

Application ref: 2024/4601/P
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Date: 29 January 2025

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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:
19-37 Highgate Road
London
NW5 1JY

Proposal:

Details of wheelchair accessible/adaptable dwellings required by condition 18 of planning permission (ref 2023/1288/P) dated 13/09/2024 (as amended by non-material amendment 2024/2886/P dated 15/10/2024) 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-ZZ-DR-A-70101 rev P2; HR-AHR-B1-ZZ-DR-A-70102 rev P2; HR-AHR-B1-ZZ-DR-A-70103 rev P2; HR-AHR-B1-ZZ-DR-A-70104 rev P2; HR-AHR-B1-ZZ-DR-A-70105 rev P2; HR-AHR-B1-ZZ-DR-A-70106 rev P2; HR-AHR-B1-ZZ-DR-A-70107 rev P2; HR-AHR-B1-ZZ-DR-A-70108 rev P2; HR-AHR-B1-ZZ-DR-A-70109 rev P2; HR-AHR-B1-ZZ-DR-A-70110 rev P2; HR-AHR-B1-ZZ-DR-A-70111 rev P2; HR-AHR-B1-ZZ-DR-A-70112 rev P2; HR-AHR-B1-ZZ-DR-A-70113 rev P2; HR-AHR-B1-ZZ-DR-A-70114 rev P2; HR-AHR-B1-ZZ-DR-A-70115 rev C2; HR-AHR-B1-

ZZ-DR-A-70116 rev C2; HR-AHR-B1-ZZ-DR-A-70117 rev C2; HR-AHR-B1-ZZ-DR-A-70118 rev C2; HR-AHR-B1-ZZ-DR-A-70119 rev C2; HR-AHR-B1-ZZ-DR-A-74206 rev C2; HR-AHR-B1-ZZ-DR-A-74207 rev C2; HR-AHR-B1-ZZ-DR-A-70115 rev C2; HR-AHR-B1-ZZ-DR-A-70116 rev C2; HR-AHR-B1-ZZ-DR-A-70117 rev C2; Letter from AHR Building Consultancy Ltd dated 02/12/2024.

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

Informative(s):

1 Reasons for granting details:

Condition 18 requires details of the market dwellings being designed and constructed in accordance with Building Regulations Part M4 (2) and the 5 affordable assisted living units to be designed and constructed in accordance with Building Regulations Part M4 (3) (2) (b) - wheelchair accessible.

Floor plans and a letter from AHR Building Consultancy Ltd have been submitted as evidence that the works undertaken are in accordance with the functional requirements of the Building Regulations 2010. This is sufficient to demonstrate that the market dwellings have been designed and constructed in accordance with Building Regulations Part M4 (2) and the affordable assisted living dwellings have been constructed in accordance with Building Regulations Part M4 (3) (2) (b). The details demonstrate that the internal layout of the building provides flexibility for the accessibility of future occupiers and their changing needs over time.

The full impact of the proposals has already been assessed.

The details are thus in accordance with the requirements of policies H6 and C6 of the Camden Local Plan 2017.

2 You are reminded that conditions 6, 8, 10. and 27 of planning permission 2023/1288/P granted on 13/09/2024 as part of approval of details application 2024/3888/P is 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 the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

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 positioned above the printed name and title.

Daniel Pope
Chief Planning Officer