

Mr. Lewis Westhoff
Iceni Projects
Da Vinci House
44 Saffron Hill
London
EC1N 8FH

Application Ref: **2019/6037/P**
Please ask for: **David Fowler**
Telephone: 020 7974 **2123**

17 December 2019

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:
Highgate New Town Community Centre
25 Bertram Street
London
N19 5DQ

Proposal: Variation to the wording of Condition 19 (Remediation strategy) granted under reference 2018/5774/P dated 29/03/19 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.

Drawing Nos: Covering letter (Iceni) dated 28 November 2019.

The Council has considered your application and confirms that the proposals are acceptable as non-material amendments to the planning permission set out above.

REPLACEMENT CONDITION 19

Land contamination - remediation strategy

a) Prior to demolition construction works a remediation strategy based on the Ground



Investigation & Basement Assessment report by GEA (Ref J160221A dated October 2018) should be submitted to the LPA for approval.

b) Prior to the occupation of the development, a validation statement confirming that the approved remediation strategy has been carried out in full should be submitted to the LPA for approval.

Reason: To ensure the risks from land contamination to the future users of the land and neighbouring land are minimised, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with policies G1, D1, A1, and DM1 of the London Borough of Camden Local Plan 2017.

Informative(s):

1 Reason for granting non-material amendments:

Under the proposals, condition 19 would be split into two parts - part a) requiring the submission of a remediation strategy prior to demolition construction works and part b) requiring a validation statement confirming the remediation strategy has been carried out prior to occupation. Splitting the condition in two parts would allow the development to commence whilst ensuring the Council still had full control over the land contamination safety issue. The Council's Land Contamination Officer is satisfied with this approach.

No objections have been received to this application.


None of the other conditions attached to the original permission are affected by the amendments.

Given the above, the proposed amendments are considered non-material.

2 You are advised that this decision relates only to the changes highlighted on the plans and set out in the description and on the application form, and shall only be read in the context of the substantive permission granted on 29/03/2019 under reference number 2018/5774/P and is bound by all the conditions attached to that permission.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2019.

Yours faithfully



Daniel Pope
Chief Planning Officer

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