

Application ref: 2024/1041/P
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Date: 16 August 2024

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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:
The Greenwood Centre
Greenwood Place and Highgate Day Centre
19-37 Highgate Road
London
NW5 1JY

Proposal:

Details of mechanical ventilation units and acoustic report required by condition 13 of planning permission 2023/1288/P dated 13/09/2023 for variation of Condition 2 (approved plans) of planning permission reference 2022/1603/P, dated 02/03/2023 (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: 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: Noise report prepared by Anderson Acoustics dated March 2024

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

Informative(s):

1 Reasons for granting approval of details:

A noise report has been submitted which includes the layout and technical drawings of the MVHR units as well as an assessment of the noise levels generated by the mechanical ventilation systems serving the flats. The Council's Environmental Health officer has reviewed the noise report and is satisfied with its findings. It has also been confirmed that the noise generated from the MVHR units would comply with the minimum noise levels required by condition 14. Condition 13 can therefore be discharged.

The full impact of the scheme has already been assessed as part of the determination of the original application.

No third party comments were received during the consideration of the application.

As such, the submitted details would be in general accordance with the requirements of policies A1 and A4 of the Camden Local Plan 2017.

- 2 You are reminded that condition 18 (Building Regs compliance) of planning permission 2023/1288/P dated 13/09/2023 is outstanding and requires details to be submitted and approved to the local planning authority.
- 3 Approval of details applications for conditions 8 (green roof details); 13 (mechanical ventilation details); 26 (screen details); and 28 (PV cells) have been submitted to the Council and are currently pending consideration.

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