

Application ref: 2023/4071/P
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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:

Details pursuant to conditions 3 (Detailed Drawings) and 20 (Air Inlet Locations) of planning permission reference 2023/1288/P granted on 13 September 2023 (which itself amended 2013/5947/P, dated 18/06/2014, as amended by 2015/3151/P, 2016/0936/P, 2017/0363/P, 2017/01518/P, 2021/5384/P and 2022/0929/P) for the 'Demolition of existing buildings and redevelopment to provide: a new Centre for Independent Living at Greenwood Place; and mixed-use development at Highgate Road comprising residential units, including supported affordable housing units, and social enterprise space; highway improvements; plant, landscaping; servicing; disabled car parking etc.). Amendments to Highgate Road site to include elevational changes (replacement of winter gardens with balconies; Crittal-style windows; changes to brick detailing and brick types'.

Drawing Nos: HR-AHR-B1-00-DR-A-21-301, HR-AHR-B1-00-DR-A-21-302, HR-AHR-B1-00-DR-A-27-701, HR-AHR-B1-00-DR-A-20-101, HR-AHR-B1-00-DR-A-20-102, HR-AHR-B1-00-DR-A-20-103, HR-AHR-B1-00-DR-A-20-104, HR-AHR-B1-00-DR-A-31-200, HR-AHR-B1-00-DR-A-31-300, HR-AHR-B1-00-DR-A-31-301, HR-AHR-B1-00-DR-A-31-401, HR-AHR-B1-00-DR-A-31-402, HR-AHR-B1-00-DR-A-31-403, HR-AHR-B1-00-DR-A-31-410, HR-AHR-B1-00-DR-A-21-310, HR-AHR-B1-00-DR-A-21-312, HR-AHR-B1-00-DR-A-21-313, HR-AHR-B1-00-DR-A-21-314, HR-AHR-B1-00-DR-A-21-319 Rev C, HR-AHR-B1-00-DR-A-21-320, HR-AHR-B1-00-DR-A-21-322, HR-AHR-B1-00-DR-A-21-350

Supporting Documents: Lighting Marked Up, Mezzina Datasheet, SEMITA Arc Datasheet, JA0049 Alum Profile for CIN-SY120-830-OP-50-TOP, Cinep datasheet, Astro datasheet, TR-HIG-E-0300, TR-HIG-E-0200 C1, GMD-PC-DR-0004 01

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

Informative(s):

1 Reasons for granting permission:

Condition 3 (detailed drawings) of planning permission 2023/1288/P dated 13 September 2023, requires detailed drawings, or samples of materials as appropriate, in respect to all facing materials. Commercial shopfront sections, elevations, and materials, detailed sections at 1.10 of all windows, glazing, balconies, balustrades and external door frames of the residential building, and details of all lighting to the public realm including external lighting to the elevations, lighting of entrance areas, control of access points and CCTV.

The Council's Design Officer has reviewed the details and confirms that the details are of appropriate design and materiality, are in accordance with what has been approved, and that they would preserve the character of the premises.

Condition 20 (air inlets) requires the location for the air inlet for the mechanical ventilation to serve the accommodation. The submitted elevation plans show the location of the air inlet and are considered to be in an acceptable location, which doesn't detriment the quality of the build, whilst ensuring that the impact of development on air quality is mitigated and the air quality to residents is sufficient.

The full impact of the development has been considered during the determination of the original application.

As such, the details are in accordance with policies CC4 and D1 of the London Borough of Camden Local Plan 2017 and D3 of the Kentish Town Neighbourhood Plan 2016.

2 The following conditions attached to planning permission 2023/1288/P, dated 13/09/2023, still need details to be submitted and approved: 8 (green roof details); 13 (mechanical ventilation details); 18 (Building Regs compliance); 26 (screen details); and 28 (PV cells).

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', written in a cursive style.

Daniel Pope
Chief Planning Officer