

Mr David Peres Da Costa
Development Management (Regeneration and Planning)
London Borough of Camden
Town Hall
London
WC1H 9JE



113 The Timberyard
Drysdale Street
London N1 6ND

T 020 7749 7686
F 020 7749 7699
W www.cma-planning.co.uk

20th August 2019

Dear Mr Peres Da Costa

**AGAR GROVE ESTATE REGENERATION
PLANNING APPLICATION ON BEHALF OF THE LONDON BOROUGH OF CAMDEN
FOR MINOR MATERIAL AMENDMENT TO PLANNING PERMISSION REF: 2013/8088/P**

Further to our recent discussions, please find enclosed a full planning application for a minor material amendment to planning permission 2013/8088/P relating to the regeneration of the Agar Grove Estate.

The Agar Grove project forms part of Camden's 'Community Investment Programme' (CIP) which aims to generate investment, deliver new homes and regenerate neighbourhoods. Comprising some 249 units, the Agar Grove Estate was built by the London Borough of Camden in the 1960s and comprised a series of low / medium rise blocks and an 18 storey tower.

The Agar Grove Estate community is stable and cohesive, and many households have lived there for a number of years. However, despite being a popular place to live, the stock suffered from a number of problems ranging from physical defects to the size, type and quality of the accommodation relative to housing needs. Furthermore, the original configuration of the Estate represents an inefficient use of land given its accessible and sustainable location.

Full planning permission was granted by the local planning authority in August 2014 for the comprehensive redevelopment of the site to create a new mixed-tenure development comprising 493 new homes, retail, business and community space, set within a series of high-quality new buildings and landscape.

The first phase of development – known as Block A – has been completed and works are currently underway on Blocks F, G and H. To date, 38 households have moved into their new homes and the project was awarded the 'Overall Winner' in the 2019 New London Awards supported by the Mayor of London. Once completed the project will be UK's largest Passivhaus development which is helping to address a range of environmental, fuel poverty and health and well-being issues.

Due to changes in the housing market, building regulations and lessons learnt during the first phase, this application seeks permission to amend the planning permission in relation to the next phase of development – comprising Block I and Block JKL – which is due to commence on site in 2020.

The proposed changes have been developed in the context of the key principles established by the original consent and are considered to improve the development from a housing and design perspective. The changes are considered to represent a minor material amendment to the approved scheme and so this application is submitted pursuant to s73 of the Town and Country Planning Act 1990 (as amended) to allow a variation to conditions attached to the original consent relating to approved drawings.

In summary, the changes comprise:

- Adjustments to the building footprint
- Adjustments to the block heights and massing
- Alterations to the elevations, including revised balcony design
- Revised flat layouts
- Changes to the unit type and mix
- Increase in overall unit numbers from 493 to 507
- Removal of conditions relating to Lifetime Homes and Code for Sustainable Homes

Following on from the above, the application seeks permission for:

“Variation of condition 60 (approved plans); and removal of conditions 6 (Lifetime Homes) and condition 41 (Code for Sustainable Homes) of planning permission ref: 2013/8088/P (as amended) (for demolition of 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 shops (Class A1), business centre (Class B1) or non-residential institution (Class D2) units; refuse and recycling facilities; car and cycle parking facilities; landscaping / amenity space; and associated works), namely to 14 additional Class C3 residential units; alterations to the housing mix; and alterations to the footprint, massing and external appearance of Block I and Block JKL; and associated landscaping.

The enclosed application documents comprise the following:

1. Application Forms, Certificate and Notices (including Council's own development form)
2. Application Drawings
3. Design and Access Statement by Hawkins Brown, Mae and Grant Associates
4. Energy Statement by Max Fordham
5. Daylight and Sunlight Assessments by Anstey Horne
6. Tree Report by Haydens
7. Transport Assessment by PBA (appended to Planning Statement)
8. Consultation Note by Camden Housing (appended to Planning Statement)
9. Planning Statement by CMA Planning

A 'Viability Statement' is also provided with the application; however, this is submitted on a strictly confidential basis and should not be placed on the public planning file.

We trust that the enclosed is in order and look forward to receiving acknowledgement shortly that the application has been formally registered. In the meantime should you require clarification on any issues or wish to discuss this matter further please do not hesitate to contact me.

Yours sincerely

A handwritten signature in black ink, appearing to be 'CM', written in a fluid, cursive style.

Charles Moran
CMA Planning Ltd

Enc. As above