

Our ref: JN/EL/26298

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Date: 26 September 2023

Planning and Development
London Borough of Camden
Town Hall Extension
Argyle Street
London
WC1H 8EQ
Via Planning Portal only

Dear Sir/Madam,

**THE GREENWOOD CENTRE, GREENWOOD PLACE & HIGHGATE DAY CENTRE
DISCHARGE OF PLANNING CONDITION 3, 9 AND 20 PURSUANT TO PLANNING
PERMISSION REF. XX**

On behalf of our client, GML (Highgate Road), please find enclosed an application for the discharge of Condition 3, 9 and 20 pursuant to planning permission ref. 2023/1288/P for the following development:

"Variation of Condition 2 (approved plans) of planning permission reference 2022/1603/P, dated 02/03/2023 (which itself amended 2013/5947/P, dated 18/06/2014, as amended by 2015/3151/P, 2016/0936/P, 2017/0363/P, 2017/01518/P, 2021/5384/P and 2022/0929/P) (for: Demolition of existing buildings and redevelopment to provide: a new Centre for Independent Living at Greenwood Place; and mixed-use development at Highgate Road comprising residential units, including supported affordable housing units, and social enterprise space; highway improvements; plant, landscaping; servicing; disabled car parking etc.). Amendments to Highgate Road site to include elevational changes (replacement of winter gardens with balconies; Crittal-style windows; changes to brick detailing and brick types)."

Please see the below summary of the stated condition and documents we have submitted to discharge.

Condition 3

Condition 3 states the following:

Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

- A) Facing materials of the residential building.*
- B) The commercial unit shopfront including sections, elevations, and materials.*
- C) Details including sections at 1:10 of all windows, glazing, balconies, balustrades, and external door frames of the residential building.*
- D) Details of all lighting to the public realm including external lighting to the elevations, lighting of entrance areas, control of access points and CCTV.*

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works

In accordance with the requirements of this condition we have submitted the following documents for approval:

- 3D of East Elevation (from Highgate Road);
- Commercial Glazing Details:
 - Curtain Walls - Types (3 of 4) HR-AHR-B1-ZZ-DR-A-31-402 Rev C1;
 - Curtain Walls – Types (4 of 4) HR-AHR-B1-ZZ-DR-A-31-403 Rev C1;
- Detailed Drawings:
 - Ground Floor Slab Edge Details Sheet 1 HR-AHR-B1-00-DR-A-21-301 Rev C1;
 - Ground Floor Slab Edge Details Sheet 2 HR-AHR-B1-00-DR-A-21-302 Rev C2;
 - Typical External Wall Details Sheet 1 HR-AHR-ZZ-ZZ-DR-A-21-310 Rev C1;
 - Typical External Wall Details Sheet 3 HR-AHR-ZZ-ZZ-DR-A-21-312 Rev C2;
 - Typical Balcony Details Sheet 1 HR-AHR-ZZ-ZZ-DR-A-21-313 Rev C1;
 - Typical Balcony Details Sheet 2 HR-AHR-ZZ-ZZ-DR-A-21-314 Rev C1;
 - Typical First Floor Balcony Detail HR-AHR-ZZ-ZZ-DR-A-21-319 Rev C5;
 - Typical Roof Details Sheet 1 HR-AHR-ZZ-ZZ-DR-A-21-320 Rev C1;
 - Typical Roof Details Sheet 3 HR-AHR-ZZ-ZZ-DR-A-21-322 Rev C2;
 - Window Detail First Floor HR-AHR-ZZ-ZZ-DR-A-21-350 Rev C1;
- Elevations:
 - GA North Elevation HR-AHR-B1-ZZ-DR-A-20-101 Rev C5;
 - GA East Elevation HR-AHR-B1-ZZ-DR-A-20-102 Rev C5;
 - GA West Elevation HR-AHR-B1-ZZ-DR-A-20-104 Rev C5;
 - GA South Elevation HR-AHR-B1-ZZ-DR-A-20-103 Rev C5;
- Residential Entrance Drawings:
 - Entrance Details HR-AHR-B1-00-DR-A-21-701;
 - External Doors – Types HR-AHR-B1-ZZ-DR-A-31-300 Rev C1;
- Residential Windows Drawings:
 - Curtain Walls - Types (2 of 4) HR-AHR-B1-ZZ-DR-A-31-401 Rev C1;
 - Winter Gardens - Types (1 of 3) HR-AHR-B1-ZZ-DR-A-31-410 Rev C1;
 - External Windows – Types HR-AHR-B1-ZZ-DR-A-31-200 Rev C1; and
 - Patio Doors - Types (1 of 2) HR-AHR-B1-ZZ-DR-A-31-301 Rev C1.

Condition 9

Condition 9 states the following:

Prior to commencement of the relevant part of the development, full details of the design, specification and locations of bird and bat boxes and indication of species to be accommodated shall be submitted to and approved in writing by the local planning authority. The boxes shall be installed in accordance with the approved plans prior to the occupation of the development and thereafter retained.

The bird and bat boxes at the Greenwood Place building shall accord with the details approved under application reference 2017/4539/P, dated 06/09/2017, or other such details which have been submitted to and approved in writing by the local planning authority.

In accordance with the requirements of this condition we have submitted the following documents for approval:

- GA North Elevation HR-AHR-B1-ZZ-DR-A-20-101 Rev C5;
- GA East Elevation HR-AHR-B1-ZZ-DR-A-20-102 Rev C5;
- GA West Elevation HR-AHR-B1-ZZ-DR-A-20-104 Rev C5; and
- GA South Elevation HR-AHR-B1-ZZ-DR-A-20-103 Rev C5.

Condition 20

Condition 20 states the following:

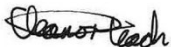
Prior to first occupation of the buildings, detailed plans showing the location and extent of photovoltaic cells to be installed on the building shall have been submitted to and approved by the Local Planning Authority in writing. The measures shall include the installation of a meter to monitor the energy output from the approved renewable energy systems. The cells shall be installed in full accordance with the details approved by the Local Planning Authority and permanently retained and maintained thereafter.

In accordance with the requirements of this condition we have submitted the following documents for approval:

- GA North Elevation HR-AHR-B1-ZZ-DR-A-20-101 Rev C5;
- GA East Elevation HR-AHR-B1-ZZ-DR-A-20-102 Rev C5;
- GA West Elevation HR-AHR-B1-ZZ-DR-A-20-104 Rev C5; and
- GA South Elevation HR-AHR-B1-ZZ-DR-A-20-103 Rev C5.

We trust that the above is in order, however, should you have any queries or require further information please contact myself or Jorge Nash at this office. We look forward to receiving confirmation of receipt and validation of this Discharge of Condition application.

Yours faithfully,
for RPS Consulting Services Ltd



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