

Application ref: 2021/3341/P
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Date: 11 January 2023

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Hawkins\Brown Architects LLP
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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 Piling Method Statement and CfSH as required by conditions 31c and 41c 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: Code for Sustainable Homes - Pre-Assessment Report (Report Reference: Agar Grove Block JKL) by Storma Certified Code Assessor, Dwelling ID:1; Code of sustainable homes - Pre-Assessment Report (Report Reference: Agar Grove Block I) by Storma Certified Code Assessor, Dwelling ID:1; Thames Water DS reference DS6081086 dated 03/09/2021; Vanelle BLKJKL-001082 Rev P02 C0 dated 02/06/2021; Vanelle 201830-01 Rev: C0 dated 01/06/2021; 29333/ BLKI-001081 Rev C02; 29333/ BLKJKL-001082 Rev C04; 29333/ BLKJKL-001081 Rev C03; 29333/ BLKJKL-001080 Rev C03; 29333/ BLKI-001081 Rev C01; 29333/ BLKI-001080 Rev C02.

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

Informative(s):

1 Reasons for approving details:

Condition 31(c) - Piling Method Statement.

Details have been submitted which demonstrate the relationship between the piling for phase 3 and existing Thames Water services. Several revisions have been submitted to ensure compliance with Thames Water requirements. Thames Water have reviewed the information provided and agree to discharge condition 31c. This is based on the understanding that piling/demolition works are carried out in accordance with the Thames Water letter Ref DS6081086.

Condition 41(c) - Code for Sustainable Homes.

The construction stage assessment for phase 3c) of the development, in relation to Block JKL and Block I, show an overall score of 69.76% which meets the minimum score requirement of 68% to achieve Code 4. Each block would achieve 45.48% in Energy and CO2 emissions and 66.67% in Water sections. Whilst the Energy score falls below the 50% minimum, it is accepted this is the maximum which can be achieved. In Materials, each block would achieve 66.67% which is above the 50% requirement. As such, the details demonstrate appropriate energy and resource efficiency measures would be secured and condition 41c can be discharged.

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 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), 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.


- 3 You are advised that this approval is based on the understanding that piling/demolition works are carried out in accordance with the Thames Water letter Ref DS6081086. If these plans change, you are required to advise Thames Water so that they can re-assess the risk to their assets.

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 written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer