



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

FAO Mr David Fowler

26 January 2021

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 45
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 45 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 has recently implemented the approved development and demolition works are nearly complete. This AOD application has been submitted alongside a number of other AOD applications in order to allow the construction phase of the project to commence.

a. Condition 45

The wording of Condition 45 was varied by planning application reference 2020/1684/P. Condition 45 states:

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.

The Applicant has appointed Farrans Contractors as the main contractor for the project. Farrans have appointed Semple & McKillop as the independent engineers to review and advise on the energy and sustainability measures of the approved development, which have been prepared and designed by McBains.

McBains produced the Energy Statement and BREEAM Pre-Assessment for the original planning application that was granted planning permission in March 2019. McBains then subsequently prepared an updated Energy Statement and Specification for the development as part of the detailed design tender information.

Semple & McKillop have carried out a review of this information and have completed the Council's Pro-Forma listing how the performance of the detailed design compares to the performance at planning application stage. Semple & McKillop will continue to advise Farrans on all energy and sustainability requirements throughout the construction of the development, including the completion of the post-completion review.

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 Iceni Projects Ltd
- Energy Efficiency and Renewable Energy and Sustainability Plan Pro-Forma, completed by Semple & McKillop
- Supporting Covering Letter, prepared by Semple & McKillop
- Energy Strategy Report November 2018, prepared by McBains
- Energy Strategy Report February 2020, prepared by McBains
- M&E Specifications Report December 2019, prepared by McBains

- BREEAM – Pre-Assessment Review, prepared by McBains
- 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 [REDACTED] of this office in the first instance should you have any questions.

Yours faithfully,

A large black rectangular box redacting the signature of the sender.

Iceni Projects Limited

Enc.
As listed above