

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

Application Ref: **2015/4277/P**
Please ask for: **David Glasgow**
Telephone: 020 7974 **5562**

18 March 2016

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:

Part discharge of condition 23 (Lighting Strategy) as it relates to Phase 1 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: Agar Grove Block A Planning Report External Lighting - Camden Council
Condition 23 Dated November 2015 (Rev00); External Lighting Layout RA5494/4003

The Council has considered your application and decided to grant permission



Informative(s):

- 1 The Council's highways engineer and sustainability officer and Network Rail have reviewed the information and are satisfied that the proposed lighting strategy will not result in harmful light spill onto buildings, trees or vegetation, or impact upon nearby signalling apparatus or train drivers' vision on approaching trains. As such there will be no harmful impact on biodiversity, neighbour amenity and public safety.

As such, the details are in general accordance with policy CS5, CS14, CS15 and CS17 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP26 of the London Borough of Camden Local Development Framework Development Policies.

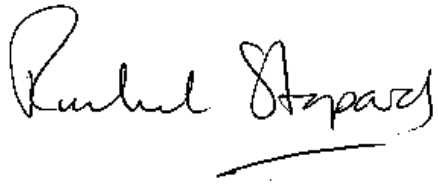
- 2 You are advised that condition 23 is only discharged in respect to phase 1 of the development. Details of the lighting strategy must be submitted for phases 2, 3, 4, 5 and 6 for the requirements of this condition to be fully discharged.
- 3 You are advised that conditions 2 (sample panels of facing 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), 14 (mechanical ventilation for phases 2-6), 20 (CCTV), 21 (wind tunnel survey), 22 (mobility scooter storage), 24 (living roofs), 25 (bird and bat boxes), 26 (landscaping), 28 (tree protection measures for phases 2-6), 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 phases 2-6), 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 that reads "Rachel Stopard". The signature is written in a cursive style with a horizontal line underneath the name.

Rachel Stopard
Director of Culture & Environment