

Application ref: 2018/1216/P  
Contact: David Peres Da Costa  
Tel: 020 7974 5262  
Date: 6 December 2018

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Architype  
Twyford Barn  
Upper Twyford  
Herefore HR2 8AD

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:

**Agar Grove Estate Development Site**  
**Agar Grove**  
**LONDON**  
**NW1 9TA**

Proposal: Part discharge of condition 52 (Construction Management Plan) as it relates to Phase 2 (blocks F G H) of planning permission 2013/8088/P dated 04/08/2014 for the redevelopment of parts of the Agar Grove Estate.

Drawing Nos: CMP pro forma dated 19/10/18; Demolition Survey prepared by AEC dated April 2018; Demolition Risk Assessment dated 2-3-18; Agar Grove noise policy for Demolition works; Agar Grove vibration policy for Demolition works; Agar Grove Dust Policy for Demolition works; Project Demolition Plan dated 1-3-18; Assessment Of Noise & Vibration From Demolition & Construction prepared by Ian Sharland dated 28 August 2018; Management Asbestos Survey With A Localised Refurbishment And Demolition Asbestos Survey Report To Sturminster prepared by AEC dated April 2018; Management Asbestos Survey With A Localised Refurbishment And Demolition Asbestos Survey Report To Sherborne prepared by AEC dated April 2018; Refurbishment Survey Agar Grove (Shops/Cafe) prepared by AEC dated May 2018; Environmental Noise Assessment prepared by Ian Sharland dated 1 March 2017; Osiris Airborne Particle Monitor certification; Pest control reports; T14011-ART-DR-A-1b B 00- GA-007; Airborne Particulate Monitors manufacturer specification sheet

The Council has considered your application and decided to grant approval of details.

Informatives:

- 1 Reason for granting approval

A Construction Management Plan (CMP) has been submitted which follows the required format of the Camden CMP pro-forma. The CMP provides details of the construction programme, pest control, noise and dust monitoring & mitigation, community liaison including construction working group. It confirms that the construction route into Agar Grove will be via Camden Road with a turn left onto St Pancras Way, then left onto Wrotham road. Vehicles will then turn around within the site boundary and reverse their route to exit the site.

Wrotham road is accessed via St Pancras way (A5202) which is a busy one way road linking to the A400 connecting to the A1 Holloway road. St Pancras way is predominantly a residential road with width restrictions as you approach Wrotham Road. This would be managed by trained and qualified traffic marshals and zig zag barriers would be deployed to protect pedestrian and cyclist when vehicles are being directed by traffic marshals.

The CMP is acceptable and would ensure the pedestrian environment and the amenities of the area would be protected as well as the continued free flow of traffic.

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, CS11 and CS19 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP16, DP17 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.

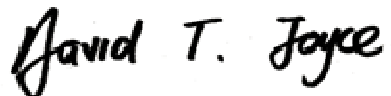
You are advised that details have been submitted for conditions 40 (open space strategy) and 28c (tree protection measures for phase 2) of planning permission 2013/8088/P granted on 04/08/2014 and these details are currently being assessed.

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 style with a large initial 'D' and 'J'.

David Joyce  
Director of Regeneration and Planning