

Mrs Michelle Christensen  
33-35 Jamestown Road  
London  
NW1 7DB

Application Ref: **2015/5160/P**  
Please ask for: **David Glasgow**  
Telephone: 020 7974 **5562**

11 November 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Variation or Removal of Condition(s) Granted**

Address:

**Agar Grove Estate  
Agar Grove  
NW1 9TA  
London**

Proposal:

Variation of condition 50 (Approval in Principal Document) 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: Cover letter from Michelle Christensen dated 11/09/2015

The Council has considered your application and decided to grant permission subject to the following condition(s):



Condition(s) and Reason(s):

- 1 For the purposes of this decision condition no. 50 of planning permission 2013/8088/P shall be replaced with the following condition:

REPLACEMENT CONDITION 50

No part of the relevant phase of development (excluding enabling works) relating to Phases 3, 4 and 5 shall commence until such time as the local planning authority has confirmed in writing that it has received an 'Approval in Principle' (AIP) document, including structural details and calculations to demonstrate that the proposed development would not affect the stability of the public highway adjacent to the site (primarily Camley Street), and any mitigation measures possibly required.

Reason: In order that the Council may ensure that the development is finished to a satisfactory standard and does not prejudice the surrounding highways network in accordance with policies CS11 (Promoting sustainable and efficient travel) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Local Development Framework Core Strategy and policies DP17(Walking, cycling and public transport) and DP21 (Development connecting to the highway network) of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Reason for granting permission

Condition 50 relates specifically to the submission of the 'Approval In Principal Document', which is a specific engineering related requirement to protect the public highway. The condition was included to cover development across the whole plot and not buildings on an individual basis, which is how the scheme is presently being implemented. The development is being constructed in phases (1-6) with the current developer responsible for phases 1 and 2 only with the remaining phases yet to be put out to tender. Neither Phase 1 nor 2 of the development adjoins the public highway. The rewording of the condition to allow the AIP document to be submitted prior to commencement of work adjoining the highway in phases 3, 4 and 5 will ensure the submitted AIP document can accurately reflect works proposed in those phases at the time of implementation whilst allowing phases 1 and 2 of the development to commence in the meantime.

As such, the proposed development is in accordance policies CS11 (Promoting sustainable and efficient travel) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Local Development Framework Core Strategy and policies DP17(Walking, cycling and public transport) and DP21 (Development connecting to the highway network) of the London Borough of Camden Local Development Framework Development Policies. The proposed

development also accords with policies 7.5 and 7.18 of the London Plan; and paragraphs 17 and 73 of the National Planning Policy Framework.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

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 'Ed Watson', written in a cursive style.

Ed Watson  
Director of Culture & Environment