

<b>Delegated Report</b> (Members Briefing)		<b>Analysis sheet</b>	<b>Expiry Date:</b>	08/11/2022
		N/A	<b>Consultation Expiry Date:</b>	25/09/2022
<b>Officer</b>			<b>Application Number(s)</b>	
David Fowler			2022/3378/P	
<b>Application Address</b>			<b>Drawing Numbers</b>	
Highgate New Town Community Centre 25 Bertram Street London N19 5DQ			See Draft Decision Notice	
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>				
<p>Variation of Condition 2 (Approved Plans) of development granted under reference 2016/6088/P dated 30/06/17 as varied by reference 2018/5774/P dated 29/03/19 for redevelopment of the existing Highgate Newtown Community Centre and Fresh Youth Academy and the change of use of the People's Mission Gospel Hall to provide replacement community facilities (Use Class D1) and 31 residential units (Use Class C3) with associated public open space, landscaping, cycle storage, plant and disabled parking namely following:</p> <p>Amendments to Block A:</p> <ol style="list-style-type: none"> <li>1) Conversion of selected windows to sliding doors at the eastern and western elevation to the 4th floor penthouse units of Block A</li> <li>2) Provision of a guardrail on top of the parapet wall to these external spaces to ensure they meet relevant British safety standards for external amenity spaces.</li> <li>3) Allocation of these space as 'private amenity' as Condition 6 of the planning permission currently restricts access.</li> </ol> <p>Amendments to Block B:</p> <p>Conversion of one first floor window on eastern elevation to maintenance door to facilitate maintenance access only to roof, and conversion of one double hung first floor window on the eastern elevation to a larger single opening window.</p>				
<b>Recommendation(s):</b>		Grant conditional planning permission subject to a shadow section 106 agreement		
<b>Application Type:</b>		Section 73 – Minor Material Amendment		

<b>Conditions or Reasons for Refusal:</b>	<b>Refer to Draft Decision Notice</b>			
<b>Informatives:</b>				
<b>Consultations</b>				
<b>Adjoining Occupiers:</b>	No. of responses	<b>8</b>	No. of objections	<b>8</b>
<b>Summary of consultation responses:</b>	<p>Site notices were displayed from 31/05/2022 (expiring on 24/09/2022) and a press notice was displayed on 01/09/2022 (expiring on 24/09/2022).</p> <p>8 objections were received from occupants of neighbouring properties, including properties on Winscombe Street, and Pentad, including from the Chair of the Pentad Association. The following objections were raised:</p> <p>Amenity</p> <ul style="list-style-type: none"> <li>- Concerns that changing a window to a door will allow more access of the use – not just for maintenance</li> <li>- People will feel free to use the flat roof despite the condition prohibiting</li> <li>- It will not be safe for people to use the terrace</li> <li>- The door is the only means of natural ventilation for room B.104 and will therefore not remain locked – likely to be open for most of the Summer</li> <li>- Loss of privacy – changing two small windows to one full-length window</li> <li>- Users of the HNCC can't be trusted to lock the door after use – HNCC not staffed properly and causes amenity problems</li> </ul> <p><i>Officer response: See sections on 'Amenity'</i></p>			

## Site Description

- 1.1 The application site covers an area of approximately 0.26 hectares (2,600qm).
- 1.2 The site is currently occupied by a group of buildings organised around a courtyard which is accessed from Bertram Street to the north, and also includes the People's Mission Gospel Hall which does not face on to the courtyard but is located at the end of Winscombe Street. The buildings around the courtyard vary from single storey to three storeys with a pitched roof and accommodate the Highgate Newtown Community Centre (HNCC), Fresh Youth Academy (FYA), 2 leasehold flats and a vacant caretaker's cottage. The HNCC and FYA provide a range of community services for the area. The People's Mission Gospel Hall comprises two storeys and is currently used by the FYA. The buildings around the courtyard were constructed in the 1950s and the Mission Gospel Hall was constructed around the 1890s. The courtyard is used informally as a parking area and a community garden.
- 1.3 The area is predominantly residential. Bertram Street and Winscombe Street to the north are made up predominantly of three-storey late Georgian/early Victorian terraces. At the end of Winscombe Street (to the east of the site) is the grade II listed terrace which is also three-storey however, this building is lower due to featuring lower ground and upper ground floor levels. To the west of the site there is a slope up to early twentieth-century mansion blocks which comprise four storeys including a storey within the roof. Between these properties and the site is an ancient pedestrian right of way which connects Croftdown Road to the bottom of Bertram Street and up to Chester Road. To the south of the site are two-storey residential blocks which also face Croftdown road, and the rear gardens of these properties. To the east of the site are the rear gardens of properties on Winscombe Street and Bramshall Gardens.

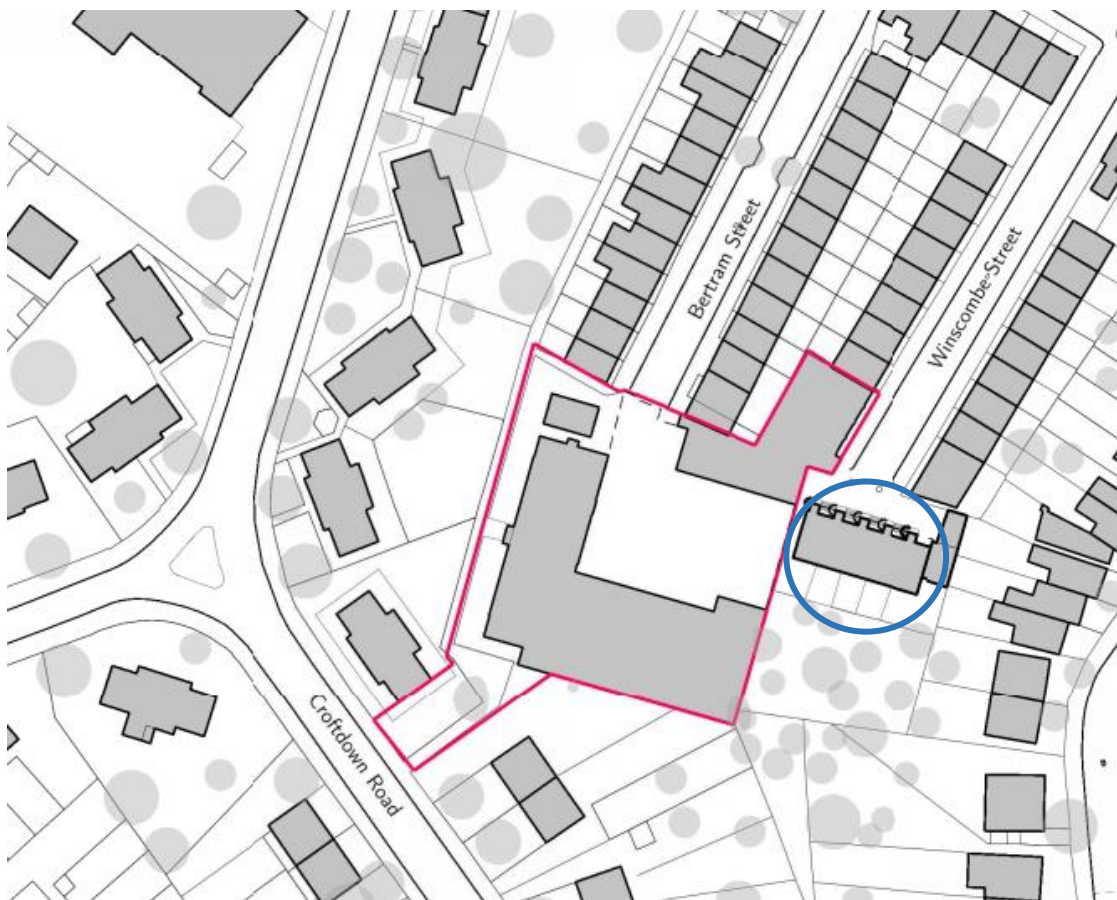


Figure 1 – The pre-development site plan, with the Pentad housing block circled in blue



Figure 2 – The approved site plan (Block A is on the west of the site and Block B is on the east)

## Relevant History

2016/6088/P – Planning permission granted for:

*“Redevelopment of the existing Highgate Newtown Community Centre and Fresh Youth Academy and the change of use of the People’s Mission Gospel Hall to provide replacement community facilities (Use Class D1) and 31 residential units (Use Class C3) with associated public open space, landscaping, cycle storage, plant and disabled parking.” – dated 30 June 2017.*

Amendments to the scheme have been granted under references 2018/5774/P and 2021/1198/P.

## Relevant policies

**NPPF 2021**

**London Plan 2021**

**Camden Local Plan 2017**

Policy A1 Managing the impact of development

Policy D1 Design

Policy D2 Heritage

**Assessment**

## 1. Proposal

- 1.1. This application is a Section 73 minor material amendment application. The amendments proposed are as follows:
- 1.2. Amendments to Block A:
  - 1) Conversion of selected windows to sliding doors at the eastern and western elevation to the 4th floor penthouse units of Block A
  - 2) Provision of a guardrail on top of the parapet wall to these external spaces to ensure they meet relevant British safety standards for external amenity spaces.
  - 3) Allocation of these spaces as 'private amenity' as Condition 6 of the planning permission currently restricts access.
- 1.3. Amendments to Block B:
  - 4) Conversion of one first floor window on eastern elevation to maintenance door to facilitate maintenance access only to roof, and conversion of one double hung first floor window on the eastern elevation to a larger single opening window.

## 2. Assessment

The following issues are relevant to the determination of this application:

- Design
- Amenity

### Design

- 2.1. Policies D1 and D2 of the Camden Local Plan are relevant with regards design.
- 2.2. The proposed changes to the elevations and the inclusion of a guardrail are very minor in design terms. An Urban Design Officer was consulted and has no objections to the proposed changes. None of the objections are on design grounds. The proposed changes are therefore acceptable in design terms.

### Amenity

- 2.3. Camden Local Plan policies A1, A4 and A5 are relevant with regards to the impact on the amenity of residential properties in the area.
- 2.4. No objections have been received with regards the proposed changes to Block A. The new terrace areas will provide better amenity to the occupants of the flats. These terraces would overlook the rear communal gardens of properties on Croftdown Road. These will not materially increase the overlooking to neighbouring properties, beyond the approved scheme.
- 2.5. With regards the changes proposed to Block B, the nearest residential properties are in the Pentad housing block, to the north-east of the elevation of Block B.
- 2.6. All of the objections relate to the proposed changes to the eastern elevation of Block B, which faces directly on to the end of the Pentad garden.
- 2.7. Room B.1.0.4 would be ventilated mechanically. This room also has an openable window on its southern façade. Therefore the room would not be dependent on opening the door in question to get ventilation.
- 2.8. The applicant maintains that the flat roof would still only be used for maintenance purposes – as per the original application.

2.9. Condition 6, attached to the original permission, states that:

*“No flat roofs within the development shall be used as terraces without the prior express approval in writing of the Local Planning Authority unless marked as such on the plans.”*

2.10. This condition would be attached to the amendment application. Should the occupants of the premises ignore the condition, they would be in breach of the planning permission. Neighbours could make planning enforcement complaints in such an eventuality and the Planning Enforcement Team would need to investigate. This condition is a sufficient safeguard to prevent the use of these terraces outside of maintenance operations.

2.11. The increase in glazing on this eastern elevation, would not materially impact in terms of overlooking of the rear of the garden of the Pentad properties, given the approved amount of glazing.

#### Conclusion

2.12. Given the scale and nature of the changes, the proposals are considered a minor material amendment.

### **3. Recommendation**

3.1. Grant conditional planning permission subject to a section 106 agreement deed of variation.

#### **DISCLAIMER**

**The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 7<sup>th</sup> November 2022, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for ‘Members Briefing’.**

