

Application ref: 2024/0038/P
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Date: 7 February 2024

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Iceni Projects
44 Saffron Hill
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Reserved Matters Granted

Address:

Youth Club
25 Bertram Street
London
N19 5DQ

Proposal:

Details pursuant to Condition 21 (Land Contamination - Remediation Strategy) of planning permission reference 2016/6088/P dated 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 20 November 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."

Drawing Nos: Cover Letter dated 2 January 2023; GEA Remediation Validation Report, reference J16021C, dated December 2023;

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

Informative(s):

- 1 Reasons for granting permission:
Application 2019/6037/P varied the wording of condition 19 (now condition 21) to split the condition into two parts following following comments from Environmental Health. Part A of the condition was discharged under 2019/3761/P dated 16 January 2020.

Part B of the condition required a validation statement confirming that the approved remediation strategy has been carried out in full. A Remediation Validation Report was provided, which has been reviewed by Council's Contaminated Land Officer who raised no concerns. In addition, condition 21 required the works to be undertaken in accordance with the details approved under 2019/3761/P, which was confirmed to be the case with the submitted Remediation Validation Report. Therefore, condition 21 can now be discharged.

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.

- 2 You are advised that all conditions relating to planning permission 2016/6088/P dated 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 20 November 2023 which need details to be submitted, have been approved.

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 2021.

You can find advice about your rights of appeal at:

<https://www.gov.uk/appeal-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully



Daniel Pope
Chief Planning Officer