

Application ref: 2018/0736/P
Contact: David Peres Da Costa
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Date: 31 January 2019

Development Management
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CMA Planning
113 The Timberyard
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

Agar Grove Estate
Agar Grove
NW1 9SS

Proposal: Details of open space strategy required by condition 40 of planning permission 2013/8088/P dated 04/08/2014 (Demolition of all existing buildings and structures except Lulworth House and Agar Children's Centre (249 existing Class C3 residential units and 2 retail units), 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 (Class D1); 2 flexible retail shop (Class A1) or restaurant and cafe (Class A3) units; business space (Class B1(a)); 2 flexible retail shop (Class A1), business (Class B1) or non-residential institution (Class D1) units; refuse and recycling facilities; car and cycle parking facilities; landscaping / amenity space; and associated works.)

Drawing Nos: Landscape Management Report (and appendices) prepared by Grant Associates dated 28.06.2018

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

Informatives:

1 Reason for granting permission

The open space strategy has been reviewed by the Council's Open Space officer and the strategy revised in response to their comments. The scheme would make adequate provision for open space facilities in the area and consequently the impact of the scheme on open space facilities would be mitigated. The Landscape Management Plan includes appropriate details on open space management, access, management procedures and community

involvement.

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, CS15 and CS19 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP26 and DP31 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 3-6 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 3-6), 21 (wind tunnel survey), 22 (mobility scooter storage), 23 (lighting strategy for phases 3-6), 24 (living roofs for phases 3-6), 25 (bird and bat boxes for phases 3-6), 26c-f (landscaping for phases 3-6), 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 3-6), 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.

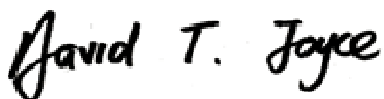
You are advised that details have been submitted for conditions 3b - part f (photovoltaics I solar thermal panels), 14b (mechanical ventilation inlets), 23b (lighting strategy), 26b (hard and soft landscaping) and 43b (evidence of Passivhaus certification) of planning permission 2013/8088/P granted on 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



David Joyce
Director of Regeneration and Planning