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

2 January 2023

Our Reference: 15/392  
Via PLANNING PORTAL

Dear Mr Kresovic

**THE TOWN AND COUNTRY PLANNING ACT 1990, (AS AMENDED)**  
**HIGHGATE NEWTOWN COMMUNITY CENTRE, 25 BERTRAM STREET, LONDON N19 5DQ**  
**DISCHARGING PLANNING CONDITION 21 IN RELATION TO PLANNING PERMISSION**  
**REFERENCE 2023/2662/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 Condition 21 attached to planning permission 2023/2662/P at the Highgate Newtown Community Centre, 25 Bertram Street, London N19 5DQ.

Planning permission was granted on 20 November 2023 under reference 2023/2662/P for the following development:

*Variation of condition 2 (Approved Plans) and deletion of conditions 48 (Post Construction Viability Assessment) and 49 (Affordable Units) of development granted under reference 2016/6088/P dated 30 June 2017 as varied by reference 2018/5774/P dated 29 March 2019 and 2022/3378/P dated 10 March 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 41 residential units (Use Class C3) including 7 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."*

*Namely to make the following changes:*

- Change the tenure mix to 100% affordable housing*
- Amendments to the layout of the first - third floors of Building A to include a new entrance door at the northern end of the corridor to facilitate the amalgamation of two 2 x bedroom units into one 4 x bedroom unit at each floor*
- Amendments to the layout of the fourth floor of Building A to remove an entrance door and the inclusion of a new opening in the party wall to facilitate the amalgamation of two 3 x bedroom units into one 6 x bedroom unit*
- Amendments to the layout of ground and first floors of Building C to amalgamate two 3 x bedroom units into one 6 x bedroom unit."*
- Change in the overall unit number from 41 to 36. This would result in total of 36 units to be provided across three buildings, comprising 1x studio, 19x one-bed, 8x two-bed, 3x three-bed, 3x four-bed and 2x six-bed.*

The Applicant has implemented the approved development, and it has reached practical completion.

This is the final AOD application and condition to discharge to allow the proposed development to be occupied. The condition relates to submission of a validation statement confirming the approved remediation statement has been carried out in full.

#### **a. Condition 21 – Land Contamination – Remediation Strategy**

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Condition 21 states:

*“Works shall be undertaken in accordance with the details approved under 2019/3761/P dated 16 January 2020.*

*Part B of the condition 'Prior to the occupation of the development, a validation statement confirming that the approved remediation strategy has been carried out in full should be submitted to the LPA for approval' remains outstanding.”*

In accordance with the requirements of this condition, a validation statement confirming the approved remediation strategy has been carried out accompanies this application. This report confirms that all of the remedial measures identified in the Ground Investigation and Remediation Method Statement have been successfully undertaken.

#### **b. 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;
- Validation Statement, prepared by GEA; and
- 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@icenprojects.com](mailto:tfleming@icenprojects.com) of this office in the first instance should you have any questions.

Yours faithfully,



Icen Projects Limited

Enc.  
As listed above