

Application ref: 2024/3888/P
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Date: 29 January 2025

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RPS
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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 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) required by 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:

3888-LB-ZZ-00-DP-L-200100 rev P05; 3888-LB-ZZ-00-DP-L-200102 rev P03; 3888-LB-ZZ-05-DP-L-200110 rev C01; 3888-LB-ZZ-05-DP-L-200111 rev C01; 3888-LB-ZZ-05-DP-L-200112 rev P04; 3888-LB-ZZ-06-DP-L-200120 rev P04; 3888-LB-ZZ-06-DP-L-200122 rev P02; 3888-LB-ZZ-07-DP-L-200130 rev C01; 3888-LB-ZZ-07-DP-L-200131 rev C01; 3888-LB-ZZ-07-DP-L-200132 rev P03; 3888-LB-ZZ-ZZ-DS-L-220010

rev P03; 3888-LB-ZZ-ZZ-DS-L-220012 rev P03; 3888-LB-ZZ-05-DS-L-220013 rev P01; 3888-LB-ZZ-07-DS-L-220014 rev P01; 3888-LB-XX-00-DS-L-220001 rev P02; 3888-LB-XX-00-DS-L-220004 rev P03; 3888-LB-XX-00-DS-L-220005 rev P02; 3888-LB-XX-00-DS-L-220006 rev P02; 3888-LB-XX-XX-DS-L-220007 rev P02; 3888-LB-XX-XX-DS-L-220008 rev P01; Landscape Management and Maintenance Plan_P1 prepared Levitt Bernstein dated 04/08/2023; HR-AHR-B1-05-DR-A-20-005 rev C4; HR-AHR-B1-07-DR-A-20-007 rev C3; HR-AHR-ZZ-ZZ-DR-A-21-320 rev C4; HR-AHR-ZZ-ZZ-DR-A-21-321 rev C4; Planning Condition 27 prepared by Thornton Reynolds dated 07/05/2024.

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

Informative(s):

1 Reasons for granting approval of details:

Conditions 6 (hard and soft landscaping) and 10 (planting plan) were previously discharged on 20/07/2023. Condition 27 (ASHPs) was previously discharged on 20/07/2023. However, a non-material amendment (NMA) permission (ref 2024/2886/P) amended condition 2 (approved plans) to make minor changes to the layout of the communal terrace areas, thereby requiring conditions 6 and 10 to be 're-discharged'. The NMA also amended the wording of condition 27 from a compliance condition to a pre-commencement condition. The details of the ASHPs therefore needs to be discharged again. An application to discharge condition 8 (green roof details) was withdrawn and has now been included as part of this application.

Condition 6 (hard and soft landscaping) and condition 10 (planting plan): Condition 6 requires the submission of full details of hard and soft landscaping and means of enclosure of all un-built, open areas; and condition 10 requires the submission of planting plans for the communal roof gardens at levels 5 and 7. These conditions were originally discharged in November 2023 (ref 2023/4383/P). Following the submission of a non-material amendment application to amend the sizes of the communal roof terraces at 5th and 7th floor levels, the conditions are now required to be re-discharged. The details provided are considered to be acceptable, such that the landscaping would contribute positively towards the character and appearance of the wider area; would provide pleasant outdoor amenity spaces for future occupiers; would increase biodiversity at the site; and would take account of the water environment. The Council's Tree Officer has reviewed the information and is satisfied with the details. This condition can therefore be discharged.

Condition 8 (green roof):

Green roof details are required to be submitted including construction profile, materials, substrate depth, full schedule of plant species, as well as density of planting and plan of maintenance. Following the receipt of additional section drawings showing the depth of the planter areas, the details have been reviewed by the Council's Tree Officer and are considered acceptable. This condition can therefore be discharged.

Condition 27 (ASHP):

The air source heat pump details (ASHP) were discharged on 20/07/2023 (ref 2023/1437/P). A compliance condition was added to the s73 permission that

was granted on 13/09/2023. Since the discharge of these details it has been necessary to change the ASHP supplier as certain components (fluids) are being phased out over the next 10 years which, due to maintenance requirements, would require the replacement of the approved ASHPs. To avoid this, a new MEP strategy has been developed to exceed the outputs of the previously approved MEP strategy. The proposed plans show 3 ASHPs, which is in line with the details shown in the mechanical ventilation details required by condition 13 that was discharged on 16/08/2024 (ref 2024/1041/P). It has been confirmed that the ASHPs will achieve higher carbon savings than the previously approved ASHPs with a COP of 3.05 as opposed to the approved units, which had a COP of 2.88. 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 A2, A3, D1, CC1, CC2, and CC3 of the London Borough of Camden Local Plan 2017 and policies D3 and GO3 of the Kentish Town Neighbourhood Plan 2016.

- 2 You are advised that all conditions relating to planning permission granted on 13/09/2024 (ref 2023/1288/P) which need details to be submitted, have been approved.

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



Daniel Pope
Chief Planning Officer