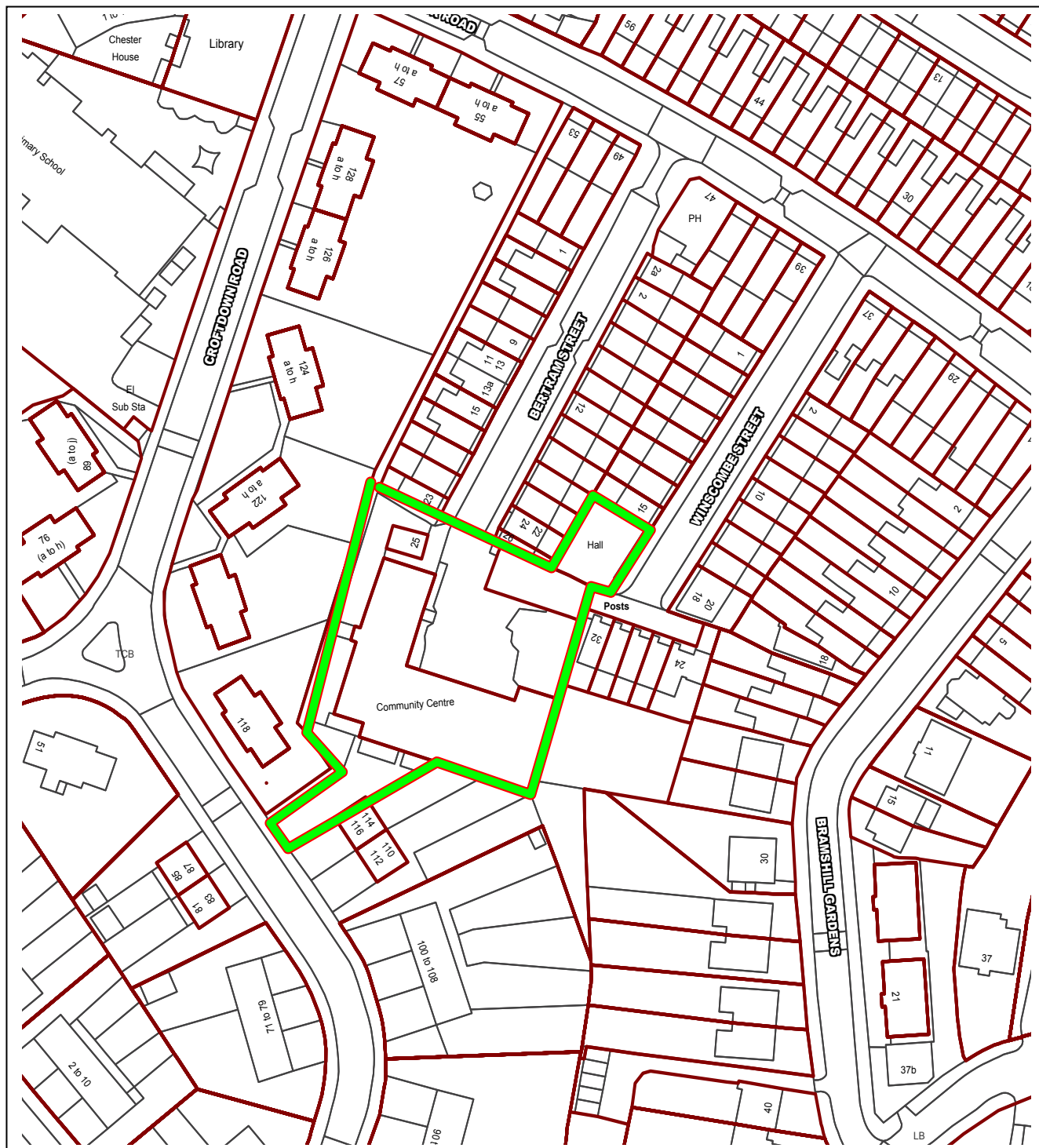


2020/1739/P - Highgate Newtown Community Centre, 25 Bertram Street, N19 5DQ



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Site photos: 2020/1739/P - Highgate Newtown Community Centre, 25 Bertram Street, N19 5DQ



1) Satellite image (site outlined in red)



2) Bird's eye view



3) Buildings approved for demolition



4) Existing view along Bertram Street

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|--|---------------------|--------------------------------|------------------------------|---------------------------|------------|
| Delegated Report (Members Briefing) | | Analysis sheet | | Expiry Date: | 02/09/2020 |
| | | N/A | | Consultation Expiry Date: | N/A |
| Officer | | | Application Number(s) | | |
| David Fowler | | | 2020/1739/P | | |
| Application Address | | | Drawing Numbers | | |
| Highgate New Town Community Centre 25 Bertram Street London N19 5DQ | | | See Draft Decision Notice | | |
| PO 3/4 | Area Team Signature | C&UD | Authorised Officer Signature | | |
| | | | | | |
| Proposal(s) Discharge of condition 33 ((Part a) DMP) of planning permission 2018/5774/P dated 29/03/19 for 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. | | | | | |
| Recommendation(s): | | Approve discharge of condition | | | |
| Application Type: | | Discharge of condition | | | |

| | | | | |
|--|--|---|-------------------|---|
| Conditions or Reasons for Refusal: | Refer to Draft Decision Notice | | | |
| Informatives: | | | | |
| Consultations | | | | |
| Adjoining Occupiers: | No. of responses | 5 | No. of objections | 5 |
| Summary of consultation responses objecting: | <p>1 letter of objection was received from a neighbouring resident, raising the following concerns:</p> <ul style="list-style-type: none">- Inadequate consultation, insufficient time to review the revised DMP.- Q&A was significantly misleading and inaccurate, it refers to 20 lorry loads which is actually 40 lorry journeys and to 30 waste removal trips which is 60 trips overall and to 8 small vehicle trips which is actually 16 trips overall – these numbers should be reduced.- DMP was submitted 6 weeks before the end of the applicant’s consultation – DMP should respond to residents’ comments.- It was assured that Bertram Street would not be used, but a new route to Croftdown Road would be used.- All of Bertram Street will be affected – not just the properties listed in the DMP.- Noise and disruption, especially as more people working at home and homeschooling, impact on health and additional stress.- More information needed on hours of operation.- Noise – inaccurate figures used, will noise be just during use of machinery or for all hours of operation.- DMP should state damage to trees and highways should be rectified.- Parking bay suspension needs to be clarified. <p><i>Officers’ Response: See relevant sections of this report regarding Consultation, Transport and Noise.</i></p> | | | |
| Chester Balmore Leaseholders’ Association (CBLA) | <p>OBJECT:</p> <p>CBLA fully endorses resident’s comments (noted above).</p> | | | |
| Dartmouth Park Neighbourhood Forum: | <p>OBJECT:</p> <ul style="list-style-type: none">- Insufficient public consultation, DMP was submitted before the applicant’s public consultation had finished, appreciate (Council’s) consultation period was extended but still deficiencies.- There was no notice to people who had written in when the new version of DMP was uploaded on Council’s website. Third parties should not have to keep checking the website.- Safety of the access route and proposed traffic movements.- Lack of detail on noise and dust pollution monitoring, working hours, plans for reuse/recycling of materials.- What is status of Q&A document and will it be binding?- DMP does not address COVID-19 and should reflect government guidance.- Welcome the offer of salvaged wood to local residents and organisations, however, strongly encourage the contractor to reuse or | | | |

- | | |
|--|--|
| | <p>recycle as much additional material on site as possible.</p> <ul style="list-style-type: none">- Need to see pre-demolition audit.- Should specifically state that access to the Church Hall will be via Bertram Street.- Should set out anticipated weekday working hours.- There should be frequent reminders to suppliers of the approved route.- Traffic Management Plan should be provided before approval of DMP- Additional traffic marshals should be provided.- Parking bay suspension should be only for delivery and collection.- Contractor should be responsible for monitoring noise – more detail is required on number, location, specification of monitors, maximum noise levels.- Contractor should be responsible for monitoring dust. |
|--|--|

Officers' Response: See sections on Consultation, Transport, Noise and Air quality. The Church Hall can only be accessed from Bertram Street. The contractors will need to abide by the government's rules on Covid-19. The applicant has confirmed that where possible, the recycling of existing concrete and other materials for reuse on site would be carried out.

| | |
|---|--|
| <p>Recognised Tenants' Association (RTA)</p> | <p>OBJECT:</p> <ul style="list-style-type: none"> - Confused by consultation process. - DMP does not mention the outbreak. - Builders and workmen will spread the virus - Disturbance and stress to people in their homes during lockdown - Noise beyond legal limit - Hazardous emissions and rats <p><i>Officers' Response: See sections on Consultation, Noise and Air quality. The Local Planning Authority cannot delay the determination due to Covid-19.</i></p> |
| <p>Pentad Housing Group</p> | <p>OBJECT:</p> <ul style="list-style-type: none"> - Application should be withdrawn until consultation process on DMP is complete. Insufficient consultation. - Demolition should not start in June with the current situation and most residents working at home and home-schooling. - Insufficient details submitted with regards timings of demolition, erection of hoardings, construction, and piling. - Details should be provided of access, security and hours of operation of the site welfare facility in church hall. - Sensitive neighbouring properties are not highlighted in the DMP. - No details given of demolition of the boundary wall between HNCC and 24-32 Winscombe Street. - Lack of detail on hoardings and site security. - Construction Working Group has not been set up. - Insufficient consideration has been given to LBC development on corner of Chester Road and Dartmouth Park Hill and local bus routes. - Insufficient detail of traffic movements have been submitted. <p><i>Officers' Response: See relevant sections of this report on Consultation, Transport, Noise and Air quality. The wall referred to would be demolished as part of the works and once this is done, temporary fencing would be erected to ensure the site is safe and secure before the new community centre is built along this boundary. This was an issue discussed at the Construction Working Group.</i></p> |

Site Description

The application site covers an area of approximately 0.26 hectares (2,600qm).



Figure 1: The existing site

The site is currently occupied by a group of buildings organised around a courtyard which is accessed from Bertram Street to the north, and also includes the People's Mission Gospel Hall which does not face on to the courtyard but is located at the end of Winscombe Street. The buildings around the courtyard vary from single storey to three storeys with a pitched roof and accommodate the Highgate Newtown Community Centre (HNCC), Fresh Youth Academy (FYA), two vacant leasehold flats and a vacant caretaker's cottage. The HNCC and FYA provide a range of community services for the area. The People's Mission Gospel Hall comprises two storeys and is currently used by the FYA. The buildings around the courtyard were constructed in the 1950s and the Mission Gospel Hall was constructed around the 1890s. The courtyard is used informally as a parking area and a community garden.

There are no listed buildings on the site, but the Mission Gospel Hall is noted as a positive contributor to the Dartmouth Park Conservation Area. The site lies within sub-area 5 of this conservation area.

The area is predominantly residential.

Relevant History

29/03/2019 – Permission granted 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*”. (2016/6088/P).

30/06/2017 – Permission granted for “*Variation of development...namely to amend height/bulk/massing, number of units, tenure mix, floorspace figures and to include the existing right of way*”. (2018/5774/P).

Relevant policies

National Planning Policy Framework (NPPF) (2019)

London Plan 2016 and emerging London Plan intend to publish

Camden Local Plan 2017

A1 Managing the impact of development

CC4 Air quality

T1 Prioritising walking, cycling and public transport

Camden Planning Guidance

CPG Air quality

CPG Amenity

CPG Transport

Assessment

1. Proposal

1.1. The application seeks to discharge condition 33 part A, which is as follows:

a) Prior to commencement of development, a Demolition Management Plan (DMP) shall be submitted to and approved by the local planning authority.

2. Assessment

The following issues are relevant to the determination of this application:

- Consultation
- Transport
- Noise
- Air quality
- Conclusion

Introduction

2.1. The submitted DMP follows the Council's pro-forma, covering all the required issues including hours, security and safety, vehicle movements, waste, noise and dust.

Consultation

2.2. The applicant's consultation process was interrupted by the outbreak of Covid-19. This led the applicant to submit the first draft of the DMP prior to the end of their own consultation with residents. They have since continued liaison with residents and revised the DMP to reflect this. Consultation started with information sheets sent to local properties in March 2020. The Construction Working Group (CWG) was then set up and first met on the 28th of May 2020 involving local residents, councillors and local groups (including the Dartmouth Park Neighbourhood Forum) to discuss the project and the demolition phase. Specific details of this, including minutes from the first meeting, were submitted within the DMP. A letter was sent to local residents on the 16th of April to update residents, and the application was submitted on the 17th of April. The original DMP was revised until the current version, which is the fourth.

- 2.3. The Council as Local Planning Authority extended the time allowed for comments at the request of local residents, due to disruption from Covid-19 and to requests from residents for more time to review the updated DMP. Residents have had four months to comment on the original draft of the DMP.
- 2.4. Officers are satisfied that there has been sufficient consultation and that this will continue through the Construction Working Group (CWG) and is expected to address residents' concerns. The CWG is scheduled to meet bi-monthly during the demolition and construction phases of the development. Minutes of these meetings are sent to the Planning Officer. The notes from the inaugural CWG identify that the projects webpage would be utilised for uploading the notes of the group, the data relating to air quality monitoring and an ongoing FAQ factsheet to record answers publicly, furthermore the library will be sent an electronic copy of the meeting notes to enable them to display these publicly.

Transport

- 2.5. Transport Strategy officers who specialise in Construction Management Plans (CMPs) and DMPs have assessed the submitted DMP and are satisfied with regards the traffic routes and numbers and the measures which are proposed to be put in place for safety, subject to ongoing monitoring. The proposed lorry movements are considered reasonable for the demolition works proposed. The Council will continue to monitor the situation with regards congestion and safety as per standard practice.
- 2.6. The site would be secured with hoardings and gates at the Bertram Street and Croftdown Road entrances to the site. This would all be on site and not on the public highway.
- 2.7. Parking bay suspensions on Chester Road would only be required for deliveries and collections, including the delivery and collection of equipment being used on site. These measures would be temporary and would be lifted when no longer required. The suspensions would be at the beginning and end of works, with the potential for shorter suspension during the middle of works. Highways officers are satisfied with this arrangement.
- 2.8. Any damage to the public realm, including trees, is covered by the Highways contribution secured as part of the original application. One tree of poor physiological quality would be lost under the original application and one tree would be planted. Subject to conditions and the details within the DMP, the other trees around the site would be sufficiently protected during building works.

Noise

- 2.9. Noise and vibration monitoring would be carried out by the contractor. This would include hand held devices on site which would monitor noise in line with thresholds agreed with Environmental Health Officers as well as in surrounding properties including the Pentad Building on Winscombe Street and the two end houses on Bertram Street (Nos 23 and 24).
- 2.10. A Noise Officer has reviewed the details of the scheme and is satisfied that the proposed DMP would ensure that noise and vibration from the demolition works would be mitigated and would not unduly harm the amenity of local residents.

Air quality

- 2.11. The contractor would be monitoring dust within the site boundary, as set out within the DMP.
- 2.12. A Council Air Quality Officer has reviewed the latest version of the DMP and is satisfied that

they have taken into consideration the comments that he made previously. The contractor is fully aware of the Council's expectations for air quality and dust management and has been warned on the potential for enforcement action in case of poor performance in this regard. The contractor is also aware that they will need to inform the Council for any alterations to the dust monitoring regime.

- 2.13. Given the above, the proposed DMP is acceptable in terms of air quality.

Conclusion

- 2.14. The submitted DMP provides sufficient detail and officers are satisfied that amenity and transport impacts would be sufficiently mitigated. The situation with regards the DMP would be monitored by the Council, as is the norm for such processes, and the Council will be able to respond to any complaints raised by local residents should they arise.

3. Recommendation

- 3.1. Grant discharge of condition 33a.

DISCLAIMER

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 24th August 2020, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Application ref: 2020/1739/P
Contact: David Fowler
Tel: 020 7974 2123
Email: David.Fowler@camden.gov.uk
Date: 18 August 2020

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Iceni Projects
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London
EC1N 8FH

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

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

DECISION

Proposal: Discharge of condition 33 ((Part a) DMP) of planning permission 2018/5774/P dated 29/03/19 for 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.

Drawing Nos: Demolition Management Plan version 4 (Matthew Saunders), PM10 Monitoring Report (Phlorum) April 2020.

The Council has considered your application and decided to grant permission.

Informative(s):

- 1 You are advised that the following conditions are still outstanding for application reference 20185774/P: 5, 7, 9, 10, 12, 13, 14, 15, 18, 19 (pending decision), 20, 22, 23, 28, 33b, 33c, 34, 35, 36, 37, 38, 39, 40, 41, 45, 46, 47.

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.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Director of Economy, Regeneration and Investment

DRAFT

DECISION