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Development Management
 Camden Town Hall Extension
 Argyle Street
 London WC1H 8EQ

Application for Removal or Variation of a Condition following Grant of Planning Permission or Listed Building Consent

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

19-37

Address Line 1

Highgate Road

Address Line 2

Address Line 3

Camden

Town/city

London

Postcode

NW5 1JY

Description of site location must be completed if postcode is not known:

Easting (x)

528874

Northing (y)

185407

Description

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

EC4A 4AB

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Variation of Conditions 2 (development in accordance with approved plans) and 15 (social enterprise unit opening hours) granted under reference 2013/5947/P, dated 18/06/2014 (as amended by reference 2015/3151/P, 2016/0936/P, 2017/0363/P, 2017/01518/P, 2021/5384/P and 2022/0929/P) (for: Demolition of existing buildings and redevelopment to provide: a new Centre for Independent Living at Greenwood Place; and mixed-use development at Highgate Road comprising residential units, including supported affordable housing units, and social enterprise space; highway improvements; plant, landscaping; servicing; disabled car parking etc.). Amendments to Highgate Road site to include changes to assisted living units provision, net additional residential units, excavation of basement, installation of substation at ground floor, reconfiguration of internal layout, elevational changes, material changes and associated plant, landscaping, servicing, cycle and refuse storage alterations.

Reference number

2022/1603/P

Date of decision (date must be pre-application submission)

02/03/2023

Please state the condition number(s) to which this application relates

Condition number(s)

2

Has the development already started?

Yes

No

Condition(s) - Variation/Removal

Please state why you wish the condition(s) to be removed or changed

These proposed changes have been driven by the stringent requirements of the latest Building Regulations and the availability of certified non-combustible product. This has necessitated the introduction of balconies to ensure that the building is deliverable and provides a safe environment for occupants. Associated elevational changes, including the introduction of a solid brick corner column will create a more defined shape to the building in line with Linton house and therefore this would be a design improvement.

If you wish the existing condition to be changed, please state how you wish the condition to be varied

The replacement of the winter gardens with balconies and associated elevational changes, including:

- Introduction of Crittal-style windows;
- More uniform brick detailing;
- Use of red brick as primary building material;
- Relocation of disabled parking bay;
- The introduction of a solid brick corner column.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- Yes
 No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent
 The applicant
 Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- Yes
 No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First Name

Surname

Reference

20/12/2022

Details of the pre-application advice received

The Council agreed in principle with the development proposals, and that they could be captured within a S73 application. The proposed removal of the winter gardens and installation of balconies was deemed acceptable as long as the recommended design changes are implemented. These changes include the increase the height of the brick base so that it forms the lower part of the balustrade for the balconies at that level. The Council also considered the use of Crittal-style windows as a design improvement and accept the proposed change in brick colour.

However, concerns were raised with the following:

- Amendments to the brickwork detailing weren't clear and further details and justification were required;
 - The air quality information relied on future predictions and 2019 data must also be presented.
- The Council also requested that any future application should be accompanied by an updated Fire Statement.

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- Yes
 No

Is any of the land to which the application relates part of an Agricultural Holding?

- Yes
 No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

- The Applicant
 The Agent

Title

First Name

Surname

Declaration Date

24/03/2023

Declaration made

Declaration

I / We hereby apply for Removal/Variation of a condition as described in this form and accompanying plans/drawings and additional information. I / We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Eleanor Leach

Date

24/03/2023