

Application ref: 2024/2886/P  
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RPS  
20 Farringdon Street  
London  
EC4A 4AB

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Grant of Non-Material Amendments to planning permission**

Address:

**The Greenwood Centre  
Greenwood Place & Highgate Day Centre  
19-37 Highgate Road  
London  
NW5 1LB**

Proposal: 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).

Drawing Nos: HR-AHR-B1-05-DR-A-20-005 rev C4; HR-AHR-B1-07-DR-A-20-007 rev C3

The Council has considered your application and confirms that the proposals are acceptable as non-material amendments to the planning permission set out above.

For the purposes of this decision, condition no. 2 of planning permission 2023/1288/P shall be replaced with the following condition:

#### REPLACEMENT CONDITION 2

The development hereby permitted shall be carried out in accordance with the following approved plans-

HR-AHR-B1-00-DR-A-11-001 Rev C1; HR-AHR-B1-00-DR-A-11-000 Rev C1; HR-AHR-B1-ZZ-DR-A-PL-100 Rev C1; HR-AHR-B1-ZZ-DR-A-PL-200 Rev C1; HR-AHR-B1-ZZ-DR-A-PL-201 Rev C1; HR-AHR-B1-00-DR-A-20-100 Rev C7; HR-AHR-B1-01-DR-A-20-101 Rev C2; HR-AHR-B1-02-DR-A-20-102 Rev C2; HR-AHR-B1-03-DR-A-20-103 Rev C2; HR-AHR-B1-04-DR-A-20-104 Rev C2; HR-AHR-B1-05-DR-A-20-005 rev C4; HR-AHR-B1-06-DR-A-20-106 Rev C2; HR-AHR-B1-07-DR-A-20-007 rev C3; HR-AHR-B1-B1-DR-A-20-099 Rev C3; HR-AHR-B1-ZZ-DR-A-20-221 Rev C4; HR-AHR-B1-ZZ-DR-A-20-222 Rev C4; HR-AHR-B1-ZZ-DR-A-20-223 Rev C4; HR-AHR-B1-ZZ-DR-A-20-224 Rev C4; HR-AHR-B1-ZZ-DR-A-20-311 Rev C3; HR-AHR-B1-ZZ-DR-A-20-312 Rev C3; 3888-LB-ZZ-00-DP-L-200103 Rev C02; Planning Statement (RPS), dated March 2022; Design and Access Statement Addendum (AHR), dated March 2022; Air Quality Assessment (eb7), dated 21/12/2022; Arboricultural Statement (CBA Trees), dated January 2023; Tree Survey Report (CBA Trees), dated November 2021; Desk Study & Basement Impact Assessment Report (GEA, dated March 2022; Ground Investigation, Basement Impact Assessment & Ground Movement Analysis Report Rev 2 (GEA), dated August 2022; Flood Risk Assessment Rev P02 (engineeria), dated 02/09/2022; Drainage Statement Rev P02 (engineeria), dated 02/09/2022; Landscape Strategy Report (Levitt Bernstein), dated March 2022; Site Investigation Proposal (GEA)< date January 2022; Daylight and Sunlight Report (Schroeders Begg), dated March 2022; Supplementary Daylight & Sunlight Report (Schroeders Begg), dated July 2022; Energy Statement (eb7), dated 11/03/2022; Osborn Associates letter response to Health and Safety Executive, dated 22/06/2022; Planning Condition 11 Discharge (Anderson Acoustics), dated March 2022; Viability Study (Turner Morum), dated April 2022; Construction / Demolition Management Plan Version 6, dated 12/07/2022; Letter from The PES (re Energy and sustainability statement), dated 21/12/2022; Supplementary Daylight & Sunlight Report No. 2 ref: 2096/H (schroeders begg), dated February 2023; Design & Access Statement (s73) (AHR), dated March 2023; Built Heritage Statement (RPS), dated March 2023; Planning Statement (RPS), dated March 2023; Fire Safety Strategy Report (Osborn Associated), dated August 2022 Edition A; Noise Impact Assessment.

Reason: For the avoidance of doubt and in the interest of proper planning.

For the purposes of this decision, condition no. 27 of planning permission 2023/1288/P shall be replaced with the following condition:

#### REPLACEMENT CONDITION 27

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.

Reason: To ensure the development provides adequate on-site renewable energy facilities in accordance with the requirements of Policy CC1 of the London Borough of Camden Local Plan 2017.

Informative(s):

1 Reason for granting approval-

Condition 2 (approved plans) is being revised for the revision to the layout of the 5th floor communal terrace. The approved 5th floor plan shows the communal terrace space at 105 sq. m (as confirmed in the 2022 planning committee report) and a private terrace at 34 sq. m. The proposed revision includes the increase in the size of the private terrace from 34 sq. m to 55 sq. m. and resultant reduction in the size of the communal terrace from 105 sq. m to 65 sq. m. The applicant has advised that the changes are to resolve potential issues with privacy / overlooking between the communal terrace and the private balcony. Although this revision would further reduce the size of the 5th floor communal terrace by almost half it is recognised that an additional communal roof terrace at the upper floor level (level 7) measuring 177 sq. m was approved as part of the 2022 s73 permission. This communal roof terrace remains unchanged. The proposal would continue to offer residents a choice of outside spaces as they would still be able to access both roof terraces from Core A and Core B. This change does not materially alter the intentions of the original permission.

The approved 6th floor plan shows the communal roof terrace which measures 178 sq. m. The proposed 6th floor plan of the layout of the communal roof terrace with external seating shows a modest reduction in the overall size of the roof terrace at 171 sq. m. The modest loss of 6 sq. m is not considered material to the overall scheme and would be considered acceptable.

The change to the wording of condition 27 from a compliance condition to a pre-commencement condition to allow the details of the ASHP strategy to be changed is considered a non-material amendment.

The full impact of the scheme has already been assessed by virtue of the previous approval ref. 2023/1288/P dated 13/09/2023. In the context of the approved scheme, it is considered that the amendments would not have any material effect on the approved development. It is considered that the changes are relatively minor in the context of the approved scheme and can therefore be regarded as a non-material variation of the approved scheme.

- 2 You are advised that this decision relates only to the changes highlighted on the plans and/or set out in the description and on the application form and shall only be read in the context of the substantive permission granted on [13/09/2023] under reference number [2023/1288/P] and is bound by all the conditions and obligations

attached to that permission.

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.

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer