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

Application Ref: **2018/2922/P**
Please ask for: **David Peres Da Costa**
Telephone: 020 7974 **5262**

10 September 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: Amendment to the wording of condition 54 (to alter the trigger for submission) of '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' approved under planning permission 2013/8088/P dated 04/08/2014.

Drawing Nos: Letter prepared by CMA Planning dated 14th June 2018

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.54 of planning permission 2013/8088/P shall be replaced with the following condition:

REPLACEMENT CONDITION 54



*Electric vehicle charging and monitoring

Prior to first occupation of phase 4 of the development, confirmation of the necessary measures to secure 11 on street electric vehicle charging points within the development shall be submitted to and approved in writing by the local planning authority. Such measures shall be completed prior to the first occupation of any use in phase 4 and shall thereafter be retained.

Reason: To ensure that the scheme promotes the use of sustainable transport means in accordance with policy CC1 of the London Borough of Camden Local Plan 2017.

Informative(s):

1 Reason for granting

The amendment to condition 54 (to require the discharge prior to the first occupation of phase 4) is relatively minor and would not alter the overall effect of the condition nor the details secured. The existing wording require details for 'electric vehicle charging and monitoring' to be submitted prior to the first occupation of any of the units. Currently the applicant is unable to provide the level of detail required to discharge the condition as work on this part of the estate is not expected to start for at least two years. By amending the wording of the condition this would allow the details for electric vehicle charging and monitoring to be provided closer to when the applicable phase would be delivered. Transport officers support the proposed change to the trigger for condition 54.

The full impact of the scheme has already been assessed by virtue of the previous planning permission 2013/8088/P dated 04/08/2014. In the context of the permitted scheme, it is considered that the amendment would not have any material effect on the approved development. Furthermore, 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 in the description and on the application form 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 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 T. Joyce

David Joyce
Director of Regeneration and Planning

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