

Application ref: 2021/2862/P  
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Date: 28 November 2022

**Development Management**  
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Hawkins\Brown Architects LLP  
159 St John Street  
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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 MVHR inlets, lighting strategy, bird and bat boxes, water infrastructure study, 'approval in principle' document of development, as required by conditions 14 c), 23 c), 25 c), 30 c) and 50 of planning permission 2013/8088/P dated 04/08/2014 (as amended by 2020/0468/P dated 16/02/2020 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.

Drawing Nos: AGV-PAM-SW-00-DR-S-001051 Rev P01; AGV-PAM-SW-00-DR-S-001055 Rev P01; Phase 1C - Price & Myers - Structural and Civil Engineer's AIP document; AGV-HBA-I-ZZ-DR-A-080200 Rev P2; AGV-HBA-JKL-XX-DR-A-080200 Rev P2; AGV-HBA-JKL-XX-DR-A-080201 Rev P2; AGV-HBA-JKL-XX-DR-A-080202 Rev P2; AGV-HBA-ZZ-ZZ-DR-A-080005 Rev P2; AGV-HBA-NE-00-DR-A-20-0001 Rev T03; AGV-HBA-NE-00-DR-A-20-0002 Rev T02; AGV-HBA-NE-00-DR-A-20-0003 Rev

T02; Potable Water Capacity Flow & Pressure Investigation dated 04/09/15; Clean water capacity report by Thames Water dated 05/04/2022; email from Thames Water to Lewis Holmes dated 10/11/2020; DS2008213 dated 22.04.2021; Internal Meters - Location and specification by Thames Water; Chlorination requirements for supplies of 50mm internal diameter (63mm external diameter) and above; Agar grove 1C, 52 Agar Grove, London, NW1 9SN dated Jan 2021; External Lighting Assessment for planning Rev A dated 01 June 2021 by Max Fordham.

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

Informative(s):

1 Reasons for granting approval of details:

Condition 14 c) mechanical ventilation inlets

The submitted information (AQA from original application with predicted air quality) is insufficient to assess the position of the MVHR inlets and outlets, however based on the recently released data from London Atmospheric Emissions Inventory (LAEI) 2019 this shows the air quality in the area has improved since 2016 data modelling. (34-37, 37-40 NO2).

The corner of Agar Grove with Camley Street, Murray St and St Augustine Road have higher levels of air pollution. However Blocks JKL and I are set back from this junction, which reduces the impact. In addition, the proposed inlets would be located at 1st floor and upwards which also reduces exposure to the lower air quality at ground level. As such, based on the current data, the location and position of air inlets and outlets would be acceptable. Air quality officers confirmed condition 14 c) can be discharged.

Condition 23 c) lighting strategy

Phase 3 of the development is not located near the railway tracks, at the south-east of Agar Grove estate, therefore the lighting would not affect the operation of the railway. The specifications of the lamps indicate the ones on the roads are directional and at less than 90 degrees facing down. Bollard fittings are also proposed mainly in the Block JKL courtyard. These will avoid upward illumination towards the habitat boxes and living roofs. The details would ensure compliance with the protection of possible habitats and would protect the amenity of current and future occupiers from light pollution.

Condition 25 c) bird and bat boxes

For Phase 3, a mix of 39 - black redstarts, sparrow, starling and swift and general bird boxes are proposed across blocks I and JKL. These are positioned at adequate heights and distances from windows and doors. The details provided would ensure the development contributes towards the creation of habitats and valuable areas of biodiversity.

Condition 30 c) water infrastructure study

The water infrastructure study has been assessed by Thames Water and is considered to be adequate and in line with the modelling study dated 22/04/2022 which confirms capacity existence for the increase resulting from phase 3.

Condition 50 'Approval in principle' document

No excavation is proposed in close proximity to the public highway roads and therefore an Approval in principle (AIP) would not be required in this instance.

The full impact of the proposed development has already been assessed. 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 D1, A1, A3, CC2, CC4, DM1, T1, T3 of the London Borough of Camden Local Plan 2017.

- 2 You are reminded that conditions 2 (parts d-f relating to sample panels of facing brickwork for phases 4-6), 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 b-f Wheelchair adaptable dwellings for phase 2-6), 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 ((as amended by 2020/0468/P dated 16/02/2020 and 2019/4280/P dated 13/10/2020) are outstanding and require details to be submitted and approved.

You are advised that details have been submitted for conditions 52 (CMP), 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)), 3 (windows, parapet/eve junctions, manufacturer's specifications of all external facing materials, street furniture, play equipment and surfaces, PV panels), 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', written in a cursive style.

Daniel Pope  
Chief Planning Officer