

Ms Nora-Andreea Constantinescu
Development Management (Regeneration and Planning)
London Borough of Camden
5 Pancras Square
c/o Town Hall, Judd Street
London
WC1H 9JE



113 The Timberyard
Drysdale Street
London N1 6ND

T 020 7749 7686
F 020 7749 7699
W www.cma-planning.co.uk

30th May 2022

Dear Ms Nora-Andreea Constantinescu

**AGAR GROVE ESTATE REGENERATION
PLANNING APPLICATION ON BEHALF OF THE LONDON BOROUGH OF
CAMDEN FOR MINOR MATERIAL AMENDMENT TO PLANNING PERMISSION
REF: 2019/4280/P IN RELATION TO BLOCK B**

Further to our recent discussions, please find enclosed a planning application for a minor material amendment to planning permission 2019/4280/P relating to the regeneration of the Agar Grove Estate.

The Agar Grove project forms part of Camden's 'Community Investment Programme' (CIP) which aims to generate investment, deliver new homes and regenerate neighbourhoods. Comprising some 249 units, the Agar Grove Estate was built by the London Borough of Camden in the 1960s and comprised a series of low / medium rise blocks and an 18 storey tower.

The Agar Grove Estate community is stable and cohesive, and many households have lived there for a number of years. However, despite being a popular place to live, the stock suffered from a number of problems ranging from physical defects to the size, type and quality of the accommodation relative to housing needs. Furthermore, the original configuration of the Estate represents an inefficient use of land given its accessible and sustainable location.

Full planning permission was granted by the local planning authority in August 2014 and amended in 2020 for the comprehensive redevelopment of the site to create a new mixed-tenure development comprising new homes, retail, business and community space, set within a series of high-quality new buildings and landscape.

The original permission was implemented in 2015 and to date Blocks A, F, G and H have been completed delivering 95 new homes, whilst construction works on Blocks I and JLK is due to complete in January 2024 delivering a further 125 new homes.

This application seeks permission to amend the planning permission in relation to Block B – which is due to commence on site in December 2023.

This application seeks permission to amend the planning permission in relation to Block B – which is due to commence on site in December 2023. The need for the changes arises due to current housing needs of the returning Agar Grove estate community (including an increase in family sized and wheelchair units); responding to current and emerging building regulations; and to take into account lessons learnt during the first phase of the development – particularly relating to Passivhaus.

The proposed changes have been developed in the context of the key principles established by the original consent and are considered to improve the development from a housing and design perspective. The changes are considered to represent a minor material amendment to the approved scheme and so this application is submitted pursuant to s73 of the Town and Country Planning Act 1990 (as amended) to allow a variation to conditions attached to the original consent relating to approved drawings.

In summary, the changes comprise:

- Addition of a second stair core and evacuation lifts to both buildings within Block B in response to changing approaches to fire safety
- An amended mix of unit types to reflect the needs of the community, including an increase in family sized and accessible units
- An overall reduction in unit numbers within Block B from 105 to 94
- Provision of additional cycle storage to meet current planning standards
- An up-dated energy strategy in response to reflect current planning standards
- Minor increase in overall height to accommodate additional insulation
- Changes to the elevations to reflect the new internal layout and requirements of the up-dated energy strategy

Following on from the above, this application seeks permission for:

“Variation of condition 63 (approved plans) of planning permission ref: 2019/4280/P (as amended) (for demolition of 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 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 Block C, including addition of second stair cores and evacuation lifts; revised unit mix; reduction in 11 units; additional cycle storage; and changes to external appearance”.

The enclosed application documents comprise the following:

1. Application Forms, Certificate and Notices (including Council's own development form)
2. Application Drawings
3. Design and Access Statement by Hawkins Brown and Grant Associates
4. Energy Statement by Max Fordham
5. Noise Assessment by Stantec
6. Daylight and Sunlight Assessments by Anstey Horne
7. Fire Strategy and Gateway One Form by Design Fire Consultants
8. Planning Statement (incorporating Affordable Housing Statement) by CMA Planning

We trust that the enclosed is in order and look forward to receiving acknowledgement shortly that the application has been formally registered. In the meantime, should you require clarification on any issues or wish to discuss this matter further please do not hesitate to contact me.

Yours sincerely

A handwritten signature in black ink, appearing to be 'C Moran', written in a cursive style.

Charles Moran
CMA Planning Ltd

Enc. As above