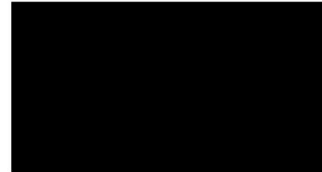




Da Vinci House



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

FAO Mr David Fowler

24 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 17 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 17 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 17

Condition 17 states:

"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 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."

Greenman Environmental Management (Greenman) have produced a detailed Arboricultural Method Statement (AMS), which has built upon the findings of the approved Arboricultural Impact Assessment that accompanied the planning application.

The AMS focuses on the mature London Plan tree (identified as T1), which is located within the new access way into the site off Croftdown Road. This tree is proposed to be retained as part of the proposals, and this is the objective of the applicant and the wider project team.

Greenman have identified a sequence of actions that would be followed by the project team, in accordance with BS5837:2012. The sequence of actions would include initial site set up and ground investigations to confirm the root protection area (RPA) of the tree, as well as a review process to determine whether the tree can be retained. Should the tree be able to be retained, a clear set of technical specifications and mitigation measures for working in and around the tree have been identified.

Greenman have also identified the steps that would be following in the event that the tree would require removal. This includes stopping all works immediately, a discussion of the results with the local planning authority and other stakeholders and then agreement on how the removal of this tree can be mitigation through replacement planting.

The AMS also includes a detailed programme of works at the pre-development, during development and post development phases of the project.

The AMS prepared by Greenman is enclosed with this application.

b. The Application Package

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;
- Detailed Arboricultural Method Statement, prepared by Greenman Environmental Management Ltd; 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,



Iceni Projects Limited

Enc.
As listed above