

Application ref: 2020/0468/P  
Contact: David Peres Da Costa  
Tel: 020 7974 5262  
Date: 18 February 2020

**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)

CMA Planning  
113 The Timberyard  
Drysdale Street  
London  
N1 6ND  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Grant of Non-Material Amendments to planning permission**

Address:

**Agar Grove Estate Development Site**  
**Agar Grove**  
**London**  
**NW1 9SS**

Proposal: Non-material amendment to planning permission 2013/8088/P dated 04/08/2014 (as amended by 2015/3443/P dated 11/08/2015; 2015/5160/P dated 11/11/2015; and 2015/6240/P dated 10/12/2015) for '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. ' approved; namely: to alter the description to omit the number and mix of units and to insert a planning condition to secure 493 residential units comprising 240 market, 37 intermediate and 216 social rent units.

Drawing Nos: Letter from CMA planning dated 30th January 2020

The Council has considered your application and confirms that the proposals are acceptable as non-material amendments to the planning permission set out above.

For the purposes of this decision, the description of development for planning permission reference 2013/8088/P dated 04/08/2014 (as amended by 2015/3443/P dated 11/08/2015; 2015/5160/P dated 11/11/2015; and 2015/6240/P dated 10/12/2015) shall be replaced with the following description:

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 Class C3 residential 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.

For the purposes of this decision, planning permission 2013/8088/P dated 04/08/2014 (as amended by 2015/3443/P dated 11/08/2015; 2015/5160/P dated 11/11/2015; and 2015/6240/P dated 10/12/2015) shall have the following condition added:

#### ADDITIONAL CONDITION 61

##### Number and mix of residential units

The residential element of the development hereby approved shall provide 493 residential units comprising 240 market, 37 intermediate and 216 social rent units. The breakdown of the units shall be as follows: Plot A - 38 units; Plot B - 105 units; Plot C / D - 14 units; Plot E - 20 units; Plot F - 14 units; Plot G - 23 units; Plot H - 20 units; Plot I - 38 units; Plot J / K / L - 73 units; and Lulworth House - 148 units.

Reason: For the avoidance of doubt and in the interest of proper planning.

#### Informatives:

##### 1 Reason for granting

The application seeks to amend the description of development to remove the number and mix of units from the description. The proposed description of development would be as follows:

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 Class C3 residential 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.

Alongside the proposed amendment to the description of development, it is proposed to secure the approved number and mix of units via a new condition (Condition 61) as set out below:

Condition 61

Number and mix of residential units:

The residential element of the development hereby approved shall provide 493 residential units comprising 240 market, 37 intermediate and 216 social rent units. The breakdown of the units shall be as follows: Plot A - 38 units; Plot B - 105 units; Plot C / D - 14 units; Plot E - 20 units; Plot F - 14 units; Plot G - 23 units; Plot H - 20 units; Plot I - 38 units; Plot J / K / L - 73 units; and Lulworth House - 148 units.

Reason: For the avoidance of doubt and in the interest of proper planning.

The effect of the change to the description with the new condition is 'non-material' as the scheme is ultimately still the same.

- 2 You are advised that this decision relates only to the changes set out in the description and on the application form and shall only be read in the context of the substantive permission granted on 04/08/2014 under reference number 2013/8088/P (as amended by 2015/3443/P dated 11/08/2015; 2015/5160/P dated 11/11/2015; and 2015/6240/P dated 10/12/2015) and is bound by all the conditions attached to that permission.

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.

Yours faithfully



Daniel Pope  
Chief Planning Officer

It's easy to make, pay for, track and comment on planning applications on line. Just go to [www.camden.gov.uk/planning](http://www.camden.gov.uk/planning).