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Planning Department  
London Borough of Camden  
5 Pancras Square  
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**FAO Alex Kresovic**

8 September 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 CONDITIONS 38, 39, 41 AND 44**  
**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 Conditions 38, 39, 41 and 44 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 permission has been amended on several occasions, most recently on 1 August 2023 pursuant to 2023/2662/P.

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 submission of a series of management plans required prior to the occupation of the development including a Parking Management Plan, Servicing Management Plan, Travel Plan, and Public Realm Management Plan.

#### **a. Condition 38 - Parking Management Plan**

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Condition 38 states:

*Prior to occupation of any part of the development, a parking management plan shall be submitted to and approved by the local planning authority. The proposals will be maintained in accordance with this plan thereafter.*

In accordance with the requirements of this condition, the Applicant encloses a Parking Management Plan prepared by Systra. The plan:

- Summarises car and cycle parking provision for the Site
- Demonstrates how parking demand will be managed
- Provide details of vehicular access arrangement
- Describe the management and enforcement strategies related to parking and vehicular activity to be implemented to ensure the proposals operate correctly and effectively at all times.

#### **b. Condition 39 – Servicing Management Plan**

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Condition 39 states:

*Prior to occupation of any part of the development, a Servicing management plan shall be submitted to and approved by the local planning authority. The proposals will be maintained in accordance with this plan thereafter.*

In accordance with the requirements of this condition, the Applicant encloses a Servicing Management Plan prepared by Systra. The plan provides a framework to manage the delivery and servicing activity associated with the Site.

#### **c. Condition 41 – Travel Management Plan and Associated Monitoring Fee**

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Condition 41 states:

*Prior to occupation of any part of the development, a travel plan shall be submitted to and approved by the local planning authority. Confirmation that the necessary measures to secure the travel plan monitoring contribution shall also 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 the condition set out as follows:

- **Travel Management Plan:** a Travel Plan prepared by Systra is enclosed with this application. The plan includes a range of measures that will be implemented to encourage travel by active and sustainable travel modes and manage travel demand. The plan additionally includes a strategy for monitoring and implementation along with an action plan for delivery. The scope of the plan was confirmed through correspondence with Camden Council Highways officers.
- **Associated Monitoring Fee:** confirmation was received on 23 November 2022 from Camden Council that the relevant fees were paid. The relevant receipts and discharging notice are enclosed with this application.

#### **d. Condition 44 – Public Realm Management Plan**

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Condition 44 states:

*On or prior to the Occupation Date a Public Realm Management Plan shall be submitted to and approved by the Council. The public realm shall be constructed and maintained open and in accordance with the approved plan thereafter.*

In accordance with the requirements of this condition, the Applicant encloses a Public Realm Management prepared by Systra.

The scope of the plan was confirmed through correspondence with Camden Council Highways officers. The plan sets out the management strategy public realm and seeks to ensure there is no illegal parking on site, ensure the space would be managed so it is mainly for pedestrians and does not become transport dominated, and ensure there is no safety conflict between servicing and pedestrians on site.

#### **e. 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
- Parking Management Plan, prepared by Systra
- Servicing Management Plan, prepared by Systra
- Travel Plan, prepared by Systra
- Public Realm Management Plan, prepared by Systra
- Receipt and Discharging Notice for Travel Plan Monitoring Fee
- 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 Tim Fleming 07875 681 231 or [tfleming@iceniprojects.com](mailto:tfleming@iceniprojects.com) of this office in the first instance should you have any questions.

Yours faithfully,



Icen Projects Limited

Enc.  
As listed above