

Mr Andrew Illingworth
Hill Partnerships Ltd
The Power House
Gunpowder Mill Lane
Waltham Abbey
EN9 1BN

Application Ref: **2015/3448/P**
Please ask for: **David Glasgow**
Telephone: 020 7974 **5562**

3 August 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
Agar Grove Estate
London

Proposal:
Part discharge of condition 52 (Construction Management Plan) 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: Construction Management Plan (revised 17/11/2015)

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

Condition(s) and Reason(s):



Informative(s):

1 Reason for granting:

The submitted Construction Management Plan sets out measures for ensuring highway safety and managing transport, deliveries and waste (including recycling of materials) throughout the demolition and construction period for phase 1 of the development. It further sets out both preventative and mitigation measures to address the potential impacts and establishes the principles for liaison between the developer and the local community. Following officer comments, the CMP has been revised to include further details of parking and loading arrangements and delivery of materials to the site, as well as details of how pedestrian and cyclist safety will be maintained. The CMP has been reviewed by both Transport for London and Network Rail and have raised no objections.

The details provided demonstrate that sufficient care and consideration will be given to the amenity of neighbours and neighbouring businesses, traffic and highways management and control and suppression of noise, dust and nuisance. The submitted details have been fully assessed and meet the requirements of Condition 52.

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 policies CS5, CS11 and CS19 of the London Borough of Camden Local Development Framework Core Strategy and policies DP16, DP17 and DP26 of the London Borough of Camden Local Development Framework Development Policies.

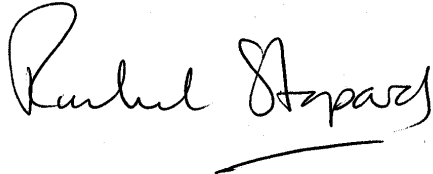
- 2 You are advised that conditions 2 (Sample panels of facing brickwork for phases 2-6), 3 (part f relating to solar panels for phase 1 and parts a - h relating to detailed drawings or samples of materials as appropriate for phases 2-6), 9 (waste and recycling), 11 (cycle storage), 14 (mechanical ventilation for phases 2-6), 20 (CCTV), 21 (wind tunnel survey), 22 (mobility scooter storage), 24 (living roofs for phases 2-6), 25 (bird and bat boxes for phases 2-6), 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 for phases 2-6), 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 'Rachel Stopard', with a horizontal line underneath the name.

Rachel Stopard
Executive Director Supporting Communities