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11th November 2017

FAO: Mr David Peres Da Costa

Dear Sir / Madam

**AGAR GROVE ESTATE
APPLICATION FOR NON-MATERIAL MINOR AMENDMENT TO PLANNING PERMISSION REF:
2013/8088/P**

On behalf of our client, the London Borough of Camden – Development in the Supporting Communities Directorate), we hereby enclose an application for approval of non-material minor amendments to planning permission ref: 2013/8088/P.

Planning permission was granted by the Council in August 2014 for redevelopment comprising:

“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”.

The Agar Grove project forms part of Camden's 'Community Investment Programme' (CIP) which is the Council's 15 year plan to invest money in schools, homes and community facilities. Agar Grove is one of the biggest CIP housing regeneration schemes in Camden which will deliver 493 new or replacement homes within a high-quality environment.

The Agar Grove redevelopment is underway; however, in response to feedback from Building Control, it has become necessary to amend the carriageway widths within the site wide masterplan to achieve a minimum of 3.7 m between kerbs. This revision is needed in order to accommodate clear unobstructed widths through the scheme for fire tender access.

In light of this change that is needed to satisfy statutory Building Control requirements we hereby enclose the following up-dated drawings which we request are approved as non-material minor amendments to planning permission ref: P2013/8088/P:

- AGC377-AL-SL-101 – Site wide masterplan
- 1423_DWG_00_101_C – Proposed masterplan site plan ground floor
- 377-AL-GE-2-012 Rev P02 – Proposed detail sections 1-6
- 377-AL-GE-2-013 Rev P02 – Proposed detail sections 7-11
- 377-AL-GE-2-014 Rev P02 – Proposed detail sections 12-16

Section 96A of the 1990 Act (as amended) allows a local planning authority to make a change to a planning permission if it is satisfied that the change is not material. There is no statutory definition of 'non-material' and so it is necessary for the local planning authority to be satisfied that the changes are non-material which will depend on the effects of the amendment bearing in mind its context.

In this instance it is considered that the proposed amendments are non-material for the following reasons:

- The amendments would not give rise to any increase in unit numbers or the occupational capacity of the development
- The changes would not result in any material change to the future operation of the development
- The amendments would not give rise to any additional planning considerations that were not taken into account at the time of the original decisions.

We consider that the proposed changes are non-material in nature and trust that the Council is able to accept the enclosed drawings as amendments to the current planning permission.

We trust the enclosed application is in order, however, please do not hesitate to contact me should you have any queries.

Yours sincerely

A handwritten signature in black ink, appearing to be 'C Moran', written in a cursive style.

Charles Moran
CMA Planning

Enc. As above