

Application ref: 2021/3856/P  
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Date: 11 January 2023

**Development Management**  
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Hawkins\Brown Architects LLP  
159 St John Street  
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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 living roofs and hard & soft landscaping as required by conditions 24c and 26c of planning permission 2013/8088/P dated 04/08/2014 (as amended by 2020/0468/P dated 16/02/2020) (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)

Drawing Nos: AGC377-GRA-1C-XX-DR-L-1122 Rec C2; AGC377-GRA-1C-XX-DR-L-5121 Rev C3; AGC377-GRA-1C-XX-SH-9001 Rev C2 dated 07/12/2022; Agar Grove Phase 1C Landscape Specifications 20 Oct 2021 Rev 02 For Stage 4 Approval; AGC377-GRA-1C-XX-DR-L-5507 Rev 01; AGC377-GRA-1C-XX-DR-L-5506 Rev 01; AGC377-GRA-1C-XX-DR-L-5505 Rev 01; AGC377-GRA-1C-XX-DR-L-5504 Rev 01; AGC377-GRA-1C-XX-DR-L-5503 Rev 01; AGC377-GRA-1C-XX-DR-L-5502 Rev 01; AGC377-GRA-1C-XX-DR-L-5501 Rev 01; AGC377-GRA-1C-XX-DR-L-5322 Rev 01; AGC377-GRA-1C-XX-DR-L-5321 Rev 01; AGC377-GRA-1C-XX-DR-L-5123 Rev 01; AGC377-GRA-1C-XX-DR-L-5122 Rev 02; AGC377-GRA-1C-XX-DR-L-4121 Rev 01; AGC377-GRA-1C-XX-DR-L-3515 Rev 01; AGC377-GRA-1C-XX-DR-L-3514 Rev 01;

AGC377-GRA-1C-XX-DR-L-3513 Rev 01; AGC377-GRA-1C-XX-DR-L-3512 Rev 01;  
AGC377-GRA-1C-XX-DR-L-3511 Rev 01; AGC377-GRA-1C-XX-DR-L-3510 Rev 01;  
AGC377-GRA-1C-XX-DR-L-3509 Rev 02; AGC377-GRA-1C-XX-DR-L-3507 Rev 02;  
AGC377-GRA-1C-XX-DR-L-3506 Rev 01; AGC377-GRA-1C-XX-DR-L-3505 Rev 01;  
AGC377-GRA-1C-XX-DR-L-3504 Rev 01; AGC377-GRA-1C-XX-DR-L-3503 Rev 01;  
AGC377-GRA-1C-XX-DR-L-3502 Rev 01; AGC377-GRA-1C-XX-DR-L-3501 Rev 01;  
AGC377-GRA-1C-XX-DR-L-3405 Rev 01; AGC377-GRA-1C-XX-DR-L-3404 Rev 01;  
AGC377-GRA-1C-XX-DR-L-3403 Rev 01; AGC377-GRA-1C-XX-DR-L-3402 Rev 02;  
AGC377-GRA-1C-XX-DR-L-3401 Rev 01; AGC377-GRA-1C-XX-DR-L-3121 Rev 03;  
AGC377-GRA-1C-XX-DR-L-2121 Rev 04; AGC377-GRA-1C-XX-DR-L-1324 Rev 02;  
AGC377-GRA-1C-XX-DR-L-1323 Rev 01; AGC377-GRA-1C-XX-DR-L-1322 Rev 01;  
AGC377-GRA-1C-XX-DR-L-1321 Rev 02; AGC377-GRA-1C-XX-DR-L-1126 Rev 01;  
AGC377-GRA-1C-XX-DR-L-1125 Rev 01; AGC377-GRA-1C-XX-DR-L-1124 Rev 01;  
AGC377-GRA-1C-XX-DR-L-1123 Rev 02; AGC377-GRA-1C-XX-DR-L-1121 Rev 02;  
AGV-HBA-I-06-DR-A-270408 Rev P1; Email dated 29/11/2022 Michelle Christensen  
Cond 26.

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

Informative(s):

1 Reasons for approving details:

Condition 24(c) - living roofs for phase 3.

The proposed living roofs contain a range of native species which will enhance the biodiversity of the site. The substrate depths of 100mm to 200mm are considered sufficient to support the planting. The maintenance details are considered sufficient to demonstrate the planting will be adequately maintained. The Council's tree officers have reviewed the information provided and consider it sufficient to discharge condition 24c).

Condition 26(c) - Hard and soft landscaping for phase 3.

Hard and soft landscaping details have been submitted for blocks I and JKL. The submission includes details of tree pits, planting specification, maintenance plan and play deck plan. The Council's tree officers and Green Spaces team have reviewed the submitted information and revisions to the trees proposed on Milburn Lane were secured. It is considered the details demonstrate that the development would achieve a high quality of landscaping which contributes to the visual amenity and character of the area.

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, A2, A3, CC1, CC2, CC3 and CC4 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), 20 c (CCTV strategy), 21 (Block B - wind tunnel survey), 22 (Block B - 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), 3 (windows, parapet/eaves 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