

Application ref: 2020/4811/P  
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Date: 30 March 2021

**Development Management**  
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Ms Michelle Christensen  
5 Pancras Square  
Kings Cross  
London  
N1C 4AG

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**

Proposal:

Details of evidence to demonstrate compliance with accessible and adaptable dwellings for phase 2 (Blocks F G & H) required by condition 6 of planning permission 2013/8088/P dated 04/08/2014 as amended by 2019/4280/P dated 13/10/2020 (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 to provide Class C3 residential 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: T14011-ART-DR-A-1bH00-: GA705; GA706; GA707; GA708;  
T14011-ART-DR-A-1bF00-: GA701; GA-707;  
T14011-ART-DR-A-1bG00-: GA-702; GA-703; GA-710; GA-711; GA-715; GA-718; GA-719

The Council has considered your application and decided to grant permission

Informative(s):

1 Reason for granting approval-

Condition 6 was amended by planning permission ref: 2019/4280/P so that, rather than referring to Lifetime Homes, the condition now refers to accessible and adaptable dwellings as defined by part M4(2) of the Building Regulations.

Layouts have been provided for blocks F, G and H and these have been reviewed by the Council's Building Control team. The layouts specify dispensations that have been agreed with Building Control. The details are considered acceptable and demonstrate that the internal layout of the buildings would provide flexibility for the accessibility of future occupiers and their changing needs over time.

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 H6 and C6 of the Camden Local Plan 2017.

- 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 drawings or samples of materials for phases 3-6), 8 (part c-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 4-6), 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 52 (CMP) 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