

Application ref: 2023/3464/P
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Date: 7 September 2023

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Iceni Projects
44 Saffron Hill
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
Highgate New Town Community Centre
25 Bertram Street
London
N19 5DQ

Proposal:

Details pursuant to condition 47 (Community Facility Management Plan) of planning permission reference 2016/6088/P granted on 30 June 2017 as varied by reference 2018/5774/P dated 29 March 2019, 2022/3378/P dated 10 March 2023, and 2023/2662/P dated 1 August 2023 for the "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 36 affordable units (intermediate) with associated public open space, landscaping, cycle storage, plant, disabled parking, and inclusion of the existing right of way on the western side of the site".

Drawing Nos: Cover Letter dated 22 August 2023 prepared by Iceni Projects and HNCC_Community Management Plan dated 16/08/2023.

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

Informative(s):

- 1 Reasons for granting permission:

Condition 47 (Community Facility Management Plan) requires the submission of a management plan that details how amenity issues would be avoided and addressed, and details of consultation on this plan with the local community.

The Community Facility Management Plan notes a number of methods to limit disturbance and amenity impact for local residents / neighbours such as containing events and activities within the community facilities, staggered programming of activities to minimise overcrowding, mandatory security staff / marshals for larger events, bookings for use of community centre facilities are to be made via a booking system which only is approved subject to compliance with the booking criteria, and ensuring adherence to the Environmental Noise (England) Regulations 2006 (as amended).

Should any issues arise, complaints could be considered a 'statutory nuisance' (covered by the Environmental Protection Act 1990) and will be investigated and dealt with by Camden Council. In addition, LB Camden has a published complaints procedure to manage issues that arise and collect regular feedback to improve site operations.

The Community Facility Management Plan provided, as required by condition 47 of planning permission reference 2016/6088/P granted on 30 June 2017 as varied by reference 2018/5774/P dated 29 March 2019, 2022/3378/P dated 10 March 2023, and 2023/2662/P dated 1 August 2023, is considered to be sufficiently detailed how amenity issues would be avoided and addressed, and the consultation undertaken with the local community in preparing the management plan, as required by condition 47.

The full impact of the development has been considered during the determination of the original application.

As such, the details are in accordance with the London Borough of Camden Local Plan 2017.

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