

Application ref: 2022/2931/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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EC1V 4QJ

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:

**Nettlecombe**  
**Agar Grove**  
**London**  
**NW1 9SN**

Proposal:

Details of windows, parapet/eaves junctions, manufacturer's specifications of all external facing materials, street furniture, play equipment and surfaces, and PV panels as required by condition 3 a), b), c), d), e) and f) of phase C 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 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: 1.Façade 1.1 Material Introductions; 1.4 MVHR Vent panel colours HB1423 18/05/2022; Product specifications for Janinhoff bricks; Product specifications S.Anselmo; AGV-MXF-JKL-RF-DR-E-100100; AGV-MXF-I-RF-DR-J-30101; AGV-MXF-I-RF-DR-J-30102; AGV-HBA-JKL-02-DR-A-270420 Rev P4; AGV-HBA-JKL-05-DR-A-270422 Rev P3; AGV-HBA-JKL-RF-DR-A-270408 Rev P3; AGV-HBA-JKL-ZZ-DR-A-270409 Rev P3; AGV-HBA-JKL-ZZ-DR-A-270421 Rev P3; AGV-HBA-I-01-DR-A-270420 Rev P3; AGV-HBA-I-03-DR-A-270423 Rev P1; AGV-HBA-I-05-DR-A-270424 Rev P3; AGV-HBA-I-06-DR-A-270408 Rev P3; AGV-HBA-I-ZZ-DR-A-210250 Rev P2;

AGV-HBA-I-ZZ-DR-A-270421 Rev P2; Q52 Stage 4, pg 190-196 Play and sports equipment systems, AGC377-GRA-1C-XX-DR-L-1121 Rev C1; AGC377-GRA-1C-XX-DR-L-1122 Rev C1; AGC377-GRA-1C-XX-DR-L-3121 Rev C1; Q50 Stage 4, Pg 186-189 Site/street furniture/equipment; AGV-HBA-JKL-00-DR-A-310300 Rev P7; AGV-HBA-JKL-00-DR-A-310301 Rev P6; AGV-HBA-JKL-00-DR-A-310305 Rev P6; AGV-HBA-JKL-00-DR-A-310306 Rev P8; AGV-HBA-JKL-00-DR-A-310307 Rev P6; AGV-HBA-JKL-ZZ-DR-A-210410 Rev P2; AGV-HBA-JKL-ZZ-DR-A-210411 Rev P1; AGV-HBA-JKL-00-DR-A-210419 Rev P1; AGV-HBA-JKL-ZZ-DR-A-210403 Rev P1; AGV-HBA-JKL-ZZ-DR-A-210406 Rev P5; AGV-HBA-JKL-ZZ-DR-A-210407 Rev P3; AGV-HBA-JKL-ZZ-DR-A-310200 Rev P4; AGV-HBA-JKL-ZZ-DR-A-310201 Rev P7; AGV-HBA-JKL-ZZ-DR-A-310202 Rev P7; AGV-HBA-JKL-ZZ-DR-A-210430 Rev P1; AGV-HBA-JKL-ZZ-DR-A-320322 Rev P1; AGV-HBA-JKL-05-DR-A-340405 Rev P2; AGV-HBA-JKL-RF-DR-A-340404 Rev P2; AGV-HBA-JKL-RF-DR-A-340406 Rev P2; AGV-HBA-JKL-ZZ-DR-A-340400 Rev P4; AGV-HBA-JKL-ZZ-DR-A-340401 Rev P2; AGV-HBA-JKL-ZZ-DR-A-340402 Rev P3; AGV-HBA-JKL-ZZ-DR-A-340403 Rev P2; AGV-HBA-JKL-ZZ-DR-A-340407 Rev P2; AGV-HBA-JKL-02-DR-A-270420 Rev P4; AGV-HBA-JKL-05-DR-A-270422 Rev P3; AGV-HBA-JKL-ZZ-DR-A-270421 Rev P3; AGV-HBA-I-ZZ-DR-A-210414 Rev P1; AGV-HBA-I-ZZ-DR-A-210406 Rev P5; AGV-HBA-I-ZZ-DR-A-310200 Rev P5; AGV-HBA-I-ZZ-DR-A-310201 Rev P4; AGV-HBA-I-ZZ-DR-A-310202 Rev P6; AGV-HBA-I-00-DR-A-310300 Rev P5; AGV-HBA-I-00-DR-A-310301 Rev P6; AGV-HBA-I-00-DR-A-310302 Rev P5; AGV-HBA-I-00-DR-A-310303 Rev P5; AGV-HBA-I-00-DR-A-310304 Rev P6; AGV-HBA-I-ZZ-DR-A-210407 Rev P3; AGV-HBA-I-00-DR-A-320100 Rev P3; AGV-HBA-I-ZZ-DR-A-320320 Rev P1; AGV-HBA-I-ZZ-DR-A-340400 Rev P4; AGV-HBA-I-ZZ-DR-A-340401 Rev P3; AGV-HBA-I-ZZ-DR-A-340402 Rev P3; AGV-HBA-I-ZZ-DR-A-340403 Rev P3; AGV-HBA-I-01-DR-A-270420 Rev P3; AGV-HBA-I-04-DR-A-270423 Rev P1; AGV-HBA-I-05-DR-A-270424 Rev P3; AGV-HBA-I-ZZ-DR-A-270421 Rev P2.

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

Informative(s):

1 Reasons for granting approval:

Condition 3 requires details of the following: a) windows including doors, balustrades, entrance screens and gates, b) parapet/eaves junctions, c) manufacturer's specifications of all external facing materials, d) street furniture, e) play equipment and surfaces, f) PV panels; all in relation to phase 3, 1c) of development involving Blocks JKL and I.

Condition 3a): The proposed details show aluminium framed windows and doors, with well-proportioned frames and openings. The frames would be grey RAL 7003 and match the others within the blocks.

For Block I, the proposed balustrades would be made of galvanised steel of grey colour RAL 7039 and in a simple design. They would be used for Juliette balconies and therefore be consistent with the door frames.

For Block JKL, the railings would have an elongated diamond shape design, of grey colour RAL 7003. They would be used to surround terraces and Juliette balconies and therefore be consistent with the openings' frames.

Details of communal gates have been provided and they would be made of perforated and grated steel. Communal doors would generally have a large, glazed opening with thick grey frames, RAL 7003 to match the others within the blocks.

The proposed details are considered adequate and sufficient to discharge condition 3a).

Condition 3b): For both blocks JKL and I, the parapets would be made of GRC (glass reinforced concrete) with brickwork externally and insulation in between. The brickwork pattern would match that agreed as part of the parent permission. The parapets would have a robust appearance and they would generally form the main terrace enclosures with railings attached to them internally when required.

The proposed details are considered adequate and sufficient to discharge condition 3b).

Condition 3c): Details and samples of all facing materials have been submitted. These would be consistent with the others implemented as part of the previous phases of development. A variety of Janinhof and S. Anselmo brick types are proposed with metal panels for bents and MVHR units of colour to complement the brick type. Details of brickwork samples have been assessed and agreed under application ref 2022/1508/P dated 02/08/2022.

The details provided are considered adequate and sufficient to discharge condition 3c).

Condition 3d) and e): The proposed details include plans showing the location of the street furniture, play equipment and surfaces. These would be located particularly within the courtyard areas adjacent to Block JKL and play area. The specifications show cycle stands and a variety of types of benches made of timber or concrete, and play equipment which includes a trampoline and sensory play structures. The play equipment would be largely made of timber and steel and would be robust and resilient structures.

The whole play area would be porous rubber crumb apart from an evergreen shrub planting area adjacent to the cycle stands. Surrounding the play areas there is high quality porous concrete block paving. A safe area of play would be around all items.

The details provided are considered sufficient to demonstrate that the play facilities and amenity space would meet residents' needs, and conditions 3d) and e) can be discharged.

Condition 3 f): Details show the layout of PV panels on both blocks JKL and I. These would be positioned in clusters, in between the plant equipment and access points onto the roofs. Their number and details are consistent with those previously approved, and therefore condition 3f) 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 policy D1 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 condition 52 (CMP) 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



Daniel Pope  
Chief Planning Officer