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Planning Department  
London Borough of Camden  
5 Pancras Square  
London  
N1C 4AG

**FAO Alex Kresovic**

5 May 2023

Our Reference: 15/392  
Via PLANNING PORTAL

Dear Alex

**THE TOWN AND COUNTRY PLANNING ACT 1990, (AS AMENDED)**  
**HIGHGATE NEWTOWN COMMUNITY CENTRE, 25 BERTRAM STREET, LONDON N19 5DQ**  
**DISCHARGING PLANNING CONDITION 39**  
**PLANNING PERMISSION REFERENCE 2018/5774/P**

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We write on behalf of our client, London Borough of Camden Development Division, to submit an approval of details (AOD) application in relation to Condition 39 attached to planning permission 2018/5774/P at the Highgate Newtown Community Centre, 25 Bertram Street, London N19 5DQ.

Planning permission was granted on 29 March 2019 under reference 2018/5774/P for the following development:

*Variation of development granted under reference 2016/6088/P dated 30/06/17 for "Redevelopment of the existing Highgate Newtown Community Centre and Fresh Youth Academy and the change of use of the People's Mission Gospel Hall to provide replacement community facilities (Use Class D1) and 31 residential units (Use Class C3) with associated public open space, landscaping, cycle storage, plant and disabled parking."*

*Namely to make the following changes:*

- Amend the height/bulk and massing, elevations*
- Increase the number of residential units from 31 to 41*
- Include 7 affordable units (intermediate) as opposed to none*
- Reduce the area of the community facilities, to result in a smaller increase above the existing floorspace*
- Remove most of the basement*
- Include the existing right of way on the western side of the site.*

The Applicant has implemented the approved development and the construction phase is ongoing. This AOD application has been submitted alongside a number of other AOD applications in order to allow these elements of the scheme to be installed during construction works.

#### **a. Condition 39 - Highways contribution and levels plans**

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Condition 39 states:

*Prior to occupation of any part of the development, confirmation that the necessary measures to secure the highways contribution (£165,000) and level plans shall be submitted to and approved in writing by the Local Planning Authority. The proposals will be maintained in accordance with this plan thereafter.*

There are two parts to Condition 39, the first being the confirmation of payment that the necessary measures to secure the highways contribution have been provided. This payment was processed on 23 November 2023 under Clause 4.3(1) of the Section 106 agreement attached to this permission. The relevant S106 discharging notice and acknowledgement of payment is enclosed for reference.

The second part is the submission of level plans. Camlins have produced the enclosed existing and proposed site levels plan, along with the Bertram Street edge paving detail plan. These plans have been prepared following input from the Council's Sustainability Officer which has included the reworking of the levels along Bertram Street to ensure that surface water now flows away from the boundary.

The topographical survey that was carried out along the existing boundary to Bertram Street which formed the basis of the levels drawing is also enclosed for your reference.

#### **b. The Application Package**

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The application has been submitted via the Planning Portal and comprises:

- Completed application form for the approval of details reserved by condition
- Cover letter, prepared by Icen Projects Ltd
- S106 Discharging Notice, prepared by London Borough of Camden
- S106 Acknowledgement of Payment, prepared by London Borough of Camden
- General Arrangement Plan – Existing and Proposed Levels (plan ref no: HNCC-CAM-ZZ-ZZ-DR-L-0021), prepared by Camlins
- Betram Street Edge Paving Detail Plan (plan ref no: HNCC-CAM-ZZ-ZZ-DR-L-0203), prepared by Camlins
- Existing Topographic Survey – Betram Street
- Site location plan (for reference purposes).

We trust that the information provided is sufficient to enable the council to validate and discharge the condition, and look forward to receiving confirmation of this at the earliest opportunity. In the meantime, please contact Lewis Westhoff on 020 3640 1024 ([lwesthoff@iceniprojects.com](mailto:lwesthoff@iceniprojects.com)) of this office in the first instance should you have any questions.

Yours faithfully,



Icen Projects Limited

Enc.  
As listed above