

Application ref: 2023/3746/P  
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Date: 17 October 2023

**Development Management**  
Regeneration and Planning  
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Iceni Projects  
44 Saffron Hill  
London  
EC1N 8FH  
United Kingdom

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 conditions 38 (Parking Management Plan), 39 (Servicing Management Plan), 41 (Travel Plan and Associated Monitoring Fee) and 44 (Public Realm 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: Planning Cover Letter dated 8 September 2023 reference: 15/392 prepared by Iceni; Highgate Newton Community Partners Parking Management Plan, Servicing Management Plan, Travel Plan, Public Realm Management Plan Reference Number 111232 dated 04/09/2023 prepared by SYSTRA Ltd, s106 discharge notice dated 23 November 2022.

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

Informative(s):

1 Reasons for granting permission:

Condition 38 (Parking Management Plan) requires a parking management plan to be submitted and approved prior to the occupation of any part of the development.

Condition 39 (Servicing Management Plan) requires a servicing management plan to be submitted and approved prior to the occupation of any part of the development.

Condition 41 (Travel Management Plan and Associated Monitoring Fee) requires a travel plan to be submitted to and approved prior to occupation of any part of the development. In addition, condition 41 also requires confirmation that the necessary measures to secure the travel plan monitoring contribution has been submitted

Condition 44 (Public Realm Management Plan) requires a public realm management plan to be submitted and approved on or prior to the occupation date.

Council's Transport Officer reviewed the submitted material in support of the discharge of conditions 38, 39, 41 and 44, and raised no concerns subject to clarification if the payment of the travel plan monitoring and measures contribution has been made.

The applicant confirmed that payment of the contribution was made on 23 November 2022 and provided receipt of payment.

As such, the evidence provided, as required by conditions 38, 39, 41 and 44 of planning permission reference 2016/6088/P granted on 30 June 2017 as varied by reference 2018/5774/P dated 29 March 2019 and 2022/3378/P dated 10 March 2023, is considered to be sufficient to discharge.

Two (2) objections were received during the course of the application, on the grounds that the submitted material is insufficient, removal of parking bays during the course of construction, making all the parking bays in Bertram Street 'Resident Only' parking and the 'Pay and Display' bays to be removed, extension of parking control hours, HNCP services often attracting users from further afield which needs to be considered as part of the travel plan, and questions if a speed bump can be reinstated outside the Star Pub. It is noted the submitted material in support of the conditions needing to be discharged are all in line with the requirements specified within the conditions and most of the comments raised as part of the objection relates to work for the Highways Team, rather than the project itself. The highways team have been informed of the objections to further investigate.

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 2023.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the typed name.

Daniel Pope  
Chief Planning Officer