_Rev A;  
1423\_DWG\_PL\_A\_00\_290; 1423\_DWG\_PL\_A\_00\_291 ;  
1423\_DWG\_PL\_A\_00\_292 ; 1423\_DWG\_PL\_A\_00\_293;  
1423\_DWG\_PL\_F\_00\_200 Rev A; 1423\_DWG\_PL\_F\_00\_201 Rev B;  
1423\_DWG\_PL\_F\_00\_202 Rev A; 1423\_DWG\_PL\_F\_00\_203 Rev A;  
1423\_DWG\_PL\_F\_00\_250 Rev A; 1423\_DWG\_PL\_F\_00\_251 Rev A;  
1423\_DWG\_PL\_F\_00\_252 Rev A; 1423\_DWG\_PL\_G\_00\_200 Rev B;  
1423\_DWG\_PL\_G\_00\_201 Rev A; 1423\_DWG\_PL\_G\_00\_202 Rev A;  
1423\_DWG\_PL\_G\_00\_203 Rev A; 1423\_DWG\_PL\_G\_00\_204 Rev A;  
1423\_DWG\_PL\_G\_00\_205 Rev B; 1423\_DWG\_PL\_G\_00\_206 Rev B;  
1423\_DWG\_PL\_G\_00\_251 Rev B; 1423\_DWG\_PL\_G\_00\_252 Rev A;  
1423\_DWG\_PL\_H\_00\_200 Rev B; 1423\_DWG\_PL\_H\_00\_201 Rev B;  
1423\_DWG\_PL\_H\_00\_202 Rev B; 1423\_DWG\_PL\_H\_00\_203 Rev B;  
1423\_DWG\_PL\_H\_00\_204 Rev A; 1423\_DWG\_PL\_H\_00\_250 Rev A;  
1423\_DWG\_PL\_H\_00\_251 Rev A; 1423\_DWG\_PL\_H\_00\_252 Rev A;  
1423\_DWG\_PL\_H\_00\_254 Rev A; 1423\_DWG\_G\_00\_301 Rev C;  
1423\_DWG\_G\_00\_303 Rev C; 1423\_DWG\_G\_00\_304 Rev C; Supporting letter  
from CMA Planning, dated 08/09/2014; Planning submission to Stage E summary  
of changes by Mae dated 29/08/2014; Planning submission to Stage E - Summary  
of changes by Hawkins\Brown dated 02/09/2014; 7.6 Appearance - Expression  
and Materials, Sect 7-1 DAS August 2014 Rev A; 8.0 Access, Sect 8-1-8.6 DAS  
October 2014; Swegon Technical specification, general survey; 4726-MF-A-06-  
U10-P-Bldg Rev A; 4726-MF-A-07-U10-P-Bldg Rev A; 4726-MF-A-SC-U10-F-  
Bldg.

Reason: For the avoidance of doubt and in the interest of proper planning.

Informative(s):

- 1 Reason for approving the details.

Two trees, 1x Swedish Whitebeam and 1x Crack Willow, have been identified during site preparation for phase 1 of the development as being in poor health and unlikely to survive. Their proposed removal and replacement with 2x Fastigiated Oak with minimum height and girth of 3.5m and 120mm respectively in the same location is considered acceptable and would adequately protect and improve the open space and encourage biodiversity.

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 policy CS15 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6 and 7.8 of The London Plan March 2015,

consolidated with alterations since 2011; and paragraphs 14, 17, 56-68 and 126-141 of the National Planning Policy Framework.

- 2 This approval under Section 73 of the 1990 Act effectively varying the relevant condition of the previous planning permission is subject otherwise to the same terms, drawings, conditions (and obligations where applicable) as attached to the previous planning permission. This includes condition 1 providing for a 3 year time period for implementation which for the avoidance of doubt commences with the date of the original decision (and not this variation).

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