

PCKO Architects
5-8 Hardwick Street
London
EC1R 4RG

Application Ref: **2017/0518/P**
Please ask for: **Jonathan McClue**
Telephone: 020 7974 **4908**

7 April 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:

**The Greenwood Centre
25 Greenwood Place
London
NW5 1JY**

Proposal: Variation of condition 2 (development in accordance with approved plans) granted under reference 2013/5947/P dated 18/06/14 (as amended by reference 2015/3151/P, 2016/0936/P and 2017/0363/P) for redevelopment to provide a Centre for Independent Living (D1) comprising 3 storeys plus basement at Greenwood Place; a part 5 part 7 storey mixed-use development at Highgate Road (42 residential units, 100sqm (GIA) social enterprise space (A1/A3/B1/D1) and associated works. CHANGES ARE to include a substation on the ground floor, extensions to lift shafts and staircases, alterations to side element, removal of rooflights, internal configuration and other minor external changes.

Drawing Nos: Approved Plans: (1213 PL) 002 Rev C; 160 Rev F; 161 Rev D; 162 Rev C; 163 Rev C; 164 Rev B; 260 Rev C; 261 Rev C; 262 Rev C; 265 Rev C; WD551 Rev A and Planning, Design & Access Statement: S.73 Supplement (ref: 1213) dated January 2017.

Superseded drawings: (1213 PL) 002; 160 Rev A; 161; 162; 163; 164; 260; 261; 262 Rev A and 265.

The Council has considered your application and decided to grant permission subject to the following condition(s):



Condition(s) and Reason(s):

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans: 1213 PL 002_Rev_C, 1213 PL 160_Rev_F, 1213 PL 161_Rev_D, 1213 PL 162_Rev_C, 1213 PL 163_Rev_C, 1213 PL 164_Rev_B, 1213 PL 260_Rev_C, 1213 PL 261_Rev_C, 1213 PL 262_Rev_C, 1213 PL 265_Rev_C and 1213 WD551 Rev A.

Supporting documents: Addendum Historic Environmental Assessment prepared by MOLAS (April 2015), Air Quality Assessment Note prepared by Air Quality Consultants (dated April 2015), Revised Sustainability Statement prepared by TGA (dated 2015), Revised Energy Statement prepared by TGA (dated April 2015), Addendum Flood Risk Assessment prepared by Campbell Reith (dated April 2015) and Revised Basement Impact Assessment prepared by Campbell Reith (dated March 2015).

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

- 2 The development hereby approved shall commence in accordance with the details (as approved by 2017/0518/P dated 07/03/2017) of the suitably qualified chartered engineer (Campbell Reith) with membership of the appropriate professional body who has been appointed to carry out further ground investigation to ascertain the ground conditions in the area of the proposed basement detect and limit the extent of any buried stream channel beneath the site and to identify the configuration of the foundations to the neighbouring buildings. The qualified engineer is required to approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body. Any subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Development Policies and policy DP27 (Basements and Lightwells) of the London Borough of Camden Local Development Framework Development Policies.

- 3 The details of the following shall be submitted to, and approved in writing by, the Local Planning Authority before any work on the relevant part of the development is begun:
 - (a) Facing materials of the community building;
 - (b) Facing materials of the residential building;
 - (c) The commercial unit shopfront including sections, elevations and materials;
 - (d) Details including sections at 1:10 of all windows, glazing, balconies, balustrades and external door frames of the community building;
 - (e) Details including sections at 1:10 of all windows, glazing, balconies, balustrades and external door frames of the residential building;
 - (f) Details of all lighting to the public realm including external lighting to the

elevations, lighting of entrance areas, control of access points and CCTV. The relevant part of the works shall be carried out in accordance with the details thus approved.

Reason: To safeguard the appearance of the premises and the character of the immediate area and to promote fair and safe access for all in accordance with the requirements of policies CS14 and CS17 of the London Borough of Camden Local Development Framework Core Strategy and policies DP17, DP24 and DP29 of the London Borough of Camden Local Development Framework Development Policies.

- 4 A sample panel of the facing materials, including a brickwork panel demonstrating the proposed colour, texture, jointing and fixing shall be provided on site and approved in writing by the local planning authority before the relevant parts of the works are commenced and the development shall be carried out in accordance with the approval given. The approved panel shall be retained on site until the work has been completed.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

- 5 No visible flues, vents or drainage pipes shall be fixed or installed on the external face of the buildings, without the prior approval in writing of the local planning authority.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

- 6 No development (excluding demolition and enabling works) shall take place at (i) the residential development until full details of hard and soft landscaping and means of enclosure of all un-built, open areas have been submitted to and approved by the local planning authority in writing. For (ii) the community centre the landscaping details (as described above) must be submitted prior to the element of the works and must be completed prior to the occupation of the development. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policies CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

- 7 All soft landscaping works shall be carried out in accordance with the approved landscape details by not later than the end of the planting season following completion of the development or relevant phase of the development, whichever is the sooner. Any trees or areas of planting which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policy CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

- 8 Full details in respect of the green and brown roofs in the areas indicated on the approved roof plans, including construction profile, materials, substrate depth, full schedule of plant species, density of planting and plan of maintenance shall be submitted to and approved by the local planning authority before the relevant part of the development commences. The details shall include a bio-diverse green roof consisting of an inert substrate to organic matter ratio at a depth suitable for establishment of a biodiverse roof in the area to be shared by the solar panels on the roof of the residential building. The buildings shall not be occupied until the approved details have been implemented and these works shall be permanently retained and maintained thereafter.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies CS13, CS15 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

- 9 Prior to commencement of the relevant part of the development, full details of the design, specification and locations of bird and bat boxes and indication of species to be accommodated shall be submitted to and approved in writing by the local planning authority. The boxes shall be installed in accordance with the approved plans prior to the occupation of the development and thereafter retained.

Reason: In order to secure appropriate features to conserve and enhance wildlife habitats and biodiversity measures within the development, in accordance with the requirements of the London Plan (Consolidated with Alterations Since 2004) and Camden Planning Guidance 2006 and policy CS15 of the London Borough of Camden Local Development Framework Core Strategy.

- 10 Full details of a planting plan for the 5th floor communal roof garden shall be submitted to and approved by the local planning authority before the relevant part of the residential development is commenced. The residential building shall not be occupied until the approved details have been implemented and the planting shall thereafter continue in accordance with such plan unless otherwise approved by the local authority in writing.

Reason: In order to ensure the development undertakes reasonable measures to

take account of biodiversity and the water environment in accordance with policies CS13, CS15 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

11 No work shall commence on the Highgate Road Residential Building until a detailed scheme for noise insulation and/or mitigation has first been submitted to and approved in writing by the local planning in respect of the following:

a) a scheme of sound insulation and attenuated ventilation so as to ensure that noise from external sources shall not exceed 30dB(A) LAeq (23:00-07:00 hours) in any habitable room

b) sound mitigation measures to be incorporated to terraces and balconies such that the external noise climate does not exceed 55dB LAeq,t

The buildings shall not be occupied until completed fully in accordance with such scheme(s) as will have been approved.

Reason: To safeguard the premises against the transmission of external noise in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

12 No work shall commence on the Greenwood Place building until a detailed scheme for noise insulation and/or mitigation has first been submitted to and approved in writing by the local planning in respect of the following:

a) Scheme of sound insulation and attenuated ventilation so as to ensure that noise from external sources shall not exceed those set out in Hann Tucker technical memorandum ref: HT: 22766/RPB/mju in any noise sensitive room

The buildings shall not be occupied until completed fully in accordance with such scheme(s) as will have been approved.

Reason: To safeguard the premises against the transmission of external noise in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

13 Technical specification details of the mechanical ventilation units to be installed on the rear ground floor elevation of the residential building hereby approved, together with an accompanying acoustic report, shall be submitted to and approved by the local planning authority prior to installation of these units. The units shall not be operated other than in complete accordance with such measures as may be approved.

Reason: To safeguard the amenities of occupiers of the proposed use, adjoining

premises and the area generally in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 14 Noise levels from fixed plant associated with the development at a point 1 metre external to sensitive facades shall be at least 5dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 10dB(A) below the LA90, expressed in dB(A).

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 15 The alternative uses hereby approved for the commercial unit on the ground floor of the building fronting Highgate Road shall not be carried out outside the following times 0730 - 1130 Mondays to Saturdays and 0830 - 1030 on Sundays.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies CS5 and CS7 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP12 of the London Borough of Camden Local Development Framework Development Policies.

- 16 No preparation of hot food shall be permitted from the ground floor commercial premises of the Highgate Road building hereby permitted until planning permission has been secured for a full scheme of ventilation and fume extraction and such scheme is in-place and fully operational.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies CS5 and CS7 of the London Borough of Camden Local Development Framework Core Strategy and policies DP12, DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 17 Prior to first occupation of the respective buildings, the proposed cycle storage of minimum 46 spaces for the residential development and 16 spaces for the community centre shall be fully provided in compliance with the details shown on the drawings hereby approved, which for the Community Centre would be the details in accordance with drawing no. 1213 WD551 Rev A, or such other details as may be approved by the local authority in writing and shall be permanently maintained and retained.

Reason: To ensure the development provides adequate cycle parking facilities in

accordance with the requirements of policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policy DP17 of the London Borough of Camden Local Development Framework Development Policies.

- 18 The lifetime homes features and facilities, as indicated on the drawings and documents hereby approved shall be provided in their entirety prior to the first occupation of any of the new residential units.

Reason: To ensure that the internal layout of the building provides flexibility for the accessibility of future occupiers and their changing needs over time, in accordance with the requirements of policy CS6 of the London Borough of Camden Local Development Framework Core Strategy and policy DP6 of the London Borough of Camden Local Development Framework Development Policies.

- 19 The development hereby approved shall not be commenced for the residential development, other than for site clearance & preparation, relocation of services, utilities and public infrastructure and demolition, until details of a surface water drainage scheme for the site, aiming by reasonable endeavours towards at least a 50% reduction from the current brownfield discharge rate, shall be submitted to and approved by the local planning authority in consultation with Thames Water. The development for the community centre must proceed in accordance with the details approved under 2017/0697/P dated 13/03/2017. The development shall not be implemented other than in complete accordance with the surface water drainage scheme that has been approved.

Reason: To reduce the rate of surface water run-off from the buildings and limit the impact on the storm-water drainage system in accordance with policies CS13 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

- 20 The residential accommodation hereby approved shall not be occupied until details of the location for the air inlet for the mechanical ventilation to serve the accommodation have been submitted to and approved by the local planning authority. The mechanical ventilation shall not operate other than in accordance with such details as have been approved.

Reason: In order to ensure an acceptable level of air quality for residents in accordance with policy CS16 of the London Borough of Camden Local Development Framework Core Strategy and DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 21 As per the approved details under 2016/2313/P dated 29/07/2016:
(a) the written programme of ground investigation shall be followed and implemented; and
(b) following the approval detailed in paragraph (a), an investigation shall be carried out in accordance with the approved programme and the results and a written scheme of remediation measures [if necessary] shall be submitted to and approved by the local planning authority in writing.

The remediation measures shall be implemented strictly in accordance with the approved scheme and a written report detailing the remediation shall be submitted to and approved by the local planning authority in writing prior to occupation.

Reason: To protect future occupiers of the development from the possible presence of ground contamination arising in connection with the previous industrial/storage use of the site in accordance with policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 22 In the event that additional significant contamination is found at any time when carrying out the approved development it must be reported in writing immediately to the local planning authority. An investigation and risk assessment must be undertaken in accordance with the requirements of the Environment Agency's Model Procedures for the Management of Contamination (CLR11), and where mitigation is necessary a scheme of remediation must be designed and implemented to the satisfaction of the local planning authority before any part of the development hereby permitted is occupied.

Reason: To protect future occupiers of the development from the possible presence of ground contamination arising in connection with the previous industrial/storage use of the site in accordance with policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 23 Piling of the Greenwood Centre shall be undertaken in accordance with the details approved under 2016/5823/P dated 24/01/2017. Any other piling works (i.e. including to the Residential Building) or foundation designs using penetrative methods shall not be permitted unless a piling method statement detailing the type of piling to be undertaken and the methodology by which such piling will be carried out including measures to prevent and minimise the potential for damage to subsurface water or sewerage infrastructure, and the programme for the works, has been submitted to and approved by the Local Planning Authority in writing in liaison with the relevant utility providers. The piling shall be undertaken in accordance with the approved method statement.

Reason: To safeguard existing below ground public utility infrastructure and controlled waters in accordance with the requirements of policy CS13 of the London Borough of Camden Local Development Framework Core Strategy.

- 24 A) No development (excluding demolition and enabling works) shall take place on i) the community centre other than those in accordance with the details approved under 2016/4209/P dated 06/03/2017. No development to the ii) the residential building shall occur until the applicant (or their heirs and successors in title) has secured the implementation of a programme of archaeological evaluation in accordance with a written scheme which has been submitted by the applicant and approved by the local planning authority in writing and a report on that evaluation has been submitted to the local planning authority.

B) If heritage assets of archaeological interest are identified by the evaluation under Part A, then before works on the relevant part of the development commence the applicant (or their heirs and successors in title) shall secured the implementation of a programme of archaeological investigation in accordance with a Written Scheme of Investigation which has been submitted by the applicant and approved by the local planning authority in writing.

C) No development or demolition shall take place other that in accordance with the Written Scheme of Investigation approved under Part (B).

D) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under Part (B), and the provision for analysis, publication and dissemination of the results and archive deposition has been secured.

Reason: In order to ensure the identification of and minimise damage to important archaeological remains which may exist on this site, in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 25 The development of the community centre can commence asl arrangements for the re-accommodation of the current commissioned services run from the existing Greenwood Centre building by Camden Society and Camden People First have been put in place as per the details under 2017/0702/P dated 10/03/2017.

Reason: In order to ensure provision of existing community facilities that meet the needs of the local population in accordance with policy CS10 of the London Borough of Camden Local Development Framework Core Strategy and policy DP15 of the London Borough of Camden Local Development Framework Development Policies.

26 NEED FOR A LEGAL AGREEMENT

In the event that any owners of the land have the legal locus to enter into a Section 106 Agreement, no works shall be progressed on site until such time as they have entered into such an Agreement incorporating obligations in respect of the matters covered by conditions marked with * in this notice of planning permission.

Reason: In order to define the permission and to secure development in accordance with policy CS19 of the London Borough of Camden Local Development Framework Core Strategy.

27 *Phasing

None of the private residential units hereby approved shall be occupied until written notice has been issued by the local authority of its satisfaction that the Community Centre has been constructed, fitted out and made available for occupation.

Reason: To ensure the provision of a replacement community centre in accordance with the requirements of policy CS10 of the London Borough of Camden Local Development Framework Core Strategy and policy DP15 of the

London Borough of Camden Local Development Framework Development Policies.

28 *Affordable housing

Affordable housing shall be provided in accordance with the conditions and approved documents as set out in this decision. All affordable housing units shall be constructed and fitted out as units which are suitable for occupation as affordable housing and shall only be occupied for the purposes of and retained in perpetuity for Social Rented Housing (at rents equivalent to 'social rent' as set out in Camden's CPG2 draft alterations November 2012); not disposing of any interest in the Affordable Housing Units (except by way of mortgage) other than to any other Registered Provider or any other body, organisation or company registered with the Charity Commissioners for England and Wales and approved by the Regulator or the Council.

Reason: To secure sufficient provision for affordable housing in accordance with the requirements of policy CS6 of the London Borough of Camden Local Development Framework Core Strategy and policies DP3 and DP4 of the London Borough of Camden Local Development Framework Development Policies.

29 *Car capping

Prior to first occupation of any of the residential units, the landowner would ensure through agreement that each occupier of the premises is informed of the Council's policy that they shall not be entitled (unless they are the holder of a disabled person's badge issued pursuant to s. 21 of the Chronically Sick and Disabled Persons Act 1970) to be granted a Residents Parking Permit to park a vehicle in a residents parking bay; shall not be able to buy a contract permanently to park within any car park owned, controlled or licensed by the Council (with the exception of the carpark hereby approved) and nor shall they be entitled to be granted a Business Parking Permit.

Reason: In order to ensure that the development does not contribute to increased car use and parking congestion in accordance with the requirements of policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policy DP18 and DP19 of the London Borough of Camden Local Development Framework Development Policies.

30 *Travel plan

Prior to first occupation of the Community Centre a Framework Travel Plan which shall set out measures for promoting sustainable transport modes for staff and clients of the development, shall be submitted to and approved in writing by the Local Planning Authority and shall contain mechanisms for monitoring, review and further approval by the local planning authority. The plan shall provide for a Travel Plan Co-ordinator and allow for an initial substantial review within six months of full occupation. The measures contained in the Travel Plan shall at all times remain implemented.

Reason: In order to ensure that the travel demand arising from the development does not significantly impact on the existing transport system and to accord with the requirements of policies CS5 and CS11 of the London Borough of Camden Local Development Framework Core Strategy and policies DP16, DP17 and DP26 of the London Borough of Camden Local Development Framework Development Policies.

31 *Travel Plan monitoring and review contribution

Prior to commencement of i) the community centre and (ii) the residential development (excluding demolition and enabling works) confirmation that the necessary measures to secure the monitoring and review of the Residential and Workplace Travel Plans shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In order to ensure that the travel demands from the development can be monitored and maintained in line with a Travel Plan in accordance with the requirements of policies CS5, CS11 and CS19 of the London Borough of Camden Local Development Framework Core Strategy and policies DP16, DP17 and DP26 of the London Borough of Camden Local Development Framework Development Policies.

32 *Service Management Plan(s)

Prior to the commencement of the relevant part of the development (excluding demolition and enabling works) a Servicing Management Plan (SMP) for; a) the Residential Building and; b) the Community Centre; shall be submitted to and approved in writing by the Local Planning Authority and shall contain mechanisms for monitoring, review and further approval by the local planning authority from time to time. The plan shall include details of the location and size of the proposed service layby, the frequency and proposed hours of servicing, details of arrangements for refuse storage and collections, and the mechanisms that will be used to ensure that all servicing continues to take place in accordance with the plan. The service layby shall be provided in full prior to first occupation of the commercial units of the development. No servicing of any building shall take place on any part of the highway network or public realm other than in accordance with the SMP so approved.

Reason: To avoid obstruction of the surrounding streets and ensure the safety of pedestrians, cyclist and other road users, in accordance with the requirements of policies CS5 and CS11 of the London Borough of Camden Local Development Framework Core Strategy and policies DP16, DP17 and DP26 of the London Borough of Camden Local Development Framework Development Policies.

33 *Construction management plan(s)

The demolition and construction of the Community Centre shall be undertaken in accordance with the details approved under 2016/4209/P on 06/03/2017. Prior to the demolition of the other existing buildings a Construction Management Plan (CMP) (including provision for Air Quality Monitoring on the site) for the Residential

Building; setting out measures for ensuring highway safety and managing transport, deliveries and waste (including recycling of materials) throughout the demolition and/or construction period(s) and taking account of the cumulative impact of concurrent or planned development within the immediate area, shall be submitted to and approved by the local planning authority in consultation with Transport for London and shall contain mechanisms for monitoring, review and further approval by the local planning authority and Transport for London as required from time to time. The Construction Management Plan shall also include details of a working group involving local residents and businesses, a contractor complaints/call-line and measures to be carried out to mitigate the impact of the noise arising from construction and demolition activities on local residents and businesses. The measures contained in the Construction Management Plan shall at all times remain implemented throughout the duration of the works of demolition and construction.

Reason: In order to protect the pedestrian environment and the amenities of the area generally and to ensure the continued free flow of traffic in the area in accordance with Policies CS5 and CS11 of the London Borough of Camden Local Development Framework Core Strategy and policies DP16, DP17 and DP26 of the London Borough of Camden Local Development Framework Development Policies.

34 *BREEAM

Prior to fitting out of the Community Centre the applicant and/or developer shall submit to the local planning authority a Sustainability Plan setting out the manner in which the development will achieve at least BREEAM 'Excellent' while achieving a minimum level of 60% of the un-weighted credits in the Energy and Water sections and 40% in the Materials categories. The development shall thenceforth proceed in accordance with such Plan as will have been approved. Prior to first occupation a post-completion certificate which demonstrates that the approved rating has been achieved shall be submitted to and approved in writing by the local planning authority.

Reason: In order to secure the appropriate energy and resource efficiency measures in accordance with the requirements of policies CS13, CS16 of the London Borough of Camden Local Development Framework Core Strategy and policy DP22, DP23 of the London Borough of Camden Local Development Framework Development Policies.

35 *Code for Sustainable Homes

Prior to commencement of the Residential Building (excluding demolition and enabling works) the applicant and/or developer shall submit to the local planning authority a Sustainability Plan setting out the manner in which the development will achieve Code for Sustainable Homes (CFSH) level 4 for the residential units achieving 50% of the un-weighted credits in the Energy and Water and Materials sections. The development shall at all times proceed in accordance with such Plan as will have been approved. Prior to first occupation of the residential units a post-completion certificate which demonstrates that the approved rating has been

achieved shall be submitted to and approved in writing by the local planning authority.

Reason: In order to secure the appropriate energy and resource efficiency measures in accordance with the requirements of policies CS13, CS16 of the London Borough of Camden Local Development Framework Core Strategy and policy DP22, DP23 of the London Borough of Camden Local Development Framework Development Policies.

36 *Recruitment and apprenticeships

Prior to commencement of the Residential Development hereby approved, including the extraction of basements and/or foundations but excluding demolition and other enabling works the applicant and/or developer shall:

- have entered into an agreement with the Kings Cross Construction Skills Centre to support the recruitment of Camden residents to jobs created during the construction of the development; to advertise all construction job vacancies locally; and to work towards a target that 20% of jobs are filled by Camden residents
- have entered into an agreement with the Kings Cross Construction Skills Centre to provide 2 construction industry apprenticeships to Camden residents using a range of options tailored to the build requirements of the development. The placements would be delivered throughout the course of the development.

Reason: In order to ensure that unemployed people within the Borough of Camden have training and employment opportunities during the construction phase of major developments and to source goods and services from local businesses in accordance with policy CS8 of the London Borough of Camden Local Development Framework Core Strategy and policy DP13 of the London Borough of Camden Local Development Framework Development Policies.

37 *Local Procurement

Prior to commencement of the Residential Development (excluding demolition and enabling works), the applicant and/or developer shall:

- have demonstrated that they will work with the Council's local procurement team to provide opportunities for Camden-based businesses to tender for the supply of goods and services during construction.

Reason: In order to ensure that unemployed people within the Borough of Camden have training and employment opportunities during the construction phase of major developments and to source goods and services from local businesses in accordance with policy CS8 of the London Borough of Camden Local Development Framework Core Strategy and policy DP13 of the London Borough of Camden Local Development Framework Development Policies.

38 *Level plans

No part of the development (excluding demolition and enabling works) shall be commenced until such time as the local planning authority has confirmed in writing that it has received plans demonstrating the levels at the interface of the

development, the boundary of the site and the public highway.

Reason: In order that the Council may ensure that the development is finished to a satisfactory standard and does not prejudice the surrounding highways network in accordance with policies DP17 and DP21 of the London Borough of Camden Local Development Framework Development Policies.

39 *Highway works contribution

Prior to commencement of the development (excluding demolition and enabling works), confirmation that the necessary measures to secure the necessary highway works for the development shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the development has an acceptable impact on the adjacent highway and provides an attractive safe and secure environment in accordance with the requirements of policies CS5, CS11, CS17, CS19 of the London Borough of Camden Local Development Framework Core Strategy and policies DP16, DP17, DP20 and DP21 of the London Borough of Camden Local Development Framework Development Policies.

40 *Pedestrian and environmental contribution

* Prior to commencement of development (excluding demolition and enabling works), confirmation that the necessary measures to secure provision of public realm improvements, specifically in relation to improvements at the Kentish Town Road/Highgate Road/Fortess Road junction, shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the impact of the scheme on public transport facilities is mitigated, in accordance with policies CS5 and CS11 of the London Borough of Camden Local Development Framework Core Strategy and policies DP16 and DP17 of the London Borough of Camden Local Development Framework Development Policies.

41 *Education contribution

Prior to commencement of the Residential Development (excluding demolition and enabling works), confirmation that the necessary measures to secure appropriate measures to support the local education infrastructure shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the impact of the scheme on the local education infrastructure is mitigated in accordance with policies CS10, CS19 of the London Borough of Camden Local Development Framework Core Strategy and DP15 of the London Borough of Camden Local Development Framework Development Policies.

42 *Public open space contribution

Prior to commencement of the Residential Development (excluding demolition and enabling works), confirmation that the necessary measures to secure provision of and improvements to public open space shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the scheme makes adequate provision for open space facilities in the area and that the impact of the scheme on open space facilities is mitigated, in accordance with policies CS5 and CS15 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP31 of the London Borough of Camden Local Development Framework Development Policies.

43 *Street tree contribution

Prior to commencement of the Residential Development (excluding demolition and enabling works), confirmation that the necessary measures to secure provision for planting of a tree on the public highway in the vicinity of the development shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the scheme makes adequate provision for replacement tree planting in accordance with policies CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

44 *Affordable housing deferred contribution

At the point of exchange on no less than 20 residential units and completion on no more than 20 residential units the applicant and/or developer shall submit to the local planning authority an updated viability assessment and not to proceed on the completion of further sales until confirmation that the necessary measures to secure provision for affordable housing have been submitted and approved by the local planning authority in writing.

Reason: To secure sufficient provision for affordable housing in accordance with the requirements of policy CS6 of the London Borough of Camden Local Development Framework Core Strategy and policies DP3 and DP4 of the London Borough of Camden Local Development Framework Development Policies.

45 *Energy Plan

Prior to commencement of any part of the development, (excluding demolition and enabling works) the applicant and/or developer shall submit to the local planning authority for approval an Energy Efficiency and Renewable Energy Plan setting out a package of measures to achieve target carbon emission reduction levels of 25.16% for the community centre and 32.65% for the residential building of the development. The Plan shall contain mechanisms for monitoring, review and further approval by the local planning authority, and shall include an Air Quality Assessment for any CHP system proposed for inclusion. The development shall at all times proceed in accordance with such Plan as will have been approved.

Reason: In order to secure the appropriate energy and resource efficiency measures in accordance with the requirements of policy CS13 of the London Borough of Camden Local Development Framework Core Strategy and policy DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

1 Reason for granting permission:

The alterations to the existing permission include a number of minor material amendments to rationalise the approved scheme to include necessary changes that have been brought about through progressing the detailed design. The amendments relate only to the Community Centre which is currently being constructed on Greenwood Place. The residential element of the scheme, proposed to replace the Highgate Centre, is not coming forward at this stage with none of the relevant conditions being discharged.

The main changes to the ground floor include the infilling of the main entrance which has already been approved under a non-material amendment application ref: 2016/0926/P. This change is not considered to materially impact on the appearance of the building and would provide more floorspace for the reception area of the Community Centre.

A second floor extension is proposed on the side elevation to continue up a staircore. This addition would carry up the brickwork another level with a smaller glazed section above. This side addition is still considered to be subservient to the main building due to its size, footprint, height and given that it would have a large setback from the front elevation.

More glazing would be introduced and rationalisation of the ground floor front elevation would occur. The changes are considered to be in keeping with the rest of the building and are deemed acceptable in design terms.

The lift shafts and staircores would be increased in height due to recent changes to Building Regulations. These elements would be well setback from the parapets of the building and finished in matching brick.

Rooflights would be removed from the single storey rear element. These works would constitute a non-material change to the scheme and their loss is not of detriment to the scheme.

On the side elevation a single storey element would be lowered in height and brought further forward. This change is considered acceptable in design terms and would remain subservient given its lower profile to the main building and setback from the principal elevation.

Overall, the external changes to the building are considered to be in keeping with

the originally consented development and would result in a high quality design that would enhance the character and appearance of the surrounding area.

The internal changes to the building on all floors are considered to be non-material and would not require planning permission.

Revised cycle parking details have been submitted to include 8 staff cycle spaces in a dedicated storage area and 9 spaces for visitors. This is surplus of the 16 required by the original planning condition. The details are in accordance with the Council's guidance in CPG7 (Transport) and will be secured via planning condition.

Given the nature and location of the proposals, which are not surrounded by any immediate residential occupiers, it is not considered that any undue harm would result to neighbouring occupiers by way of a loss of outlook, sunlight and daylight or privacy.

The planning and appeal history of the site has been taken into account when coming to this decision. No objections were received prior to making this decision.

The proposed development is in general accordance with policies CS5, CS10, CS11, CS13, CS14, CS16 and CS17 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP15, DP17, DP22, DP24, DP26, and DP29 of the London Borough of Camden Local Development Framework Development Policies and policies C1, C2, A1, A4, D1 and T1 of the London Borough of Camden Local Plan Submission Draft 2016. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

- 2 The emerging London Borough of Camden Local Plan is reaching the final stages of its public examination. Consultation on proposed modifications to the Submission Draft Local Plan began on 30 January and ended on 13 March 2017. The modifications have been proposed in response to Inspector's comments during the examination and seek to ensure that the Inspector can find the plan 'sound' subject to the modifications being made to the Plan. The Local Plan at this stage is a material consideration in decision making, but pending publication of the Inspector's report into the examination only has limited weight.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

David T. Joyce

David Joyce
Director of Regeneration and Planning