

Application ref: 2018/0757/P
Contact: David Peres Da Costa
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Development Management
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Ms Michelle Christensen
5 Pancras Square
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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:

Details of Travel Plan as required by condition 47 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: Travel plan prepared by PBA dated February 2018

The Council has considered your application and decided to grant permission

Informative(s):

- 1 Reason for granting permission

A travel plan for the residential and non-residential land uses has been submitted. The objective of the travel plan is to encourage residents that have access to private vehicles to travel to the Estate using sustainable modes; and encourage residents in the car-free units to use active modes (walking and cycling). The travel plan has been reviewed by the Council's transport officer who has confirmed that it is acceptable and meets the requirements of condition 47.

The planning and appeal history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance 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 reminded that conditions 2 (Sample panels of facing brickwork for phases 2 -6), 3 (part f relating to solar panels for phase 2-6 and parts a - h relating to detailed drawings or samples of materials as appropriate for phases 2-6), 8 (part b-f Wheelchair adaptable dwellings for phase 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), 26b-f (landscaping for phases 2 -6), 28 (tree protection measures for phases 2-6), 31(piling methodology and works program), 35 (reappraisal of viability), 36 (recruitment and apprenticeships), 37 (local procurement), 38 (community facilities contribution), 39 (health facilities contribution), 41 (code for sustainable homes phases 2-6), 42 (BREEAM) 43 (Energy Statement and Passivhaus certification for phases 2-6), , 50 (approval in principal), 51 (delivery and service management plan), 52 (construction management plan for phases 2-6), 53 (London cycle hire contribution), 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.

You are advised that details have been submitted for conditions 40 (open space strategy), 54 (electric vehicle charging and monitoring), 8a (Wheelchair adaptable dwellings phase 1) and 49 (level plans) of planning permission 2013/8088/P granted on 04/08/2014 and these details are currently being assessed.

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

David T. Joyce

David Joyce
Director of Regeneration and Planning