

Application ref: 2018/1633/P
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Hill
The Power House
Gunpowder Mill
Powdermill Lane
Waltham Abbey EN9 1BN

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:

Part discharge of condition 41 (Code for Sustainable Homes) as it relates to Phase 1 of planning permission 2013/8088/P dated 04/08/2014 (for Demolition of all existing buildings and structures except Lulworth House and Agar Children's Centre, 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; 2 flexible retail shop or restaurant and cafe units; business space; 2 flexible retail shop, business or non-residential institution; and associated works.)

Drawing Nos: Code For Sustainable Homes Post Construction Stage Certificates for Flats 1-38, 14-16 Wrotham Road

Informative(s):

- 1 Reason for granting permission

Code for sustainable homes post construction stage certification has been provided for each of the flats in phase 1 of the approved scheme. Phase 1 is Block

A and is now known as 'Flats 1-38, 14-16 Wrotham Road'.

The flats in phase 1 would all meet the requirements by demonstrating overall Code Level 4, and individual sections that meet or exceed the minimum credit requirements: Energy (60% vs 60%) Water (70% vs 60%) and Materials (60% vs 40%). Condition 41a can therefore be discharged.

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

The submitted details are consistent with the general expectations of the approved scheme and are acceptable in all other respects.

As such, the proposed development is in general accordance policies CS13, CS16 and CS19 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP22 and DP23 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), 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), 52 (construction management plan for phases 3-6), 53 (London cycle hire contribution), 54 (electric vehicle charging and monitoring) 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 20 (CCTV), 40 (open space strategy) and 52 (construction management plan for phase 2) 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