



Da Vinci House  
44 Saffron Hill

Planning Department  
London Borough of Camden  
5 Pancras Square  
London  
N1C 4AG

**FAO Mr David Fowler**

12 July 2019

Our Reference: 15/392  
Via PLANNING PORTAL

Dear Mr Fowler

**THE TOWN AND COUNTRY PLANNING ACT 1990, (AS AMENDED)**  
**HIGHGATE NEWTOWN COMMUNITY CENTRE, 25 BERTRAM STREET, LONDON N19 5DQ**  
**DISCHARGING PLANNING CONDITION 21 IN RELATION TO PLANNING PERMISSION**  
**REFERENCE 2018/5774/P**

We write on behalf of our client, London Borough of Camden Development Division, to submit an approval of details (AOD) application in relation to Condition 21 attached to planning permission 2018/5774/P at the Highgate Newtown Community Centre, 25 Bertram Street, London N19 5DQ.

Planning permission was granted on 29 March 2019 under reference 2018/5774/P for the following development:

*Variation of development granted under reference 2016/6088/P dated 30/06/17 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 to make the following changes:*

- Amend the height/bulk and massing, elevations*
- Increase the number of residential units from 31 to 41*
- Include 7 affordable units (intermediate) as opposed to none*
- Reduce the area of the community facilities, to result in a smaller increase above the existing floorspace*
- Remove most of the basement*
- Include the existing right of way on the western side of the site.*

The applicant is now preparing a number of AOD applications to discharge the relevant conditions to allow the proposed development to be implemented and subsequently delivered.



**a. Condition 21**

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Condition 21 states:

*"If an up-to-date asbestos register is not available, prior to the commencement of any site work, an asbestos risk assessment in accordance with HSE guidance shall be submitted to the Local Planning Authority for approval so that any ACMs present can be managed appropriately."*

Asbestos Survey Reports that considered the potential for Asbestos Containing Materials (ACMs) for each of the existing buildings on site has been prepared by Manestream. A total of 4 x reports have been produced for the following buildings on site:

- Highgate Newtown Community Centre
- Workshop Building
- Cottage Building
- Fresh Youth Academy Building

The reports identified that there are number of elements of the existing buildings on site that will require appropriate testing and removal as part of the demolition works. Manestream have set out the appropriate remedial actions that would need to be followed by a Licensed Asbestos removal Contractor/Demolition Contractor to ensure the ACMs are removed in line with best practice.

The applicant is committed to following these recommendations of the reports.

The 4 x Manstream reports are enclosed with this application.

**b. The Application Package**

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The application has been submitted via the Planning Portal and comprises:

- Completed application form for the approval of details reserved by condition;
- Cover letter, prepared by Icen Projects Ltd;
- 4 x Asbestos Survey Reports, prepared by Manestream; and
- Site location plan (for reference purposes).

We trust that the information provided is sufficient to enable the council to validate and discharge the condition, and look forward to receiving confirmation of this at the earliest opportunity. In the meantime, please contact Lewis Westhoff on [REDACTED] of this office in the first instance should you have any questions.

Yours faithfully,

[REDACTED]

Icen Projects Limited

Enc.  
As listed above