

Application ref: 2019/3558/P  
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**Development Management**  
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Twyford Barn  
Upper Twyford  
Hereford  
HR2 8AD

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 d (street furniture), 3b - part e (play equipment) and 41b (design stage sustainability plan) 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).

Drawing Nos: Agar Grove Phase 1B - CfSH - Construction Stage Document; Agar Grove Phase 1B - SAP Report - Part L1A 2013 April 2017 rev B; Agar Grove Phase 1B - Block H, Code for Sustainable Homes - Summary Score Sheet; AGAR GROVE PHASE 1 ? comparison Grant Associates/Wicksteed specifications for play equipment and seating; 1042-03 Rev H; 1042-21

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

Informative(s):

- 1 Reason for granting permission

Street furniture / play equipment

The submission includes a plan showing the location and details of the play equipment. Timber bench seats would be arranged around the play area. Further benches would be located within the external areas of Phase 2. The details have been reviewed by the Greenspaces Team.

Once the full masterplan is completed, the south west corner of the play area would be the start of a new people centred thoroughfare and is envisaged to be an active area. The whole area of play would be rubber crumb apart from a grassed area. A safe area of play would be around all items. The play deck would be omitted as there were concerns regarding durability and maintenance. The details demonstrate that the play facilities and amenity space would meet residents' needs.

#### Design stage sustainability plan

The design stage sustainability plan has been reviewed by Sustainability. The Agar Grove Phase 1b CSH construction stage assessment provided indicates that the overall of 70.46% meets the minimum score requirement of 68% to achieve Code 4. In addition 66.7% was achieved in the Water and Material sections meeting the 50% requirement. Following concerns in relation to the Energy score, the score for Energy was increased from 42% to 47.42%. Whilst below the required 50% it is accepted that this is the maximum which can be achieved. The details demonstrate appropriate energy and resource efficiency measures would be secured.

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 with policies CS13, CS14, CS16 and CS19 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23 and DP24 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 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 condition 6 (lifetime homes) 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 positioned above the printed name and title.

Daniel Pope  
Chief Planning Officer