

Mr. Andrew Illingworth
Hill Partnerships Ltd
The Power House
Gunpowder Mill
Powdermill Lane
Essex
N1 6ND

Application Ref: **2015/3396/P**
Please ask for: **David Glasgow**
Telephone: 020 7974 **5562**

15 December 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non Material Amendments to planning permission

Address:

**Agar Grove Estate
Agar Grove
London**

Proposal: Amendments to the levels, footprint, height, window positions, lowering of top canopy, fixing of previously movable screens and various other associated works to planning permission dated 04/08/2014.ref (2013/8088/P) for demolition of all existing buildings and structures except Lulworth House and Agar Children's Centre; erection of new buildings and refurbishment and extension of Lulworth House to provide 493 residential units, a community facility, 2 flexible retail or restaurant units, business space, 2 flexible retail, business or non-residential institution units and associated works.

Drawing Nos:

Superseded Plans: 1423_DWG_PlotA_00_200 Rev A; 1423_DWG_PlotA_00_201 Rev B;
1423_DWG_PlotA_00_202 Rev B; 1423_DWG_PlotA_00_203 Rev B;
1423_DWG_PlotA_00_204 Rev A; 1423_DWG_PlotA_00_205 Rev A;
1423_DWG_PlotA_00_206 Rev A; 1423_DWG_PlotA_00_207 Rev A;
1423_DWG_PlotA_00_250 Rev B; 1423_DWG_PlotA_00_251 Rev B;
1423_DWG_PlotA_00_252 Rev A; 1423_DWG_PlotA_00_253 Rev B;
1423_DWG_PlotA_00_254 Rev A
1423_DWG_PlotA_00_291; 1423_DWG_PlotA_00_292



Revised and additional plans ; 1423_DWG_PlotA_00_200 Rev B; 1423_DWG_PlotA_00
1423_DWG_PlotA_00_202 Rev C; 1423_DWG_PlotA_00_203 Rev C;
1423_DWG_PlotA_00_204 Rev B; 1423_DWG_PlotA_00_205 Rev B;
1423_DWG_PlotA_00_206 Rev B; 1423_DWG_PlotA_00_206 Rev B;
1423_DWG_PlotA_00_207 Rev B;
1423_DWG_PlotA_00_250 Rev E; 1423_DWG_PlotA_00_251 Rev E;
1423_DWG_PlotA_00_252 Rev D; 1423_DWG_PlotA_00_253 Rev D;
1423_DWG_PlotA_00_254 Rev D; 1423_DWG_PlotA_00_255 Rev D;
1423_DWG_PlotA_00_291 Rev A; 1423_DWG_PlotA_00_292 Rev A

The Council has considered your application and confirms that the proposals are acceptable as non-material amendments to the planning permission set out above.

For the purposes of this decision, condition no. 60 of planning permission 2013/8088/P dated 04/08/2014, shall be replaced with the following condition:

REPLACEMENT CONDITION 60

The development hereby approved shall be carried out in accordance with the 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-
ALKP-0-001Rev 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;
AGC377AL-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-ALGE-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; AGC377AL-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-ALRT-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 Oisin 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_PlotA_00_200 Rev B; 1423_DWG_PlotA_00_201 Rev C;
1423_DWG_PlotA_00_202 Rev C; 1423_DWG_PlotA_00_203 Rev C;
1423_DWG_PlotA_00_204 Rev B; 1423_DWG_PlotA_00_205 Rev B;
1423_DWG_PlotA_00_206 Rev B; 1423_DWG_PlotA_00_206 Rev B;
1423_DWG_PlotA_00_207 Rev B;
1423_DWG_PL_A_00_208_Rev A; 1423_DWG_PL_A_00_231_Rev A;
1423_DWG_PL_A_00_232;
1423_DWG_PlotA_00_250 Rev E; 1423_DWG_PlotA_00_251 Rev E;
1423_DWG_PlotA_00_252 Rev D; 1423_DWG_PlotA_00_253 Rev D;
1423_DWG_PlotA_00_254 Rev D; 1423_DWG_PlotA_00_255 Rev D;
1423_DWG_PlotA_00_291 Rev A; 1423_DWG_PlotA_00_292 Rev A;
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 granting non-material amendments:

The full impact of the proposed development has already been assessed under planning ref. 2013/8088/P dated 04/08/2014. Non material amendments were

made to the scheme and approved under planning ref. 2014/5730/P dated 30/01/2015 which included changes to the dimension, modifications to allow for additional planting and minor changes to the internal layout.

In the context of the permitted schemes it is not considered that the amendments proposed as part of the current application would have any material effect on the approved development, or impact nearby occupiers.

The proposed changes under this application seek to lower the uppermost canopy on the southern elevation to increase shading to the upper floor units; minor level adjustments to reflect the existing ground level, minor parapet height adjustments to reflect the amended brick setting out from adjusted slab levels, and minor realignment of some windows to reflect internal column arrangements. Additionally the previously movable balcony shade screens are now indicated to be fixed.

The internal layout of some units has altered in comparison with the originally approved scheme. The internal alterations will not compromise the high standard or accessibility of accommodation for future occupiers.

All of the proposed alterations are considered to be non-material within the context of the overall original scheme.

- 2 You are advised that this decision relates only to the changes highlighted on the plans and set out in the description and on the application form, and shall only be read in the context of the substantive permission granted on 04/08/2014 under reference number 2013/8088/P and is bound by all the conditions attached to that permission.

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.

Yours faithfully



Ed Watson
Director of Culture & Environment

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