

Application ref: 2015/3977/P
Contact: David Peres Da Costa
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Date: 27 February 2018

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Andrew Illingworth
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Powdermill Lane
Waltham Abbey
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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

Proposal:

Details of Level Plans as required by condition 49 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: T14011-PBA-DR-C-1a-A-00-LP-003 P1; 28732-C-512 P2; T14011-PBA-DR-C-1b-FGH-00-PA-011 C1; T14011-PBA-DR-C-1b-FGH-00-LP-010 C1; AG-RAC2015-A-SITE; T14011-PBA-DR-C-1a-A-00-LP-001 C1; T14011-PBA-DR-C-1b-FGH-00-LP-009 C1; T14011-PBA-DR-C-1b-FGH-00-LP-012; T14011-PBA-DR-C-1b-FGH-00-LP-013; T14011-PBA-DR-C-1b-FGH-00-LP-014

The Council has considered your application and decided to grant permission

Informative(s):

1 Reason for granting

The applicant has provided existing and proposed levels on plan at intervals of 20m along the boundary with public highway and cross-sections which show the highway/property interface level at back of footway along Agar Grove and Agar Place with access to property and including details of the top of kerb of footway, channel line and footway width.

The design of the development takes account of the surrounding topography and the levels of site where it adjoins the public highway. The submitted details show that accesses and adjoining open areas will match the back of footway levels. The details have been assessed by the Council's highways teams who have confirmed they are acceptable.

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 CS11 and CS19 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP17 and DP21 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.

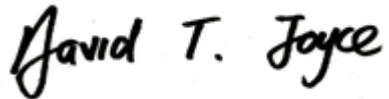
You are advised that details have been submitted for conditions 40 (open space strategy), 54 (electric vehicle charging and monitoring) and 8a (Wheelchair adaptable dwellings phase 1) of planning permission 2013/8088/P granted on 04/08/2014 and these details are currently being assessed.

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

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive style with a large initial 'D' and 'J'.

David Joyce
Director of Regeneration and Planning