

Application ref: 2024/2792/P  
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Date: 15 October 2024

**Development Management**  
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RPS  
20 Farringdon Street  
London  
EC4A 4AB  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:

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

Proposal: Details of screens required by condition 26 and details of PV panels required by condition 28 of planning permission ref 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: A1035-008-01 rev 0; HR-AHR-B1-01-DR-A-20-001 rev C3; HR-AHR-B1-ZZ-DR-A-20-104 rev C8; GA100 rev E; GA101 rev E; PV Level 5 Technical document pack prepared by Miron Energy Efficiency dated 13/06/2024; PV Level 6 Technical documents pack prepared by Miron Energy Efficiency dated 13/06/2024; Solar PV Maintenance and Cleaning Directive prepared by EG Solar; Management and maintenance responsibility confirmation email from RSP dated 08/10/2024.

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

Informative(s):

1 Reasons for granting approval of details:

Privacy screens - Condition 26

Details of the privacy screens between the flats at first floor level that have access to external private amenity spaces has been submitted. Following the submission of additional information, the overall height of the privacy screens has been confirmed as measuring 1.8m and the individual railings would be slatted at 40 degree angles in order to minimise any views to neighbouring terraces. It is considered that this design would ensure there would be no overlooking between the external terraces and the design would meet the requirements of the condition. The details are considered satisfactory and the condition can be discharged.

PV panels - Condition 28

Details of the PV panels on the 5th and 6th floor of the building have been submitted. The location and extent of the PV's on the floors is similar to the approved plans which showed generic areas on the roofs. The panels face east and west at a 10 degree pitch. The east / west design makes the use of single inverters are able to receive power from the east and west strings independently and overshadowing would have minimal impact on overall performance. The applicant has confirmed that the maintenance owner would be the managing agent as part of their responsibilities. The Council's sustainability officer has reviewed the information and is satisfied with the details.

The planning and appeal history of the site has been taken into account when coming to this decision.

The submitted details are consistent with the general expectations of the approved scheme and are acceptable in all other respects.

As such, the proposed development is in general accordance with policies A1 and G1, CC1 and CC2 of the London Borough of 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 Details of hard and soft landscaping (Condition 6), green roof (Condition 8), planting plan for the 5th and 7th floor communal roof gardens (Condition 10) and air source heat pumps (Condition 27) of planning permission 2023/1288/P dated 13/09/2023 have been submitted to the local planning authority and are 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

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

Daniel Pope  
Chief Planning Officer