

Our ref: JN/EL/00349

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Date: 9 September 2024

Planning and Development
London Borough of Camden
Town Hall Extension
Argyle Street
London
WC1H 8EQ
Via Planning Portal only

Dear Sir/Madam,

**THE GREENWOOD CENTRE, GREENWOOD PLACE & HIGHGATE DAY CENTRE
DISCHARGE OF PLANNING CONDITIONS 6, 8, 10 AND 27 PURSUANT TO PLANNING
PERMISSION REF: 2024/2886/P**

On behalf of our client, GML (Highgate Road), please find enclosed an application for the discharge of Conditions 6, 8, 10 and 27 pursuant to planning submission ref. 2024/2886/P for the following development:

“Revision to wording of condition 2 (approved plans) to allow for changes to the layout of the 5th floor communal terrace and revision to wording of condition 27 (Air Source Heat Pumps) from a compliance condition to a pre-commencement condition as amendments to planning permission (ref 2023/1288/P) dated 13/09/2024 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).”

The recently submitted NMA (ref. 2024/2886/P) requires the re-discharge of Conditions 6, 8, 10 and 27, therefore please see the below summary of the stated condition and documents we have submitted to discharge. These Conditions need to be re-discharged as the submitted NMA amended Condition 2 in order to allow for minor changes to the layout of the communal terrace areas. The NMA also proposes to amend the wording of Condition 27 from a compliance condition to a pre-commencement condition, in order to allow for the details to be updated following changes to the ASHP strategy. As a result of the changes proposed by the NMA application, we are seeking to re-discharge the following conditions:

Condition	Reference	Details	Decision (date)
6	2023/4383/P	Full details of hard and soft landscaping	Discharged (1.11.2023)
8	2023/4918/P	Full details of the green roofs	Withdrawn
10	2023/4383/P	Full details of a planting plan for the 5th and 7th floor communal roof gardens	Discharged (1.11.2023)
27	2023/1437/P	Air Source Heat Pumps (ASHPs)	Discharged (20.07.2023)

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Condition 6

Condition 6 states the following:

“Prior to commencement of the superstructure, full details of hard and soft landscaping and means of enclosure of all un-built, open areas shall be submitted to and approved by the local planning authority in writing. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

The hard and soft landscaping at Greenwood Place shall accord with the details approved under application reference 2017/4376/P, dated 05/10/2017, or other such details which have been submitted to and approved in writing by the local planning authority.”

In accordance with the requirements of this condition, the following drawings seek to supersede the originally discharged details, in order to align with the new layout:

- Level 5 Setting Out: 3888-LB-ZZ-05-DP-L-200111 C01;
- Level 7 Setting Out: 3888-LB-ZZ-07-DP-L-200131 C01;
- Information Management Document: 20240426 – 3888;
- Level 00 Front Sections: 3888-LB-XX-00-DS-L-220001 P02;
- South-East and North Entrance Elevations: 3888-LB-XX-00-DS-L-220004 P03;
- Highgate Road Elevation: 3888-LB-XX-XX-DS-L-220007 P02;
- Detail Plan Core Entrance Layouts: 3888-LB-XX-00-DS-L-220005 P02;
- Detail Plan On-Street Accessible Parking: 3888-LB-XX-00-DS-L-220006 P02;
- General Arrangement (Level 00): 3888-LB-ZZ-00-DP-L-200100 P05;
- General arrangement (Level 05): 3888-LB-ZZ-05-DP-L-200110 C01;
- General Arrangement (Level 06): 3888-LB-ZZ-06-DP-L-200120 P04;
- General Arrangement (Level 07): 3888-LB-ZZ-07-DP-L-200130 C01;
- Planting Proposals (Level 00): 3888-LB-ZZ-00-DP-L-200102 P03;
- Planting Proposals (Level 05): 3888-LB-ZZ-05-DP-L-200112 P04;
- Planting Proposals (Level 06): 3888-LB-ZZ-06-DP-L-200122 P02;
- Planting Proposals (Level 07): 3888-LB-ZZ-07-DP-L-200132 P03;
- Roof Terraces (Typical Planter Details): 3888-LB-ZZ-ZZ-DS-L-220010 P03;
- Roof Terraces (Typical Furniture Details): 3888-LB-ZZ-ZZ-DS-L-220012 P03; and
- Landscape Management 3888.

As part of this submission, we have provided the full pack of drawings, in line with the discharged details. However, only the drawings highlighted in green include updated details following the submission of the NMA.

Condition 8

Condition 8 states the following:

“Full details in respect of the green roofs in the areas indicated on the approved roof plans, including construction profile, materials, substrate depth, full schedule of plant species, density of planting and plan of maintenance shall be submitted to and approved by the local planning authority before the relevant part of the development commences. The details shall include a bio-diverse green roof consisting of an inert substrate to organic matter ratio at a depth suitable for establishment of a biodiverse roof in the area to be shared by the solar panels on the roof of the residential building. The buildings shall not be occupied until the approved details have been implemented and these works shall be permanently retained and maintained thereafter.

The green and brown roofs at the Greenwood Place building shall accord with the details approved under application reference 2017/4376/P, dated 05/10/2017, or other such details which have been submitted to and approved in writing by the local planning authority.”

In accordance with the requirements of this condition we have submitted the following documents for approval:

- Planting Proposals (Level 05): 3888-LB-ZZ-05-DP-L-200112 P04;
- Planting Proposals (Level 07): 3888-LB-ZZ-07-DP-L-200132 P03;
- Roof Terraces Long Section (Level 5): 3888-LB-ZZ-05-DS-L-220013 P01;

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- Roof Terraces Long Section (Level 7): 3888-LB-ZZ-07-DS-L-220014 P01;
- Floor Plan (Level 5): HR-AHR-B1-05-DR-A-20-005; and
- Floor Plan (Level 7): HR-AHR-B1-07-DR-A-20-007.

During the determination period of the withdrawn application (ref. 2023/4918/P) Long Section plans for Levels 5 and 7 were prepared in order to address comments raised by the case officer at the time.

Condition 10

Condition 10 states the following:

“Full details of a planting plan for the 5th and 7th floor communal roof gardens on the residential building shall be submitted to and approved by the local planning authority before the relevant part of the residential development is commenced. The residential building shall not be occupied until the approved details have been implemented and the planting shall thereafter continue in accordance with such plan unless otherwise approved by the local authority in writing.”

In accordance with the requirements of this condition, the following drawings seek to supersede the originally discharged details, in order to align with the new layout:

- **Planting Proposals (Level 05): 3888-LB-ZZ-05-DP-L-200112 P04;** and
- **Planting Proposals (Level 07): 3888-LB-ZZ-07-DP-L-200132 P03.**

As stated above, the drawings feature updated details have been highlighted.

Condition 27

Condition 27 states the following:

“Prior to commencement of above-ground works, details, drawings and data sheets showing the location, Seasonal Performance Factor of at least 2.5 and Be Green stage carbon saving of the air source heat pumps and associated equipment to be installed on the building, shall have been submitted to and approved by the Local Planning Authority in writing. The measures shall include the installation of a metering details including estimated costs to occupants and commitment to monitor performance of the system post construction. A site-specific lifetime maintenance schedule for each system, including safe access arrangements, shall be provided. The equipment shall be installed in full accordance with the details approved by the Local Planning Authority and permanently retained and maintained thereafter.”

In accordance with the requirements of this condition we have submitted the following documents for approval:

- New ASHP Technical Note.

This Condition was previously discharged (ref. 2023/1437/P), following this discharge a separate application (ref. 2023/1288/P) was granted on 13 September 2023. As the details were discharged, it was decided to update the condition to a compliance condition.

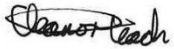
Since the discharge of those details, it has become necessary to change the ASHP supplier. This is due to the fact that certain components (fluids) are being phased out over the next 10 years which due to maintenance requirements would require the replacement of the ASHPs. To avoid this, a new MEP strategy has been developed to meet/ exceed the outputs of the previously approved MEP strategy.

It is therefore necessary to re-discharge this condition with the new ASHP details.

We trust that the above is in order, however, should you have any queries or require further information please contact myself, or Jorge Nash at this office. We look forward to receiving confirmation of receipt and validation of this Discharge of Condition application.

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Yours faithfully,
for RPS Consulting Services Ltd



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