

Application ref: 2020/4812/P
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Date: 23 February 2021

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Architype
Twyford Barn
Upper Twyford
Hereford
HR2 8AD

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:

Agar Grove Estate Redevelopment
Agar Grove
London
NW1 9TA

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; 2015/6240/P dated 10/12/2015; and 2019/4280/P dated 13/10/2020) for 'Demolition of all existing buildings 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 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), namely to allow adjustments to footprint, height, massing and external appearance of Block I and Block JKL, including revised balcony design; revised flat layouts; changes to unit type and mix; 14 additional Class C3 residential units; and associated landscaping' approved; NAMELY: relocation of bin and cycle stores; gas meter housing re-location to north elevation of block G; and amendment of gate design to main private courtyard entrances and bin / cycle stores.

Drawing Nos:

Superseded drawings: T14011-ART-DR-A-1bH00-PL-300 (PL4); T14011-ART-DR-A-1bH00-PL-302 (PL4); T14011-ART-DR-A-1bH00-PL-304 (PL4); T14011-ART-DR-A-1bH00-PL-306 (PL4); T14011-ART-DR-A-1bG00- PL-302 (PL4); T14011-ART-DR-A-1b B 00-GA-006 (C1); T14011-ART-DR-A-1bG00-GA-061 (C1); T14011-ART- -A-1bH -GA-

062 (C2); T14011-ART-DR-A-1bF00-GA-062 (C2); T14011-ART-DR-A-1bF00- GA-066 (C2); T14011-ART-DR-A-1bG00- GA-066 (C1); T14011-ART-DR-A-1bH00- GA-066 (C2)

Revised drawings: T14011-ART-DR-A-1b B 00-GA-006 (C3); T14011-ART-DR-A-1bG00-GA-061 (C2); T14011-ART- -A-1bH -GA-062 (C3); T14011-ART-DR-A-1bH00- GA-066 (C5); T14011-ART-DR-A-1bG00- GA-601 (C7); T14011-ART-DR-A-1bF00- GA-066 (C3); T14011-ART-DR-A-1bG00- GA-066 (C2); T14011-ART-DR-A-1bH00- GA-066 (C5); T14011-ART-DR-A-1bH00-PL-300 (PL6); T14011-ART-DR-A-1bH00-PL-302 (PL6); T14011-ART-DR-A-1bH00-PL-304 (PL8); T14011-ART-DR-A-1bH00-PL-306 (PL6); T14011-ART-DR-A-1bG00- GA-601 (C7)

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, condition no.60 of planning permission 2013/8088/P shall be replaced with the following condition:

REPLACEMENT CONDITION 60

The development hereby permitted shall be carried out in accordance with the following approved plans:

1423_DWG_PL_00_001; 1423_DWG_PL_00_010; 1423_DWG_PL_00_011;
1423_DWG_PL_00_012; 1423_DWG_PL_00_013; 1423_DWG_PL_00_014;
1423_DWG_PL_00_050; 1423_DWG_PL_00_051; 1423_DWG_00_060;
1423_DWG_00_061; 1423_DWG_00_062; 1423_DWG_00_063;
1423_DWG_00_064; 1423_DWG_00_065; 1423_DWG_00_080;
1423_DWG_00_081; 1423_DWG_00_082; 1423_DWG_00_085;
1423_DWG_00_086; 1423_DWG_00_100; 1423_DWG_00_101_C;
1423_DWG_00_102_A; 1423_DWG_00_103; 1423_DWG_PL_00_130;
1423_DWG_PL_00_131; 1423_DWG_PL_00_132; 1423_DWG_PL_00_133;
1423_DWG_PL_00_134; 1423_DWG_PL_00_135; 1423_DWG_PlotA_00_230;
1423_DWG_PlotA_00_280; 1423_DWG_PlotA_00_281;
1423_DWG_PlotA_00_282; 1423_DWG_PlotA_90_001_A;
1423_DWG_PlotA_90_002_A; 1423_DWG_PlotA_90_010;
1423_DWG_PlotB_00_200_A; 1423_DWG_PlotB_00_201;
1423_DWG_PlotB_00_202_B; 1423_DWG_PlotB_00_203_B;
1423_DWG_PlotB_00_204_B; 1423_DWG_PlotB_00_205_B;
1423_DWG_PlotB_00_206_A; 1423_DWG_PlotB_00_207_A;
1423_DWG_PlotB_00_208_A; 1423_DWG_PlotB_00_209_A;
1423_DWG_PlotB_00_210_A; 1423_DWG_PlotB_00_211_A;
1423_DWG_PlotB_00_212_A; 1423_DWG_PlotB_00_213_A;
1423_DWG_PlotB_00_214_A; 1423_DWG_PlotB_00_215_A;
1423_DWG_PlotB_00_216_A; 1423_DWG_PlotB_00_217_A;
1423_DWG_PlotB_00_218; 1423_DWG_PlotB_00_230;
1423_DWG_PlotB_00_231; 1423_DWG_PlotB_00_250_A;
1423_DWG_PlotB_00_251_A; 1423_DWG_PlotB_00_252_A;
1423_DWG_PlotB_00_253_A; 1423_DWG_PlotB_00_280;
1423_DWG_PlotB_00_281; 1423_DWG_PlotB_76_001;
1423_DWG_PlotB_90_001; 1423_DWG_PlotB_90_002;
1423_DWG_PlotB_90_010; 1423_DWG_PL_CDE_00_200;

1423_DWG_PL_CDE_00_201; 1423_DWG_PL_CDE_00_202 REV A;
1423_DWG_PL_CDE_00_203 REV A; 1423_DWG_PL_CDE_00_204 REV A;
1423_DWG_PL_CDE_00_205; 1423_DWG_PL_CDE_00_206;
1423_DWG_PL_CDE_00_231; 1423_DWG_PL_CDE_00_250;

1423_DWG_PL_CDE_00_251; 1423_DWG_PL_CDE_00_252 Rev A;
1423_DWG_PL_CDE_00_253; 1423_DWG_PL_CDE_00_254;
1423_DWG_PL_CDE_00_255; 1423_DWG_PL_CDE_00_280;
1423_DWG_PL_CDE_00_281; 1423_DWG_PL_CDE_00_282;
1423_DWG_PL_F_00_230; 1423_DWG_PL_F_00_231;
1423_DWG_PL_F_00_253; 1423_DWG_PL_F_00_280;
1423_DWG_PL_F_00_281; 1423_DWG_PL_G_00_230;
1423_DWG_PL_G_00_231; 1423_DWG_PL_G_00_232;
1423_DWG_PL_G_00_280; 1423_DWG_PL_H_00_205;
1423_DWG_PL_H_00_230; 1423_DWG_PL_H_00_231;
1423_DWG_PL_H_00_280; 1423_DWG_PL_H_00_281;

1901-07-101_P02 First Floor Plan ;1901-07-102_P02 Second Floor Plan ;1901-07-103_P02 Third Floor Plan;1901-07-104_P02 Fourth Floor Plan;1901-07-105_P02 Fifth Floor Plan;1901-07-106_P02 Roof Plan;1901-07-210_P02 Section AA;1901-07-211_P02 Section BB/CC/DD ;1901-07-310_P02 North Elevation;1901-07-313_P02 East Elevation;1901-07-312_P02 South Elevation;1901-07-311_P02 West Elevation;1901-07-400_P01 Bay Study;1901-07-212_P02 Section EE/FF;1901-07-401_P01 Detailed Entrance Studies

AGV-HBA-NE-00-DR-A-08-0100; AGV-HBA-NE-00-DR-A-08-0101; AGV-HBA-NE-00-DR-A-08-0102; AGV-HBA-NE-00-DR-A-08-0103; AGV-HBA-NE-00-DR-A-08-0104; AGV-HBA-NE-00-DR-A-08-0105; AGV-HBA-NE-00-DR-A-08-0106; AGV-HBA-NE-XX-DR-A-08-0300; AGV-HBA-NE-XX-DR-A-08-0200; AGV-HBA-NE-XX-DR-A-08-0201; AGV-HBA-NE-XX-DR-A-08-0202; AGV-HBA-NE-XX-DR-A-08-0510; AGV-HBA-NE-XX-DR-A-08-0511; AGV-HBA-NE-00-DR-A-08-0520

Condition 60 (continued)

1423_DWG_PlotLUL_00_200_A; 1423_DWG_PlotLUL_00_201_A;
1423_DWG_PlotLUL_00_202; 1423_DWG_PlotLUL_00_203_A;
1423_DWG_PlotLUL_00_204; 1423_DWG_PlotLUL_00_205_A;
1423_DWG_PlotLUL_00_206_A; 1423_DWG_PlotLUL_00_207_A;
1423_DWG_PlotLUL_00_208_A; 1423_DWG_PlotLUL_00_209;
1423_DWG_PlotLUL_00_210; 1423_DWG_PlotLUL_00_211_A;
1423_DWG_PlotLUL_00_212; 1423_DWG_PlotLUL_00_213;
1423_DWG_PlotLUL_00_214; 1423_DWG_PlotLUL_00_215;
1423_DWG_PlotLUL_00_216; 1423_DWG_PlotLUL_00_217;
1423_DWG_PlotLUL_00_218; 1423_DWG_PlotLUL_00_219;
1423_DWG_PlotLUL_00_220; 1423_DWG_PlotLUL_00_221;
1423_DWG_PlotLUL_00_222; 1423_DWG_PlotLUL_00_230;
1423_DWG_PlotLUL_00_250; 1423_DWG_PlotLUL_00_251;
1423_DWG_PlotLUL_00_280; 1423_DWG_PlotLUL_00_282;
1423_DWG_PlotLUL_00_283; 1423_DWG_PlotLUL_00_284;
1423_DWG_PlotLUL_76_001; 1423_DWG_PL_76_100;
1423_DWG_PL_76_101; 1423_DWG_PL_76_102; 1423_DWG_PL_76_103;
1423_DWG_PL_76_104; 1423_SK_140218_JW_01; 1423_SK_140218_JW_02;

1423_SK_140218_JW_03; HB SECTION B-B / 1423_SK_140218_JW_01; HB SKETCH 1423_SK_140218_JW_02;

AGC377ALCP-0-001Rev P01; AGC377-AL-CP-0-002 Rev P01; AGC377-AL-GE-0-001 Rev P01; AGC377-AL-GE-0-002 Rev P01; AGC377-AL-GE-0-003 Rev P01; AGC377AL-DL-0-001Rev P01; AGC377-AL-HD-0-001 Rev P01; AGC377-ALSW0-001Rev P01; AGC377-AL-SW-0-002 Rev P01; AGC377-AL-SW-0-003 Rev P01; AGC377-AL-SW-0-004 Rev P01; AGC377-AL-TZ-0-001 Rev P01; AGC377ALKP-0-001Rev P01; AGC377-AL-KP-0-002 Rev P01; AGC377-AL-RT-0-001 Rev P01; AGC377-AL-RT-0-002 Rev P01; AGC377-AL-GE-2-001 Rev P01; AGC377AL-GE-2-002 Rev P01; AGC377-AL-GE-2-003 Rev P01; AGC377-ALGE2-004 Rev P01; AGC377-AL-GE-2-005 Rev P01; AGC377-AL-GE-2-006 Rev P01; AGC377-AL-GE-2-007 Rev P01; AGC377-AL-GE-2-008 Rev P01; AGC377-ALGE-2-009 Rev P01; AGC377-ALGE2-010 Rev P01; AGC377-AL-GE-2-011 Rev P01; AGC377-AL-GE-2-012 Rev P01; AGC377-AL-RT-2-001 Rev P01; AGC377AL-RT-2-002 Rev P01; AGC377AL-RT-2-003 Rev P01; AGC377-AL-RT-2-004 Rev P01; AGC377-AL-RT-2-005 Rev P01; AGC377-AL-RT-2-006 Rev P01; AGC377-AL-RT-2-007 Rev P01; AGC377-AL-RT-2-008 Rev P01; AGC377-ALRT-2-009 Rev P01; AGC377-ALRT2-010A Rev P01; AGC377-AL-RT-2-010B Rev P01; AGC377-AL-RT-2-011 Rev P01; AGC377-AL-RT-2-012 Rev P01; AGC377-AL-SK-0056 REV 00;

ACG377-GRA-1C-XX-DR-L-1101 REV 04; ACG377-GRA-1C-XX-DR-L-1103 REV 03; ACG377-GRA-1C-XX-DR-L-1103 REV 04; ACG377-GRA-1C-XX-DR-L-1105 REV 03; ACG377-GRA-1C-XX-DR-L-1106 REV 03; ACG377-GRA-1C-XX-DR-L-2101 REV 04; ACG377-GRA-1C-XX-DR-L-3101 REV 03; ACG377-GRA-1C-XX-DR-L-5101 REV 03; ACG377-GRA-1C-XX-DR-L-5102 REV 03

Condition 60 (continued)

Design and Access Statement by Hawkins\Brown, Mae and Grant Associates, dated 16/12/2013; Transport Assessment by Peter Brett Associates Ref 28732/002 Rev 3, dated December 2013; Planning Energy & Sustainability Report by Max Fordham, dated 11/12/2013; Flood Risk Assessment and Drainage Strategy by Peter Brett Associates Ref 28732 Rev Issue 3, dated 06/12/2013; Phase I habitat survey and protecting species scoping survey report by MKA Ecology Limited, dated 24/05/2013; Tree Survey, Arboricultural Impact Assessment Preliminary Arboricultural Method Statement & Tree Protection Plan by Hayden's, Ref 3743, dated 19/11/2013; Arboricultural Impact Assessment and Method Statement for development at Broadstone, Agar Grove Estate by Oisin Kelly, ref 159, dated 31/08/2015; Daylight and Sunlight Report by Anstey Horne, Ref AH/SFT/ROL6940, dated December 2013; Air Quality Assessment by Peter Brett Associates, Ref 28732/004 Rev 02, dated December 2013; Phase 1 Ground Condition Assessment by Peter Brett Associates, Ref 28732/006 Rev 1, dated November 2013; Wind Microclimate Assessment by Peter Brett Associates, Ref 28732/007 Rev 02, dated 05/12/2013; Noise and Vibration Assessment by Peter Brett Associates, Ref 28732/005 Rev 1, dated 05/12/2013; Planning Statement by CMA Planning, dated December 2013; Planning Obligations Statement by CMA Planning, dated January 2014; Affordable Housing Statement by CMA Planning, dated December 2013; Statement of Consultation dated December 2013; Construction Management Plan by EC Harris, dated December 2013; Supplementary Note to Agar Grove Transport Assessment by Peter Brett

Associates, dated January 2014; Daylight, Sunlight and overshadowing within the proposed development report by Anstey Horne, Ref AH/SFT/ROL6940, dated January 2014; Proposed Drainage - Surface Water Attenuation Calculations by Peter Brett Associates, Ref 28732-CTN03, dated 22/01/2014; Secured by Design - Boundary Conditions by Mae, dated 24/02/2014; Agar Grove Planning Post Submission Review Landscape Responses, by Hawkins\Brown, Mae and Grant Associates, dated February 2014; Agar Grove Transport Assessment Supplementary Note, by Peter Brett Associates, dated February 2014; Note from Max Fordham Ref J4726 Agar Grove, dated 19/03/2014.

1423_DWG_PlotA_00_200 Rev B; 1423_DWG_PlotA_00_201 Rev C;
 1423_DWG_PlotA_00_202 Rev C; 1423_DWG_PlotA_00_203 Rev C;
 1423_DWG_PlotA_00_204 Rev B; 1423_DWG_PlotA_00_205 Rev B;
 1423_DWG_PlotA_00_206 Rev B; 1423_DWG_PlotA_00_206 Rev B;
 1423_DWG_PlotA_00_207 Rev B; 1423_DWG_PL_A_00_208 Rev A;
 1423_DWG_PL_A_00_231 Rev A; 1423_DWG_PL_A_00_232;
 1423_DWG_PlotA_00_250 Rev E; 1423_DWG_PlotA_00_251 Rev E;
 1423_DWG_PlotA_00_252 Rev D; 1423_DWG_PlotA_00_253 Rev D;
 1423_DWG_PlotA_00_254 Rev D; 1423_DWG_PlotA_00_255 Rev D;
 1423_DWG_PlotA_00_291 Rev A; 1423_DWG_PlotA_00_292 Rev A;
 1423_DWG_PL_A_00_292 ; 1423_DWG_PL_A_00_293; 1423_DWG_G_00_301
 Rev C; 1423_DWG_G_00_303 Rev C; 1423_DWG_G_00_304 Rev C;

Supporting letter from CMA Planning, dated 08/09/2014; Planning submission to Stage E summary of changes by Mae dated 29/08/2014; Planning submission to Stage E - Summary of changes by Hawkins\Brown dated 02/09/2014;
 7.6 Appearance - Expression and Materials, Sect 7-1 DAS August 2014 Rev A;
 8.0 Access, Sect 8-1-8.6 DAS October 2014; Swegon Technical specification, general survey; 4726-MF-A-06-U10-P-Bldg Rev A; 4726-MF-A-07-U10-P-Bldg Rev A; 4726-MF-A-SC-U10-F-Bldg; AGC377-AL-SL-101; 377-AL-GE-2-012 Rev P02; 377-AL-GE-2-013 Rev P02; 377-AL-GE-2-014 Rev P02; AGC377-AL-SK-102; AGC377-AL-SK-103

T14011_ART_DR_A_1bF00_PL_: 100; 101; 102; 103; 104; 300; 302; 310;
 T14011_ART_DR_A_1bH00_PL_ 100; 101; 102; 103; 104; 310; 311;
 T14011_ART_DR_A_1bG00_PL_ 100; 101; 102; 103; 104; 105; 106; 107; 108;
 109; 110; 111; 300; 304; 306; 310; Cover letter prepared by CMA planning dated 26/01/18; List of drawings prepared by Architype dated 26/01/18

Condition 60 (continued)

Supplementary Design and Access Statement - August 2019 Phase 1c by Hawkins Brown, MAE and Grant Associates; Block JKL Private Amenity Study October 2019 by Hawkins Brown, MAE and Grant Associates; Agar Grove AMMA Summary of Consented and Proposed Unit Mix May 2020; Agar Grove Viability Appraisal Summary Document by Arcadis August 2019; Daylight and Sunlight Report by Anstey Horne August 2019; Daylight Within Report by Anstey Horne August 2019; Energy and Suitability Report by Max Fordham August 2019; Solarium Design Note by Max Fordham August 2019; Planning Statement by CMA August 2019; Tree Survey and Impact Assessment by Haydens August 2019.

T14011-ART-DR-A-1b B 00-GA-006 (C3); T14011-ART-DR-A-1bG00-GA-061

(C2); T14011-ART- -A-1bH -GA-062 (C3); T14011-ART-DR-A-1bH00-GA-066 (C5); T14011-ART-DR-A-1bG00- GA-601 (C7); T14011-ART-DR-A-1bF00- GA-066 (C3); T14011-ART-DR-A-1bG00- GA-066 (C2); T14011-ART-DR-A-1bH00-GA-066 (C5); T14011-ART-DR-A-1bH00-PL-300 (PL6); T14011-ART-DR-A-1bH00-PL-302 (PL6); T14011-ART-DR-A-1bH00-PL-304 (PL8); T14011-ART-DR-A-1bH00-PL-306 (PL6); T14011-ART-DR-A-1bG00- GA-601 (C7)

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

Informative(s):

1 Reason for granting permission

The bin and cycle store locations are being swapped so that the bin stores are closer to the street to meet the requirements of Environment Services. As the external appearance of the bin and cycle stores is very similar, the amendment would have minimal impact on the appearance of the development. The proposed change would still ensure a policy compliant number of cycle spaces would be provided for Blocks F, G, H and I (i.e. 146 spaces).

The housing for gas meters for block G is being relocated to the north end of block G as the original location blocked access to the gate for refuse collection.

The amendment to the design of the entrance gates and bin and cycle store gates is in accordance with the design already in place for completed Block A. Given this, the proposed minor change to the detailed design of the gates would allow for continuity across the approved development.

Individually and cumulatively, the changes are relatively minor compared to 'the larger development' consisting of 9 blocks.

The full impact of the scheme has already been assessed by virtue of the previous planning permission. In the context of the permitted scheme, it is considered that the amendment would not have any material effect on the approved development in terms of its appearance, impact on streetscene or impact on neighbour amenities. It is considered that the changes are relatively minor in the context of the approved scheme and can therefore be regarded as a non-material variation of the approved scheme.

- 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; 2015/6240/P dated 10/12/2015; and 2019/4280/P dated 13/10/2020) 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

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name and title.

Daniel Pope
Chief Planning Officer

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