

Application ref: 2018/2817/P
Contact: David Peres Da Costa
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Date: 12 November 2018

Development Management
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Architype
Twyford Barn
Upper Twyford
Hereford HR2 8AD

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

Agar Grove Estate Development
Agar Grove
London
NW1 9TA

Proposal:

Details of facing brickwork, windows, parapet/eave junctions, living roofs, bird and bat boxes, alteration to approved wheelchair housing and CCTV required by conditions 2b, 3b, 7, 20b, 24b and 25b as they relate to Phase 2 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: T14011-ART-DR-A-1b H 00-: PL-405; PL-304; GA-062; GA-066; PL-401; PL-402; PL-403; PL-404; T14011-ART-DR-A-1b G 00-: SK-050; GA-061; GA-066; PL-401; PL-402; PL-403; PL-404; PL-302; PL-304 T14011-ART-DR-A-1b F 00-: GA-062; GA-066; PL-401; PL-402; PL-403; PL-404; PL-405; PL-300 T14011-ART-DR-A-1b B 00-: GA-006; PL005; House Sparrow box specification sheet; Letter prepared by Michelle Christensen dated 15 December 2016; Letter prepared by Architype dated 15th June 2018; Letter prepared by Hill dated 12/6/18; Phase 1B (FGH) Planning Condition 2 prepared by MAE dated 05.09.18; Pages 7.9.7 Habitat & Biodiversity from DAS

The Council has considered your application and decided to grant permission.

Informative(s):

1 Reason for granting permission

Facing brickwork

Bricks have been selected in order to compliment block A in the previous phase, and to reflect the design intent, which was for a textured and varied brick which sat comfortably next to the conservation area. This is combined with a measured variation between the different blocks.

As such a textured buff brick would be used for the upper level of Block F & H, combined with Janinhoff bricks which have the finish (called an 'engobe') applied to the back of the brick, which is used as the facing side. This approach gives the bricks more texture within each brick, and more variety of colours.

Black/ grey 10C-FS bricks would form a base to each block, combined with buff coloured Meteor Rustic bricks above to block F & H, and red/ purple 8C-FS bricks to the upper levels of block G.

The details of the facing brickwork and pointing would safeguard the appearance of the premises and the character of the immediate area.

Detailed drawings

Details of all windows, external doors, balconies, balustrades, communal entrance screens and gates for block F, G and H have been provided to satisfy condition 3a.

Details of parapet/eave junctions for block F, G and H have been provided to satisfy condition 3b. The submitted details would safeguard the appearance of the premises and the character of the immediate area and are consistent with the general expectations of the approved scheme.

Alteration to approved wheelchair housing

An alternative flat type layout is proposed for the 'easily adaptable' units in block G. These are private units and the layouts are only provided to indicate how easily adaptable they would be in the future. These units are 2 of 24 easily adaptable units being provided across all phases. The alternative flat layout for the easily adaptable unit is considered acceptable and would ensure that the internal layout of the building provides flexibility for the accessibility of future occupiers and their changing needs over time.

CCTV

No CCTV is proposed. The designing out crime officer has confirmed that the

applicant is following their advice and recommendations.

Living roof

The living roofs across phase 2 would include an enhancement of the sedum roof specification to a brown intensive roof in areas that at planning approval stage showed sedum blanket. This increases the biodiversity across these roof areas. The acidic grassland mix has been matched to the Bauder Flora 3 species range, which is 70% of the mix with 30% plug planting as per planning specification. The details include a species lists for planting. Nature Conservation has welcomed the enhancement of the sedum mix with additional meadow species. The details demonstrate that the living roofs are suitably designed and maintained.

Bird and bat boxes

Swift boxes would be located on the east facade of block H. The approved Phase 2 allocation indicates 16 habitat boxes on buildings. The submitted drawings show 18 habitat boxes which is an improvement. The details would ensure the development contributes towards the creation of habitats and valuable areas for biodiversity.

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 CS5, CS6, CS13, CS14, CS15, CS16 and CS17 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP22, DP23, DP24, DP32 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 3 -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 3-6), 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 3-6), 25 (bird and bat boxes for phases 3-6), 26b-f (landscaping for phases 2 - 6), 28 (tree protection measures for phases 3-6), 31(piling methodology and works program for phases 3-6), 35 (reappraisal of viability), 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 40 (open

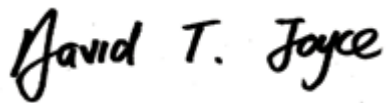
space strategy) 52 (construction management plan for phase 2), 31c (piling method statement for phase 2) and 28c (tree protection measures for phase 2) of planning permission 2013/8088/P granted on 04/08/2014 and these details are currently being assessed.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2018.

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, slightly slanted style.

David Joyce
Director of Regeneration and Planning