

Application ref: 2018/6388/P
Contact: David Peres Da Costa
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Architype
Twyford Barn
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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:

Details required by condition 3b - part f (photovoltaics / solar thermal panels), 14b (mechanical ventilation inlets), 23b (lighting strategy), 26b (hard and soft landscaping) and 43b (Energy Efficiency) 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: PV40572-QD; T14011-ART-DR-A-1bG00-PL-304; T14011-ART-DR-A-1bF00-PL-300; Photograph of Phase 2 external MVHR grill example; T14011-ART-DR-A-1bG00-PL-111; T14011-ART-DR-A-1bH00-PL-300; Cover letter prepared by Architype dated 12th October 2018; Energy statement for phase 2 prepared by NRG consulting dated Oct 2018; 13462-1-E; Agar Grove Phase 1B SAP Report prepared by NRG consulting dated April 2017; AIR QUALITY REPORT DECEMBER 2013; 1042-16 Rev A; 1042-17 Rev A; 1042-18 Rev A; 1042-19; 1042-20; 1042-21; 1042-22; 1042-23; T14011-ART-DR-A-1b-S-00-PL-005; Letter prepared by Architype dated 25th September 2019; 1042-03 Rev I; 1042-04 Rev G; 1042-05 Rev C; Landscape specification prepared by Jo Wild dated 12th November 2019; 1042-11; 6782-D-EXC;

Letter from Hayden's dated 01/03/2019

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

Informative(s):

1 Reason for granting permission

3b - part f (photovoltaics)

Condition 3b required detailed drawings of photovoltaics as it relates to Phase 2 of the development (blocks F, G and H). Block G is the only roof that would have PV panels. The applicant's justification was the enhanced performance standards of the construction which resulted in CO2 targets being met without the necessity for PV panels. Nevertheless, the applicant was asked to investigate the inclusion of PV panels. Block H has the better optimized roof for PV panels. However, a 'through living roof solution' is not possible on roofs with a pitch greater than 5 degrees. Block H roof has a flat roof pitch of 11 degrees, so a PV system would not be possible without significant detriment to the living roof or significant risk to Passivhaus compliance. The Sustainability officer has reviewed the submission and the justification for omitting PVs is accepted in this instance. The details would safeguard the appearance of the host properties and the character of the immediate area.

14b (mechanical ventilation inlets)

Sustainability have reviewed the submission and confirmed that the proposals are satisfactory. The AQA predicted that the NO2 and PM10 concentrations would be acceptable throughout the development site, hence the air intake locations are acceptable. The details have demonstrated the amenities of occupiers would be appropriately safeguarded.

23b (lighting strategy)

Phase 2 of the development is not located near the railway tracks, at the south and east of Agar Grove Estate, therefore the lighting would not affect the operation of the railway. Nature Conservation has reviewed the lighting strategy for phase 2 of the Agar Grove Estate development. The specifications of the lamps indicate they are directional at less than 90 degrees facing down, and so should avoid upward illumination towards the habitat boxes and living roofs. The details would ensure compliance with the protection of possible habitats and would protect the amenity of current and future occupiers from light pollution.

26b (hard and soft landscaping)

Hard and soft works plans have been submitted for blocks F, G and H. The submission includes details of tree pits, planting specification, maintenance plan and play deck plan. Tree officers, green spaces team and transport have reviewed the submitted information. It is considered the details demonstrate that the development would achieve a high quality of landscaping which contributes to the visual amenity and character of the area.

43b (Energy Efficiency)

The sustainability officer has reviewed the submitted details. Condition 43 refers to a 32% reduction in CO2. It is accepted that this level of reduction is now equivalent to a 27% reduction in CO2 because the current building regulations are more stringent. Condition 43b can be partially discharged in respect of the CO2 reduction for Phase 2. The discharge of the requirement for a Passivhaus certificate will not be achievable until construction is complete and prior to occupation.

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.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies CS5, CS13, CS14, CS15 and CS19 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP22, DP23, DP24, DP25, DP26, DP28 and DP32 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 3-6), 42 (BREEAM), 43 (Energy Statement and Passivhaus certification for phases 2-6), 50 (approval in principle), 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 condition 3b - part d (street furniture), 3b - part e (play equipment) and 41b (design stage sustainability plan) 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 2019.

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, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer