

Application ref: 2020/1684/P
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Iceni Projects
Da Vinci House
44 Saffron Hill
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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 of Conditions 2 (Approved Plans) and 45 (Energy & Sustainability specifications) 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; namely for non-material amendments concerning minor internal alterations, minor external changes and a revised approach to the energy strategy.

Drawing Nos: Superseded plans:

1415-PL-GA-700 N, 1415-PL-GA-ST-800 N, 1415-PL-ST-801 K, 1415-PL-ST-803 Q.

Amended plans:

1415-PL-GA-700 Q, 1415-PL-GA-ST-800 R, 1415-PL-ST-801 P, 1415-PL-ST-803 U, HNCC-RCK-07-01-DR-A-71001 P5, HNCC-RCK-07-EL-DR-A-72101 P4, HNCC-RCK-07-EL-DR-A-72102 P4, HNCC-RCK-07-EL-DR-A-72102 P4, HNCC-RCK-07-GF-DR-A-71001 P6, HNCC-RCK-07-RF-DR-A-71002 P1.

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

For the purposes of this decision, condition no. 2 (drawing numbers) of planning permission 2018/5774/P shall be replaced with the following condition:

REPLACEMENT CONDITION 2

Approved drawings

The development hereby permitted shall be carried out in accordance with the following approved plans:

Existing: 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.

Proposed: 1415-PL-ST-100 A, 1415-PL-GA-700 Q, 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-A599 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 R, 1415-PL-ST-801 P, 1415-PL-ST-802 O, 1415-PL-ST-803 U, 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, HNCC-RCK-07-01-DR-A-71001 P5, HNCC-RCK-07-EL-DR-A-72101 P4, HNCC-RCK-07-EL-DR-A-72102 P4, HNCC-RCK-07-EL-DR-A-72102 P4, HNCC-RCK-07-GF-DR-A-71001 P6, HNCC-RCK-07-RF-DR-A-71002 P1.

Documents: 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 & Access Statement (rcka) November 2016, Energy Strategy (Van Zyl & 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 & de Villiers Ltd Consulting Engineers) 16/12/2016, Car Park Management Plan (Systra) 24/02/2017, Revised BIA Information (Conisbee) 27 Mar 2017.

Reason: For the avoidance of doubt and in the interest of proper planning.

For the purposes of this decision, condition no. 44 (energy and sustainability specifications) of planning permission 2018/5774/P shall be replaced with the following condition:

REPLACEMENT CONDITION 44

Energy and Sustainability specifications

On or prior to the Implementation Date (excluding demolition works) an energy and sustainability plan shall be submitted to and approved in writing by the local planning authority.

Such plan shall:

(a) be based on a Building Research Establishment Environmental Assessment Method assessment with a target of achieving a Very Good or Excellent rating and attaining at least 60% of the credits in each of Energy and Water and 40% of the credits in Materials categories.

(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.

(c) provide future proofing details of opportunities to connect to a future decentralised energy network.

Prior to first occupation of the non-residential elements of the development a post-completion certificate which demonstrates that the employment element has achieved BREEAM Very Good shall be submitted to and approved in writing by the local planning authority.

Reason: To ensure the proposal is energy efficient and sustainable in accordance with policies CC1 and CC2 of the Camden Local Plan.

Informative(s):

1 Reason for granting non-material amendments:

Condition 2

The external amendments are moving the approved substation structure from the Croftdown Road entrance to the site to adjacent to 118 Croftdown Road, which would be reduced in size, an increase in the height of the roof of Block B (Community Centre) of 98mm, a reduction in the number of rooflights from 15 to 10 and amendments to Block C (the Gospel Mission Hall) with reduced rear openings and a reduction in the number of rooflights. These revisions do not impact on design quality, the public realm, the usability and amenity of Blocks B and C and the amenity of neighbours.

Condition 45

The energy strategy is proposed to be amended to use air source heat pumps

(ASHP) instead of CHP. There is currently a move away from CHP and ASHPs, on sustainability and air quality grounds, would allow the development to meet the same sustainability targets. This would not result in any external alterations or any amenity impact.

One objection was received but this is to the original application rather than the amendments 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 amendments.

- 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 30/06/2017 under reference number 2016/6088/P, amended by permission granted on 17/12/2019 under reference number 2019/6037/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
Director of Economy, Regeneration and Investment

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