

Application ref: 2023/1356/P
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Date: 1 November 2023

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RPS
20 Farringdon Street
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
19-37 Highgate Road
London
NW5 1JY

Proposal:

Hard and soft landscaping details required by condition 6 of planning permission 2022/1603/P, dated 02/03/2023 (which itself amended 2013/5947/P, dated 18/06/2014) (for: demolition of existing buildings and redevelopment to provide a Centre for Independent Living at Greenwood Place and a mixed-use development at Highgate Road comprising residential units and social enterprise space; associated works) (Highgate Road site only)

Drawing Nos: 3888 - LB - ZZ - 00 - DP - L - 200102 Rev P03 (Topsoil volume markup); 3888 - LB - ZZ - 05 - DP - L - 200112 Rev P02 (Topsoil volume markup); 3888 - LB - ZZ - 06 - DP - L - 200122 Rev P02 (Topsoil volume markup); 3888 - LB - ZZ - 07 - DP - L - 200132 Rev P01 (Topsoil volume markup); 3888 - LB - XX - XX - DS - L - 220008 Rev P01; 3888 - LB - ZZ - ZZ - DS - L - 220010 Rev P03; 3888 - LB - ZZ - ZZ - DS - L - 220012 Rev P03; 3888 - LB - ZZ - 05 - DP - L - 200110 Rev P04; 3888 - LB - ZZ - 06 - DP - L - 200120 Rev P04; 3888 - LB - ZZ - 07 - DP - L - 200130 Rev P02; 3888 - LB - ZZ - 00 - DP - L - 200100 Rev P05; 3888 - LB - XX - 00 - DS - L - 220001 Rev P02; 3888 - LB - XX - 00 - DS - L - 220004 Rev P03; 3888 - LB - XX - 00 - DS - L - 220005 Rev P02; 3888 - LB - XX - XX - DS - L - 220007 Rev P02; Landscape Management & Maintenance Plan (Levitt Bernstein Associates) (undated); Cover letter (RPS), dated 29/03/2023.

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

Informative(s):

1 Reasons for granting

This application seeks to discharge condition 6 of planning permission 2022/1603/P, dated 02/03/2023 (which itself amended earlier permissions at the site), only in relation to the Highgate Road site as details relating to Greenwood Place have already been approved pursuant to planning application reference 2017/4376/P, dated 05/10/2017. Condition 6 requires the submission of full details of hard and soft landscaping and means of enclosure of all un-built, open areas.

The details have been amended during the course of the application, in response to comments from the Tree and Landscape Officer. The details are considered to be acceptable, such that the landscaping would contribute positively towards the character and appearance of the wider area.

The proposed development is in general accordance with Policies A2, A3, D1 and CC3 of the Camden Local Plan 2017 and Policies D3 and GO3 of the Kentish Town Neighbourhood Plan 2016.

2 Planning permission 2023/1288/P, dated 13/09/2023, made further amendments to the original permission at the site (reference 2013/5947/P, dated 18/06/2014). The following conditions still need details to be submitted and approved: 3 (detailed drawings / materials); 8 (green roof details); 9 (bird and bat boxes); 10 (planting plans for levels 5 and 7); 13 (mechanical ventilation details); 18 (Building Regs compliance); 20 (air inlet locations); 26 (screen details); 28 (PV cells).

Application reference 2023/4383/P relates to conditions 6 and 10 of planning permission 2023/1288/P, dated 13/09/2023, and is pending determination.

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



Daniel Pope
Chief Planning Officer