



**November 2018**

**Highgate Newtown Community Centre – 25 Bertram Street, London N19 5DQ**

**Schedule of proposed planning conditions**

**Introduction**

This schedule has been prepared by Icen Projects and sets the proposed planning conditions associated with the Section 73 application that seeks to modify planning permission reference 2016/6088/P, which was granted planning permission by the London Borough of Camden on 30 June 2017. The amended description of development is as follows:

*“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 41 residential units (Use Class C3) with associated public open space, landscaping, cycle storage, plant and disabled parking.”*

This schedule amends the relevant conditions attached to planning permission reference 2016/6099/P with the proposed wording changes noted in the ‘Notes’ column. The schedule also lists the relevant section 106 heads of terms associated with the Shadow Section 106 agreement.

**Schedule of Proposed Planning Conditions**

	<b>Subject</b>	<b>Condition Wording</b>	<b>Notes</b>
1	Length of Permission	This development must be begun not later than three years from the date of this permission.	Unchanged
2	Approved Documents	<p>The development hereby permitted shall be carried out in accordance with the following approved plans:</p> <p><i>Existing:</i> 1415-PL-GA-000 B, 1415-PL-GA-001 B, 1415-PL-GA-002 A, 1415- PL-GA-100 D, 1415-PL-GA-101 D, 1415-PL-GA-103 C, 1415-PL-GA-106 D, 1415-PL-GA-107 C, 1415-PL-GA-109 C, 1415-PL-GA-110 B, 1415-PL-GA-111 C, 1415-PL-GA-300 A.</p> <p><i>Proposed:</i> 1415-PL-ST-100 A, 1415-PL-GA-700 N, 1415-PL-GA-701 N, 1415- PL-GA-703 K, 1415-PL-GA-706 L, 1415-PL-GA-707 J, 1415-PL-GA-712 J, 1415-PL-GA-713 B, 1415-PL-GA-714 C, 1415-PL-GA-715 C, 1415-PL-GA-A-599 U, 1415-PL-GA-A-600 X, 1415-PL-GA-A-601 Q, 1415-PL-GA-A-602 U, 1415-PL-GA-A-603 U, 1415-PL-GA-A-604 P, 1415-PL-GA-A-605 M, 1415-PLGA-B-599 W, 1415-PL-GA-B-600 X, 1415-PL-GA-B-601 R, 1415-PL-GA-B-602 U, 1415-PL-GA-B-603 R, 1415-PL-GA-B-604 S, 1415-PL-GA-C-600 E, 1415-PL-ST-001 B, 1415-PL-GA-ST-800 N, 1415-PL-ST-801 K, 1415-PL-ST-802 O, 1415-PL-ST-803 Q, 1415-PL-ST-804 L, 1415-PL-ST-805 G, 1415-PL-ST-899 E, 1415 SK-E-100 C, 1415 SK-E-101 E, 1415 SK-E-102 C, 1415 SK-E-103 C.</p>	Wording to be changed to reflect updated drawings and documentation.

	Subject	Condition Wording	Notes
		<p><i>Documents:</i> Flood Risk Assessment and Sustainable Drainage Strategy (Conisbee) November 2016, Ground Investigation and Basement Impact Assessment (GEA) November 2016, Heritage Statement (Iceni) November 2016, Sustainability Statement (Iceni) November 2016, Design &amp; Access Statement (rcka) November 2016, Energy Strategy (Van Zyl &amp; de Villiers Ltd Consulting Engineers) November 2016, Air Quality Assessment 01.0050.002/AQ v2 (Isopleth) November 2016, Acoustic Report (ion acoustics) November 2016, Planning Statement (Iceni) November 2016, Daylight and Sunlight Study (Within Development) (Right of Light Consulting) November 2016, Daylight and Sunlight Study (Neighbouring Properties) (Right of Light Consulting) November 2016 and 10 January 2017, Viability Assessment and Affordable Housing Report - November 2016, BREEAM Assessment (Land Use and Ecology) (Syntegra Consulting) November 2016, Habitat Survey (Syntegra Consulting) November 2016, Transport Statement (JMP) November 2016, Draft Framework Travel Plan (JMP) November 2016, Draft Servicing Management Plan(JMP) November 2016, Draft Construction Management Plan, (JMP) November 2016, Statement of Community Involvement (rcka) November 2016, Arboricultural Impact Assessment (Greenman) November 2016, Sustainability Statement (Iceni) December 2016, Energy Strategy Additional Information (Van Zyl &amp; de Villiers Ltd Consulting Engineers) 16/12/2016, Car Park Management Plan (Systra) 24/02/2017, Revised BIA Information (Conisbee) 27 Mar 2017.</p>	
3	Detailed Drawings and Samples	<p>Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the Council before the relevant part of the work is begun:</p> <p>a) Plan, elevation and section drawings, including jambs, head and cill, of all external windows and doors at a scale of 1:10.</p> <p>b) Samples and manufacturer's details at a scale of 1:10, of all facing materials including windows and door frames, glazing, and brickwork with a full scale sample panel of brickwork, spandrel panel and glazing elements of no less than 1m by 1m including junction window opening demonstrating the proposed colour, texture, face-bond and pointing.</p> <p>c) Details of all new windows, doors and other materials in the conversion of the People's Gospel Mission Hall.</p> <p>d) Details of the junction with the historic granite sets at the threshold of the site on Bertram Street.</p> <p>A sample panel of all facing materials should be erected on-site and approved by the Council before the relevant parts of the work are commenced and the development shall be carried out in accordance with the approval given.</p> <p>The relevant part of the works shall then be carried in accordance with the approved details.</p>	Unchanged
4	External Fixtures	No lights, meter boxes, flues, vents or pipes, and no telecommunications equipment, alarm boxes, television aerials or satellite dishes shall be fixed or installed on the external face of the buildings, without the prior approval in writing of the Council.	Unchanged
5	Refuse and Recycling	<p>Prior to first occupation of the residential units, the refuse and recycling storage areas shall be completed and made available for occupants.</p> <p>The development of each block shall not be implemented other than in accordance with such measures as approved. All such measures shall be in place prior to the first occupation of any residential units and shall be retained thereafter.</p>	Unchanged

	Subject	Condition Wording	Notes
6	Roof Terraces	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.	Unchanged
7	Landscape	No development (excluding demolition and enabling works) shall take place on the relevant part of the site 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. Such details shall include:  a) details of any proposed earthworks including grading, mounding and other changes in ground levels. b) details of proposals for the enhancement of biodiversity, c) an open space management plan.  The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.	Amended to remove part d) permeable play surfaces, which no longer form part of the proposals.
8	Hours of use – community facilities	The community facilities in Block B shall only be used between 8.30am – 10pm Monday to Friday, 8.30am – 11.30pm Saturday and 9.30am – 9pm on Sundays.	Amended to including hours of use on Fridays, which was omitted on the original decision notice.
9	<del>Hours of use – terrace for community facilities</del>	<del>The terrace serving the community facilities on Block B shall only be used between 8.30am – 10pm Monday to Saturday and 9.30am – 9pm on Sundays.</del>	Condition to be deleted as the community facilities will not longer have a roof terrace.
10	<del>Overlooking mitigation measures</del>	<del>Full details of mitigation measures for overlooking from windows serving Block A1 facing 23 Bertram Street and windows serving Block A2 facing 122 Croftdown Road shall be submitted to and approved by the Council (Members' Briefing).  The mitigation measures shall be retained permanently thereafter.</del>	Condition to be deleted as mitigation measures have been included and overlooking addressed through the proposed amendments to the scheme. Please refer to Addendum Design and Access Statement.
11	SuDS	Prior to commencement of the relevant part of the development (excluding demolition) details of a sustainable urban drainage system shall be submitted to and approved by the local planning authority in writing. Such details shall include details of the proposed green roofs and attenuation tanks.  SUDS will be implemented prior to the opening of the relevant parts of the development.	Amended to reflect the revised Drainage Strategy prepared by McBains.
12	Evidence of Installation – SuDS	Prior to occupation, evidence that the sustainable urban drainage system has been implemented in accordance with the approved details as part of the development shall be submitted to the Local Authority and approved in writing.  The systems shall thereafter be retained and maintained in accordance with the approved maintenance plan.	Unchanged
13	Water efficiency	Prior to occupation, evidence demonstrating that this has been achieved shall be submitted and approved by the Local Planning Authority. Thereafter, the development hereby approved shall achieve a maximum internal water use of 105litres/person/day, allowing 5 litres/person/day for external water use.	Unchanged

	Subject	Condition Wording	Notes
14	Photovoltaic cells	Prior to commencement of the above ground construction works, development of the relevant part of the scheme, detailed plans showing the location and extent of photovoltaic cells to be installed on the building shall have been submitted to and approved by the Local Planning Authority in writing. The measures shall include the installation of a meter to monitor the energy output from the approved renewable energy systems. The cells shall be installed in full accordance with the details approved by the Local Planning Authority and permanently retained and maintained thereafter.	Unchanged
15	Living roof	Prior to commencement of the above ground construction works, development full details of all biodiverse, substrate-based extensive living roofs to be incorporated into the development shall be submitted to and approved in writing by the local planning authority. The design and planting scheme should be informed by the Ecological Appraisal and should reflect the local conditions and species of interest. The details shall include the following: A. detailed maintenance plan, B. details of its construction and the materials used, C. a section at a scale of 1:20 showing substrate depth averaging 130mm with added peaks and troughs to provide variations between 80mm and 150mm and D. full planting details including species showing planting of at least 16 plugs per m2. The development shall not be carried out otherwise than in accordance with the details thus approved and shall be fully implemented before the premises are first occupied. Guidance on living roofs is available in the Camden Biodiversity Action Plan: Advice Note on Living Roofs and Walls.	Unchanged
16	Birds and bat boxes	Details of bird and bat nesting boxes or bricks shall be submitted to and approved in writing by the Local Planning Authority prior to any of the above ground construction works commencing on site, in line with the recommendations in the Ecological Appraisal. Boxes/bricks should be integrated into the fabric of the building wherever possible, to increase sustainability. Details submitted shall include the exact location, height, aspect, specification and indication of species to be accommodated. Boxes shall be installed in accordance with the approved plans prior to the first occupation of the development and thereafter maintained.	Unchanged
17	External lighting	<p>Details of all external lighting shall be submitted to and approved by the Local Planning Authority, prior to first occupation of the development.</p> <p>Full details of a lighting strategy, to include the following information shall be submitted to and approved by the Local Planning Authority, in writing, before the development commences.</p> <ul style="list-style-type: none"> <li>- Location and type (for safety, security and design reasons)</li> <li>- Potential light spill on to buildings, trees and lines of vegetation (for biodiversity reasons).</li> </ul> <p>The development shall not be carried out otherwise than in accordance with the details thus approved and shall be fully implemented before the premises are first occupied.</p>	Unchanged
18	Non-road mobile machinery	All non-Road mobile Machinery (any mobile machine, item of transportable industrial equipment, or vehicle – with or without bodywork) of net power between 37kW and 560kW used on the site for the entirety of the [demolition and/construction] phase of the development hereby approved shall be required to meet Stage IIIA of EU Directive 97/68/EC. The site shall be registered on the NRMM register for the [demolition and/construction] phase of the development.	Unchanged
19	Tree Protection	Prior to the commencement of any works, details demonstrating how trees to be retained both on and off site shall be protected during construction work shall be submitted to and approved by the Council in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction" and should include details of appropriate working processes in the vicinity of trees, a tree protection plan and details of an	Unchanged

	Subject	Condition Wording	Notes
		auditable system of site monitoring. All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the approved protection details.	
20	Tree replacement	Any trees removed, dying, being severely damaged or becoming seriously diseased within 5 years of planting shall be replaced by trees of a similar size and species to those originally required to be planted.	Unchanged
21	Land contamination – written programme of investigation	At least 28 days before development commences:  (a) a written programme of ground investigation for the presence of soil and groundwater contamination and landfill gas shall be submitted to and approved by the local planning authority; 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.  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 prior to occupation.	Unchanged
22	Land contamination – standalone monitoring	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.	Unchanged
23	Sound insulation	Prior to commencement of the above ground construction works, details shall be submitted to and approved in writing by the Council, of an enhanced sound insulation value $D_{nT,w}$ and $L'_{nT,w}$ of at least 5dB above the Building Regulations value, for the floor/ceiling/wall structures separating different types of rooms/ uses in adjoining dwellings, namely [eg. living room and kitchen above bedroom of separate dwelling]. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.	Unchanged
24	Amplified music/voices	Neither amplified music nor amplified loud voices emitted from the non-residential parts of the built development shall result in more than a 5dB increase from existing ambient noise levels to nearby residential properties.	Amended to correct drafting error in previous condition to ensure condition relates to amplified music and amplified loud noises
25	Noise levels	The noise level in rooms in the residential development hereby approved shall meet the noise standard specified in BS8233:2014 for internal rooms and external amenity areas.	Unchanged
26	Plant and equipment	The external noise level emitted from proposed plant, machinery or equipment at the development hereby approved shall be lower than the typical existing background noise level by at least 5dBA, by 10dBA where the source is tonal, as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with machinery operating at maximum capacity.	Unchanged
27	Cycle parking	Prior to first occupation, the following bicycle parking shall be provided:  - secure and covered parking for 58 resident's bicycles - secure short-stay parking for 18 bicycles	Amended to reflect amended cycle parking requirements based on

	Subject	Condition Wording	Notes
		All such facilities shall thereafter be retained.	revised development quantum
28	New pedestrian and cycle route	<del>The proposed new pedestrian and cycle route through the site shall be provided prior to the occupation of all the residential units and shall be maintained as a public right of way in perpetuity.</del>	Removed as public right of way is no longer being provided along the western boundary of the site.
29	Need for a legal agreement	In the event that any owners of the land have the relevant legal locus to enter into a Section 106 Agreement no works shall progress 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 and those obligations shall apply to all conditions above marked with ** which supersede those of permission 2016/6088/P.	Refer to below S106 Heads of Terms
30	Basement	The development shall not be constructed other than in accordance with the conclusions, methodologies and recommendations of the Basement Impact Assessment hereby approved, including inter alia the need for further monitoring.  In the event that further evidence of site or building conditions necessitate amendments to the BIA or associated methodologies they shall be submitted to the local planning authority for approval in writing prior to the commencement of development and the development shall be constructed in accordance with such amendments.	Amended to reflect updated BIA conclusions

**Schedule of propose Section 106 Planning Obligations (i.e. the conditions marked with \*\* on the Decision Notice)**

	Subject	Condition Wording	Notes
31	Car free development	The proposal will be car free. Occupants of the proposal will not be eligible for parking permits.	Unchanged
32	Demolition and Construction Management Plan	Prior to commencement of development, a Demolition Management Plan (DMP) shall be submitted to and approved by the local planning authority.  Prior to the commencement of construction works (excluding demolition works), a Construction Management Plan (CMP) including an Air Quality Assessment) shall be submitted to and approved by the local planning authority.  The DMP and CMP shall set out all measures that the Owner will adopt in undertaking the demolition of the existing buildings and the construction of the Development using good site practices in accordance with the Council's Considerate Contractor Manual.  Both the DMP and CMP shall include measures for ensuring highway safety and managing transport, deliveries and waste (including recycling of materials) which demonstrates consideration of and liaison with other local	Amended to introduce a Demolition Management Plan and Construction Management Plan to cover each phase that will be carried out by different contractors.  Final wording to be agreed with LB Camden.

	<b>Subject</b>	<b>Condition Wording</b>	<b>Notes</b>
		concurrent developments. The plan shall also include details of a community working group involving local residents, businesses and local councillors, a contractor complaints/call-line and measures to be carried out to mitigate the impact of the noise arising from demolition and construction activities on local residents and businesses, a waste management strategy and means of monitoring and reviewing the plan from time to time.	
33	CMP implementation support contribution	On or prior to Implementation, confirmation that the necessary measures to secure the CMP Implementation Support Contribution shall be submitted to and approved in writing by the Local Planning Authority.	Unchanged
34	<del>Parking Management Plan</del>	<del>Prior to occupation of any part of the development, a parking management plan shall be submitted to and approved by the local planning authority.</del>	Removed as no car parking spaces are being provided on site
35	Servicing Management Plan	Prior to occupation of any part of the development, a Servicing management plan shall be submitted to and approved by the local planning authority.	Unchanged
36	Landscaping Management Plan	Prior to occupation of any part of the development, a Landscaping management plan shall be submitted to and approved by the local planning authority.	Unchanged
37	Travel Plan and associated monitoring fee	Prior to occupation of any part of the development, a travel plan shall be submitted to and approved by the local planning authority. Confirmation that the necessary measures to secure the travel plan monitoring contribution shall also be submitted to and approved in writing by the Local Planning Authority.	Unchanged

	<b>Subject</b>	<b>Condition Wording</b>	<b>Notes</b>
38	Approval in principle report and associated assessment fee	<del>Prior to occupation of any part of the development, an Approval in Principle report shall be submitted to and approved by the local planning authority. Confirmation that the necessary measures to secure the contribution for the assessment of the Approval in Principle report shall also be submitted to and approved in writing by the Local Planning Authority.</del>	Removed due to the omission of the significantly large basement from the scheme
39	Highways contributions and levels plans	Prior to occupation of any part of the development, confirmation that the necessary measures to secure the highways contribution and level plans shall be submitted to and approved in writing by the Local Planning Authority.	Unchanged
40	Pedestrian, cycling and environmental improvements	Prior to occupation of any part of the development, confirmation that the necessary measures to secure the pedestrian, cycling and environmental Improvements contribution shall be submitted to and approved in writing by the Local Planning Authority.	Unchanged
41	Provision of community facilities	The new community facilities shall be built prior to first occupation of more than 50% of the residential units.	Amended to remove the fit-out element from the description. This is because the developer shall not be fitting out the community centre, which will be carried out by HNCC separately.
42	Open space improvements	The landscaping works shall be completed prior to occupation of 50% of the residential units.	Unchanged
43	Local Employment	Prior to commencement of works, but not including demolition works, the developer should: <ul style="list-style-type: none"> <li>- work to CITB benchmarks for local employment when recruiting for construction-related jobs as per clause 8.28 of CPG8</li> <li>- advertise all construction vacancies and work placement opportunities exclusively with the King's Cross Construction Skills Centre for a period of 1 week before marketing more widely</li> <li>- provide a specified number (to be agreed) of construction and non-construction work placement opportunities of not less than 2 weeks each, to be undertaken over the course of the development, to be recruited through the Council's King's Cross Construction Skills Centre or our work experience broker</li> </ul>	Amended to change the trigger for this plan to be produced prior to the commencement of construction works.



	Subject	Condition Wording	Notes
		<ul style="list-style-type: none"> <li>- If the build costs of the scheme exceed £3 million the applicant must recruit 1 construction apprentice or non-construction apprentice per £3million of build costs and pay the council a support fee of £1,700 per apprentice as per clause 8.25 of CPG8. Recruitment of construction apprentices should be conducted through the Council's King's Cross Construction Skills Centre. The applicant should recruit both construction and non-construction apprentices. Recruitment of non-construction apprentices (e.g. administrative, facilities management, finance, HR, etc.) should be conducted through the Council's Economic Development team</li> <li>- If the value of the scheme exceeds £1 million, the applicant must also sign up to the Camden Local Procurement Code, as per section 8.30 of CPG8</li> <li>- provide a local employment, skills and local supply plan setting out their plan for delivering the above requirements in advance of commencing on site.</li> </ul>	
44	BREEAM	<p>On or prior to the Implementation Date (excluding demolition and enabling works) an energy and sustainability plan shall be submitted to and approved in writing by the local planning authority. Such plan shall:</p> <ul style="list-style-type: none"> <li>(a) be based on a Building Research Establishment Environmental Assessment Method assessment with a target of achieving an Very Good or Excellent rating and attaining at least 60% of the credits in each of Energy and Water and 25% of the credits in Materials categories.</li> <li>(b) include a pre-Implementation review by an appropriately qualified and recognised independent verification body certifying that the measures incorporated in the Sustainability Plan are achievable.</li> <li>(c) provide details of the CHP</li> <li>(d) provide future proofing details of opportunities to connect to a future decentralised energy network.</li> </ul> <p>Prior to first occupation of the non-residential elements of the development a Handover stage BREEAM review tracker shall be submitted to and approved in writing by the local planning authority.</p> <p>Within 6 months of occupation, a post-completion certificate which demonstrates that the employment element has achieved BREEAM Very Good or Excellent shall be submitted to and approved in writing by the local planning authority.</p>	Amended to reflect the revised Energy Strategy for the scheme
45	Carbon offset fund contribution	On or prior to Implementation, confirmation that the necessary measures to secure a carbon offset fund contribution shall be submitted to and approved in writing by the Local Planning Authority.	Unchanged
46	Provision of a management plan for the community facilities	Prior to operation of the community facilities (excluding demolition works), a management plan detailing how amenity issues would be avoided and addressed, and details of consultation on this plan with the local community, shall be submitted to and approved in writing by the Local Planning Authority.	Unchanged

	<b>Subject</b>	<b>Condition Wording</b>	<b>Notes</b>
47	Post Construction Viability Assessment	Either after completion of the development hereby permitted or at the point of exchange on no less than 22 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 more than 24 residential units until confirmation that the necessary measures to secure provision for additional monies for the Council's CIP programme have been submitted and approved by the local planning authority in writing.	Wording to be amended following the completed of independent review of Viability Report