

Application ref: 2021/0383/P
Contact: David Fowler
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Date: 26 April 2021

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Iceni Projects
Da Vinci House
44 Saffron Hill
London
EC1N 8FH

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

Proposal:

Discharge of Condition 33 part c (Construction Management Plan) granted under reference 2016/6088/P dated 30/06/17 as varied by 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: Cover letter (Iceni) 26 January 2021, Construction Management Plan Rev 06 - 15.04.21.

The Council has considered your application and decided to approve the details required by condition.

Informative(s):

1 Reason for approval:

The applicant has submitted full details of the CMP, including on air quality, highways safety, managing transport and community engagement. Air Quality,

Transport and Noise Officers have been consulted and are satisfied with submitted details. Officers consider that the submitted CMP demonstrates that pedestrian safety, traffic flow and local amenity would be protected and the condition is therefore discharged.

No objections were received prior to making this decision. One comment was received from the Dartmouth Park Neighbourhood Forum, asking for the inclusion of commitments to replacing the plane tree being removed to enable the exit on to Croftdown Road with an Ulmus Lutece 'Nanguen' of a mature size and replacing the tree at the entrance of Bertram Street with a tree of the same size and species. The Submitted CMP contains such commitments. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposed development is in general accordance with Policies CS5 and CS11 of the London Borough of Camden Local Development Framework Core Strategy and policies DP16, DP17 and DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 2 You are advised that the following conditions are still outstanding for application reference 2018/5774/P: 5, 7, 9, 10, 12, 13, 14, 15, 18, 20, 22, 23, 28, 33b, 34, 35, 36, 37, 38, 39, 40, 41, 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

A handwritten signature in black ink, appearing to read 'DPope', is written over a light blue rectangular background.

Daniel Pope
Chief Planning Officer