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Planning Department
London Borough of Camden
5 Pancras Square
London
N1C 4AG

FAO Alex Kresovic

6 November 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 25 AND 27
PLANNING PERMISSION REFERENCE 2018/5774/P (AS AMENDED BY 2023/2662/P)

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 25 and 27 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 details in relation to soundproofing of the residential premises prior to occupation.

a. Condition 25 – Sound Proofing

Condition 25 states:

Prior to the occupation of the residential units, all fixed M&E and associated acoustic isolation, sound attenuation and anti-vibration measures are to be implemented, retained and maintained in accordance with the details approved under application 2021/2617/P dated 26 July 2021.

In accordance with the requirements of this condition, the Applicant encloses:

- MEP Equipment Specifications for the Air handling Unit (AHU), Mechanical Ventilation Heat Recovery Units (MVHRU), Fans and Attenuators
- Ventilation Installation plans for Buildings A, C and D.

b. Condition 27 – Internal Noise Levels – Sound Proofing

Condition 27 states:

All residential premises shall be designed in accordance with BS 8233:2014 to attain the following internal noise levels:

Activity Location 07.00 to 23.00 23.00 to 07.00

Resting Living room 35 dB LAeq None

Dining Dining room/area 40 dB LAeq None

Sleeping (daytime resting) Bedroom 35 dB LAeq 30 dB LAeq

Before commencement of the use hereby permitted details shall be provided to discharge this condition to show the standard of sound insulation in habitable rooms facing the community centre shall be met and the results submitted to the Local Planning Authority for approval.

In accordance with the requirements of this condition, the Applicant has undertaken an acoustic sound insulation test for each residential building of the development. The sound insulation testing was carried out in accordance with the procedure described in BS EN 140-4 and BS EN 140-7 'Acoustics – Measurement of Sound Insulation in Buildings and Building Elements'.

A separate sound insulation test document and results for each building (i.e. Building A, C and D) is enclosed with this submission, which confirm that the residential premises comply with the internal noise levels specified in this condition.

c. The Application Package

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
- Sound Insulation Test for each building (i.e. Building A, C and D)

- MEP Equipment Specifications for the Air handling Unit (AHU), Mechanical Ventilation Heat Recovery Units (MVHRU), Fans and Attenuators
- Ventilation Installation plans for Buildings A, C and D.
- 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 of this office in the first instance should you have any questions.

Yours faithfully,

A handwritten signature in black ink that reads "Iceni Projects Ltd." The signature is written in a cursive, slightly slanted style.

Iceni Projects Limited

Enc.
As listed above