



Da Vinci House



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

**FAO Mr David Fowler**

23 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 19 IN RELATION TO PLANNING PERMISSION**  
**REFERENCE 2018/5774/P**

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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 19 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 19**

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Condition 19 states:

*“Prior to demolition construction works a remediation strategy and validation statement based on the Ground Investigation & Basement Assessment report by GEA (Ref J16021A dated October 2018) should be submitted to the LPA for approval.”*

An updated Ground Investigation and Remedial Method Statement has been produced by GEA, based on their report dated October 2018. This report summarises the methodology and findings of additional investigations on site to determine the potential for any contaminated material that would need to be remediated as part of the delivery of the development.

GEA identified a number of remedial measures that would need to be carried out following the site investigations and subsequent risk assessments. These include:

- The removal of the fuel tank, pipe work and associated contaminated soil;
- The removal of soil in the area of Borehole Number 5, which was found to contain low concentrations of asbestos fibres;
- Installation of membrane and clean imported soil in all areas of soft landscaping; and
- Installation of barrier pipes to protect buried water supply pipes.

GEA also set out the various measures that would be used to validate each of the above remedial measures. This includes the completion of an overarching Validation Report.

The GEA Report is 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;
- Supplementary Ground Investigation and Remediation Method Statement, prepared by GEA; 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