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

FAO Alex Kresovic

22 August 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 47
PLANNING PERMISSION REFERENCE 2018/5774/P

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 47 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 with several AOD applications submitted and approved by the Council in order to allow these elements of the scheme to be installed during construction works.

This AOD application relates to the management plan for the community facilities which are close to completion.

a. Condition 47 - Provision of a management plan for the community facilities

Condition 47 states:

Prior to operation of the community facilities, a management plan detailing how amenity issues would be avoided and addressed, and details of consultation on this plan with the local community, shall be submitted to and approved in writing by the Local Planning Authority.

In accordance with the requirements of this condition, the Applicant encloses a Community Management Plan setting out the details of the management measures for the operation of the Highgate Newtown Community Centre.

The plan has been put together by LB Camden in conjunction with Highgate Newtown Community Partners who will be operating the facility. The final plan included with this application has been the subject of consultation with stakeholders including the services operating from the building, facilities management team, and representatives of the neighbouring communities via the CWG. The full details of the consultation period are set out within Section 10 of the plan.

b. The Application Package

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
- HNCC Community Management Plan
- 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) of this office in the first instance should you have any questions.

Yours faithfully,



Icen Projects Limited

Enc.
As listed above