

Application ref: 2021/1944/P  
Contact: David Peres Da Costa  
Tel: 020 7974 5262  
Email: David.PeresDaCosta@camden.gov.uk  
Date: 27 September 2021

**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)

Mr James Woodward  
159 St John Street  
London  
EC1V 4QJ

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 9SN**

Proposal:

Details of tree protection measures and trial pit Investigations required by condition 28 (part d) as it relates to Phase 3 (blocks J K L) and condition 60 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: Arboricultural Monitoring Report prepared by Hayden's dated 15/08/2019; Tree Survey, Arboricultural Impact Assessment Arboricultural Method Statement & Tree Protection Plan prepared by Hayden's dated 23/08/2019; Letter regarding exploratory excavation within the root protection area (RPA) of G005, Agar Grove prepared by Hayden's dated 21st June 2019

The Council has considered your application and decided to grant permission.

Informative(s):

## 1 Reasons for granting approval

The submission includes details of tree protection in relation to block JKL (phase 3). The alignment of block JKL nominally intrudes within the Root Protection Areas of one group of trees to be retained. This has only minor influence on the Root Protection Areas and as such it is considered appropriate to undertake linear root pruning, thus obviating the need for specialist foundation construction techniques in this location. The submission has been reviewed by the Council's tree officer and the details are considered acceptable as they demonstrate that the development would not have an adverse effect on existing trees and would maintain the character and amenity of the area.

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 A2 and A3 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), 6 (accessible and adaptable dwellings M4(2) for phases 4-6), 8 (part c-f Wheelchair adaptable dwellings for phase 2-6), 9 (waste and recycling), 11 (cycle storage), 14 (mechanical ventilation for phases 4-6), 21 (wind tunnel survey), 22 (mobility scooter storage), 23 (lighting strategy for phases 4-6), 24 (living roofs for phases 4-6), 25 (bird and bat boxes for phases 4-6), 26d-f (landscaping for phases 4-6), 28 (tree protection measures for phases 4-6), 30 (water supply infrastructure for phases 4-6), 31 (piling methodology and works program for phases 4-6), 35 (reappraisal of viability), 38 (community facilities contribution), 39 (health facilities contribution), 41 (code for sustainable homes phases 4-6), 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 conditions 52 (CMP), 14c (MVHR outlets), 23c (lighting strategy), 25c (bird and bat boxes), 30d (water infrastructure study), 31 (Piling Method Statement), 41 (CfSH), 50 (approval in principle), 24c (living roofs), 26c (hard and soft landscaping) and 6 (accessible and adaptable dwellings M4(2)), all conditions relating to phase 3 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 2021.

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