

Charles Moran
CMA Planning Ltd
113 The Timberyard
Drysdale Street
London
N1 6ND

Application Ref: **2018/0548/P**
Please ask for: **David Peres Da Costa**
Telephone: 020 7974 **5262**

14 March 2018

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:

**Agar Grove Estate
Agar Grove
London
NW1**

Proposal: Amendments to the size of dormer (width and height increased), communal entrance, roof height, gutter / balcony detail, roof access, replacement of hit and miss brickwork with decorative grill, reduction in glazing areas to achieve Passivhaus, change to brick bond at ground floor, modifications to balcony design to achieve Passivhaus and various other associated works to Block F, G and H, to 'demolition and erection of new buildings and refurbishment and extension of Lulworth House to provide 493 residential units, a community facility, 2 flexible retail or restaurant units, business space, 2 flexible retail, business or non-residential institution units and associated works' approved under planning permission 2013/8088/P dated 04/08/2014.

Drawing Nos:

Superseded drawings: 1423_DWG_PL_F_00_ 200; 201; 202; 203; 250; 251; 252;
1423_DWG_PL_H_00_ 200; 201; 202; 203; 204; 250; 251; 252; 254;
1423_DWG_PL_G_00_ 200; 201; 202; 203; 204; 205; 206; 251; 252;
1423_DWG_PL_F_00_204; 1423_DWG_PL_G_00_250;

Revised drawings: T14011_ART_DR_A_1bF00_PL_: 100; 101; 102; 103; 104; 300; 302;
310; T14011_ART_DR_A_1bH00_PL_ 100; 101; 102; 103; 104; 300; 302; 304; 306;
310; 311; T14011_ART_DR_A_1bG00_PL_ 100; 101; 102; 103; 104; 105; 106; 107;



108; 109; 110; 111; 300; 302; 304; 306; 310; Cover letter prepared by CMA planning dated 26/01/18; List of drawings prepared by Architype dated 26/01/18

The Council has considered your application and confirms that the proposals are acceptable as non-material amendments to the planning permission set out above.

For the purposes of this decision, condition no. 60 of planning permission 2013/8088/P dated 04/08/2014, shall be replaced with the following condition:

REPLACEMENT CONDITION 60

The development hereby approved shall be carried out in accordance with the approved plans.

1423_DWG_PL_00_001; 1423_DWG_PL_00_010; 1423_DWG_PL_00_011;
1423_DWG_PL_00_012; 1423_DWG_PL_00_013; 1423_DWG_PL_00_014;
1423_DWG_PL_00_050; 1423_DWG_PL_00_051; 1423_DWG_00_060;
1423_DWG_00_061; 1423_DWG_00_062; 1423_DWG_00_063;
1423_DWG_00_064; 1423_DWG_00_065; 1423_DWG_00_080;
1423_DWG_00_081; 1423_DWG_00_082; 1423_DWG_00_085;
1423_DWG_00_086; 1423_DWG_00_100; 1423_DWG_00_101_C;
1423_DWG_00_102_A; 1423_DWG_00_103; 1423_DWG_PL_00_130;
1423_DWG_PL_00_131; 1423_DWG_PL_00_132; 1423_DWG_PL_00_133;
1423_DWG_PL_00_134; 1423_DWG_PL_00_135; 1423_DWG_PlotA_00_230;
1423_DWG_PlotA_00_280; 1423_DWG_PlotA_00_281;
1423_DWG_PlotA_00_282; 1423_DWG_PlotA_90_001_A;
1423_DWG_PlotA_90_002_A; 1423_DWG_PlotA_90_010;
1423_DWG_PlotB_00_200_A; 1423_DWG_PlotB_00_201;
1423_DWG_PlotB_00_202_B; 1423_DWG_PlotB_00_203_B;
1423_DWG_PlotB_00_204_B; 1423_DWG_PlotB_00_205_B;
1423_DWG_PlotB_00_206_A; 1423_DWG_PlotB_00_207_A;
1423_DWG_PlotB_00_208_A; 1423_DWG_PlotB_00_209_A;
1423_DWG_PlotB_00_210_A; 1423_DWG_PlotB_00_211_A;
1423_DWG_PlotB_00_212_A; 1423_DWG_PlotB_00_213_A;
1423_DWG_PlotB_00_214_A; 1423_DWG_PlotB_00_215_A;
1423_DWG_PlotB_00_216_A; 1423_DWG_PlotB_00_217_A;
1423_DWG_PlotB_00_218; 1423_DWG_PlotB_00_230;
1423_DWG_PlotB_00_231; 1423_DWG_PlotB_00_250_A;
1423_DWG_PlotB_00_251_A; 1423_DWG_PlotB_00_252_A;
1423_DWG_PlotB_00_253_A; 1423_DWG_PlotB_00_280;
1423_DWG_PlotB_00_281; 1423_DWG_PlotB_76_001;
1423_DWG_PlotB_90_001; 1423_DWG_PlotB_90_002;
1423_DWG_PlotB_90_010; 1423_DWG_PL_CDE_00_200;
1423_DWG_PL_CDE_00_201; 1423_DWG_PL_CDE_00_202 REV A;
1423_DWG_PL_CDE_00_203 REV A; 1423_DWG_PL_CDE_00_204 REV A;
1423_DWG_PL_CDE_00_205; 1423_DWG_PL_CDE_00_206;
1423_DWG_PL_CDE_00_231; 1423_DWG_PL_CDE_00_250;

1423_DWG_PL_CDE_00_251; 1423_DWG_PL_CDE_00_252 Rev A;
1423_DWG_PL_CDE_00_253; 1423_DWG_PL_CDE_00_254;

1423_DWG_PL_CDE_00_255; 1423_DWG_PL_CDE_00_280;
1423_DWG_PL_CDE_00_281; 1423_DWG_PL_CDE_00_282;
1423_DWG_PL_F_00_230;
1423_DWG_PL_F_00_231; 1423_DWG_PL_F_00_253;
1423_DWG_PL_F_00_280; 1423_DWG_PL_F_00_281;
1423_DWG_PL_G_00_230; 1423_DWG_PL_G_00_231;
1423_DWG_PL_G_00_232;
1423_DWG_PL_G_00_280; 1423_DWG_PL_H_00_205;
1423_DWG_PL_H_00_230; 1423_DWG_PL_H_00_231;
1423_DWG_PL_H_00_280; 1423_DWG_PL_H_00_281;
1423_DWG_PL_I_00_200_Rev B; 1423_DWG_PL_I_00_201_Rev A;
1423_DWG_PL_I_00_202_Rev A; 1423_DWG_PL_I_00_203_Rev A;
1423_DWG_PL_I_00_204_Rev A; 1423_DWG_PL_I_00_205_Rev B;
1423_DWG_PL_I_00_206; 1423_DWG_PL_I_00_230;
1423_DWG_PL_I_00_231; 1423_DWG_PL_I_00_250 REV A;
1423_DWG_PL_I_00_251; 1423_DWG_PL_I_00_252;
1423_DWG_PL_I_00_253; 1423_DWG_PL_I_00_280;
1423_DWG_PlotJKL_00_200_A; 1423_DWG_PlotJKL_00_201_A;
1423_DWG_PlotJKL_00_202_A; 1423_DWG_PlotJKL_00_203_A;
1423_DWG_PlotJKL_00_204_A; 1423_DWG_PlotJKL_00_205 ;
1423_DWG_PlotJKL_00_206; 1423_DWG_PlotJKL_00_230;
1423_DWG_PlotJKL_00_231; 1423_DWG_PlotJKL_00_250_Rev A;
1423_DWG_PlotJKL_00_251_Rev A; 1423_DWG_PlotJKL_00_252_A;
1423_DWG_PlotJKL_00_280; 1423_DWG_PlotJKL_00_281;
1423_DWG_PlotJKL_00_282; 1423_DWG_PlotJKL_90_001_A;
1423_DWG_PlotJKL_90_002_A; 1423_DWG_PlotJKL_90_010;
1423_DWG_PlotJKL_90_011; 1423_DWG_PlotLUL_00_200_A;
1423_DWG_PlotLUL_00_201_A; 1423_DWG_PlotLUL_00_202;
1423_DWG_PlotLUL_00_203_A; 1423_DWG_PlotLUL_00_204;
1423_DWG_PlotLUL_00_205_A; 1423_DWG_PlotLUL_00_206_A;
1423_DWG_PlotLUL_00_207_A; 1423_DWG_PlotLUL_00_208_A;
1423_DWG_PlotLUL_00_209; 1423_DWG_PlotLUL_00_210;
1423_DWG_PlotLUL_00_211_A; 1423_DWG_PlotLUL_00_212;
1423_DWG_PlotLUL_00_213; 1423_DWG_PlotLUL_00_214;
1423_DWG_PlotLUL_00_215; 1423_DWG_PlotLUL_00_216;
1423_DWG_PlotLUL_00_217; 1423_DWG_PlotLUL_00_218;
1423_DWG_PlotLUL_00_219; 1423_DWG_PlotLUL_00_220;
1423_DWG_PlotLUL_00_221; 1423_DWG_PlotLUL_00_222;
1423_DWG_PlotLUL_00_230; 1423_DWG_PlotLUL_00_250;
1423_DWG_PlotLUL_00_251; 1423_DWG_PlotLUL_00_280;
1423_DWG_PlotLUL_00_282; 1423_DWG_PlotLUL_00_283;
1423_DWG_PlotLUL_00_284; 1423_DWG_PlotLUL_76_001;
1423_DWG_PL_76_100; 1423_DWG_PL_76_101; 1423_DWG_PL_76_102;
1423_DWG_PL_76_103; 1423_DWG_PL_76_104; 1423_SK_140218_JW_01;
1423_SK_140218_JW_02; 1423_SK_140218_JW_03; HB SECTION B-B /
1423_SK_140218_JW_01; HB SKETCH 1423_SK_140218_JW_02;
AGC377ALCP-0-001Rev
P01; AGC377-AL-CP-0-002 Rev P01; AGC377-AL-GE-0-001
Rev P01; AGC377-AL-GE-0-002 Rev P01; AGC377-AL-GE-0-003 Rev P01;
AGC377AL-DL-0-001Rev P01; AGC377-AL-HD-0-001 Rev P01; AGC377-AL-
SW0-001

Rev P01; AGC377-AL-SW-0-002 Rev P01; AGC377-AL-SW-0-003 Rev P01; AGC377-AL-SW-0-004 Rev P01; AGC377-AL-TZ-0-001 Rev P01; AGC377ALKP-0-001Rev P01; AGC377-AL-KP-0-002 Rev P01; AGC377-AL-RT-0-001 Rev P01; AGC377-AL-RT-0-002 Rev P01; AGC377-AL-GE-2-001 Rev P01; AGC377AL-GE-2-002 Rev P01; AGC377-AL-GE-2-003 Rev P01; AGC377-ALGE-2-004 Rev P01; AGC377-AL-GE-2-005 Rev P01; AGC377-AL-GE-2-006 Rev P01; AGC377-AL-GE-2-007 Rev P01;

AGC377-AL-GE-2-008 Rev P01; AGC377-ALGE-2-009 Rev P01; AGC377-ALGE-2-010

Rev P01; AGC377-AL-GE-2-011 Rev P01; AGC377-AL-GE-2-012 Rev P01; AGC377-AL-RT-2-001 Rev P01; AGC377AL-RT-2-002 Rev P01; AGC377AL-RT-2-003

Rev P01; AGC377-AL-RT-2-004 Rev P01; AGC377-AL-RT-2-005

Rev P01; AGC377-AL-RT-2-006 Rev P01; AGC377-AL-RT-2-007 Rev P01;

AGC377-AL-RT-2-008 Rev P01; AGC377-ALRT-2-009 Rev P01; AGC377-AL-RT2-010A

Rev P01; AGC377-AL-RT-2-010B Rev P01; AGC377-AL-RT-2-011 Rev

P01; AGC377-AL-RT-2-012 Rev P01; AGC377-AL-SK-0056 REV 00; Design and

Access Statement by Hawkins\Brown, Mae and Grant Associates, dated

16/12/2013; Transport Assessment by Peter Brett Associates Ref 28732/002 Rev

3, dated December 2013; Planning Energy & Sustainability Report by Max

Fordham, dated 11/12/2013; Flood Risk Assessment and Drainage Strategy by

Peter Brett Associates Ref 28732 Rev Issue 3, dated 06/12/2013; Phase I habitat

survey and protecting species scoping survey report by MKA Ecology Limited,

dated 24/05/2013; Tree Survey, Arboricultural Impact Assessment Preliminary

Arboricultural Method Statement & Tree Protection Plan by Hayden's, Ref 3743,

dated 19/11/2013; Arboricultural Impact Assessment and Method Statement for

development at Broadstone, Agar Grove Estate by Oisin Kelly, ref 159, dated

31/08/2015; Daylight and Sunlight Report by Anstey Horne, Ref

AH/SFT/ROL6940, dated December 2013; Air Quality Assessment by Peter Brett

Associates, Ref 28732/004 Rev 02, dated December 2013; Phase 1 Ground

Condition Assessment by Peter Brett Associates, Ref 28732/006 Rev 1, dated

November 2013; Wind Microclimate Assessment by Peter Brett Associates, Ref

28732/007 Rev 02, dated 05/12/2013; Noise and Vibration Assessment by Peter

Brett Associates, Ref 28732/005 Rev 1, dated 05/12/2013; Planning Statement by

CMA Planning, dated December 2013; Planning Obligations Statement by CMA

Planning, dated January 2014; Affordable Housing Statement by CMA Planning,

dated December 2013; Statement of Consultation dated December 2013;

Construction Management Plan by EC Harris, dated December 2013;

Supplementary Note to Agar Grove Transport Assessment by Peter Brett

Associates, dated January 2014; Daylight, Sunlight and overshadowing within the

proposed development report by Anstey Horne, Ref AH/SFT/ROL6940, dated

January 2014; Proposed Drainage - Surface Water Attenuation Calculations by

Peter Brett Associates, Ref 28732-CTN03, dated 22/01/2014; Secured by Design -

Boundary Conditions by Mae, dated 24/02/2014; Agar Grove Planning Post

Submission Review Landscape Responses, by Hawkins\Brown, Mae and Grant

Associates, dated February 2014; Agar Grove Transport Assessment

Supplementary Note, by Peter Brett Associates, dated February 2014; Note from

Max Fordham Ref J4726 Agar Grove, dated 19/03/2014.

1423_DWG_PlotA_00_200 Rev B; 1423_DWG_PlotA_00_201 Rev C;
1423_DWG_PlotA_00_202 Rev C; 1423_DWG_PlotA_00_203 Rev C;
1423_DWG_PlotA_00_204 Rev B; 1423_DWG_PlotA_00_205 Rev B;
1423_DWG_PlotA_00_206 Rev B; 1423_DWG_PlotA_00_206 Rev B;
1423_DWG_PlotA_00_207 Rev B;
1423_DWG_PL_A_00_208_Rev A; 1423_DWG_PL_A_00_231_Rev A;
1423_DWG_PL_A_00_232;
1423_DWG_PlotA_00_250 Rev E; 1423_DWG_PlotA_00_251 Rev E;
1423_DWG_PlotA_00_252 Rev D; 1423_DWG_PlotA_00_253 Rev D;
1423_DWG_PlotA_00_254 Rev D; 1423_DWG_PlotA_00_255 Rev D;
1423_DWG_PlotA_00_291 Rev A; 1423_DWG_PlotA_00_292 Rev A;
1423_DWG_PL_A_00_292 ; 1423_DWG_PL_A_00_293;
1423_DWG_G_00_301 Rev C;
1423_DWG_G_00_303 Rev C; 1423_DWG_G_00_304 Rev C;

Supporting letter from CMA Planning, dated 08/09/2014; Planning submission to Stage E summary of changes by Mae dated 29/08/2014; Planning submission to Stage E - Summary of changes by Hawkins\Brown dated 02/09/2014; 7.6 Appearance - Expression and Materials, Sect 7-1 DAS August 2014 Rev A; 8.0 Access, Sect 8-1-8.6 DAS October 2014; Swegon Technical specification, general survey; 4726-MF-A-06-U10-P-Bldg Rev A; 4726-MF-A-07-U10-P-Bldg Rev A; 4726-MF-A-SC-U10-F-Bldg; AGC377-AL-SL-101; 377-AL-GE-2-012 Rev P02; 377-AL-GE-2-013 Rev P02; 377-AL-GE-2-014 Rev P02; AGC377-AL-SK-102; AGC377-AL-SK-103

T14011_ART_DR_A_1bF00_PL_ : 100; 101; 102; 103; 104; 300; 302; 310;
T14011_ART_DR_A_1bH00_PL_ 100; 101; 102; 103; 104; 300; 302; 304; 306;
310; 311; T14011_ART_DR_A_1bG00_PL_ 100; 101; 102; 103; 104; 105; 106;
107; 108; 109; 110; 111; 300; 302; 304; 306; 310; Cover letter prepared by CMA planning dated 26/01/18; List of drawings prepared by Architype dated 26/01/18

Reason: For the avoidance of doubt and in the interest of proper planning.

Informative(s):

1 Reason for granting

Changes are proposed to the size of dormer (width and height increased), communal entrance, roof height, gutter / balcony detail, roof access, replacement of hit and miss brickwork with decorative grill, reduction in glazing areas to achieve Passivhaus, change to brick bond at ground floor, modifications to balcony design to achieve Passivhaus and various other associated works to Block F, G and H.

The hit and miss brickwork would be omitted from the elevation adjacent to the MVHR due to a risk of condensation and would be replaced with a smaller decorative grill. A number of the other design changes (reduction in glazing to various areas including rooflights, additional brick course to accommodate

insulation, modification to balcony design) are required to achieve Passivhaus. A vertical pole with foldable ladder is required to provide access to the roof.

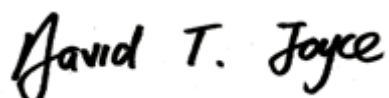
The proposed amendments would have a minimal affect on the approved development in terms of detailed design. The amendments have been reviewed by the Urban Design team and are considered acceptable.

The full impact of the scheme has already been assessed by virtue of the previous approval granted on 04/08/2014 under ref 2013/8088/P. In the context of the permitted scheme, it is considered that the amendment would not have any material effect on the approved development in terms of number of units, appearance, landscaping, and quality of accommodation or neighbour amenities. It is considered that the changes are relatively minor in the context of the approved scheme and can therefore be regarded as a non-material variation of the approved scheme.

- 2 You are advised that this decision relates only to the changes set out on the plans and shall only be read in the context of the substantive permission granted on 04/08/2014 under reference number 2013/8088/P and is bound by all the conditions and obligations attached to that permission.

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.

Yours faithfully



David Joyce
Director of Regeneration and Planning

It's easy to make, pay for, track and comment on planning applications on line. Just go to www.camden.gov.uk/planning.