

Application ref: 2023/0932/P
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Date: 11 April 2023

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RPS
20 Farringdon Street
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**The Greenwood Centre
Greenwood Place
& Highgate Day Centre
19-37 Highgate Road
London
NW5 1LB**

Proposal: Basement Impact Assessment amendment as required by condition 30 of planning permission 2022/1603/P, dated 02/03/2023 (which itself amended 2013/5947/P, dated 18/06/2014) (for: demolition of existing buildings and redevelopment to provide a Centre for Independent Living at Greenwood Place and a mixed-use development at Highgate Road comprising residential units and social enterprise space; associated works)

Drawing Nos: Cover letter (RPS), dated 03/03/2023; E0751-EEE-00-XX-DR-S-9150; E0751-EEE-00-XX-DR-S-9151; Ground Investigation, Basement Impact Assessment & Ground Movement Analysis Report - J21343B Rev 3 (GEA), dated September 2022

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

Informative(s):

1 Reasons for granting

This application seeks to discharge condition 30 of planning permission 2022/1603/P. The condition requires that the basement works are carried out in

accordance with the Basement Impact Assessment (BIA) approved as part of the application and that any changes to the basement design or construction methodologies are submitted to the Local Planning Authority for approval.

Minor updates to the proposed basement construction methodology are now proposed and a new Ground Investigation, Basement Impact Assessment & Ground Movement Analysis Report and Proposed Construction Sequence sheets have been submitted for approval and have been independently audited by Campbell Reith.

The changes to the original scheme comprise the use of a contiguous pile wall to form the basement, rather than the sheet pile wall proposed in the original submission. The excavation will be formed without propping, with the contiguous pile wall acting in cantilever. Excavation to install an attenuation tank 1.45m deep and 15m² in area is also proposed. The GMA demonstrates that the impact from the excavation required to install the attenuation tank will be negligible. The change in construction methodology will result in a maximum impact to neighbouring structures of no greater than Burland Damage Category 1 (very slight).

Campbell Reith have confirmed that, based on the revised construction methodology, the BIA complies with the requirements of CPG Basements. As such, condition 30 can be discharged.

The proposed development is in general accordance with Policies D1 and A5 of the Camden Local Plan 2017.

- 2 You are advised that the following conditions which relate to the Highgate Centre site still need to be discharged: 3, 4, 8, 9, 10, 13, 16 if applicable, 18, 20, 22 if applicable, 26, 27, 28.

Condition 6 (hard and soft landscaping) is pending determination under application reference 2023/1356/P.

Condition 23 (piling method statement) is pending determination under application reference 2023/0924/P.

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