

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

FAO Mr David Fowler

24 May 2021

Our Reference: 15/392
Via PLANNING PORTAL

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 13
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 13 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 implemented the approved development and the construction phase shall commence imminently. This AOD application has been submitted alongside a number of other AOD applications in order to allow these elements of the scheme to be installed during construction works.

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a. Condition 13

Condition 13 states:

Prior to commencement of the above ground construction works, development full details of all biodiverse, substrate-based extensive living roofs to be incorporated into the development shall be submitted to and approved in writing by the local planning authority. The design and planting scheme should be informed by the Ecological Appraisal and should reflect the local conditions and species of interest. The details shall include the following: A. detailed maintenance plan, B. details of its construction and the materials used, C. a section at a scale of 1:20 showing substrate depth averaging 130mm with added peaks and troughs to provide variations between 80mm and 150mm and D. full planting details including species showing planting of at least 16 plugs per m2. The development shall not be carried out otherwise than in accordance with the details thus approved and shall be fully implemented before the premises are first occupied. Guidance on living roofs is available in the Camden Biodiversity Action Plan: Advice Note on Living Roofs and Walls.

The details required by this condition have been collated within a design pack prepared by Camlins, the project's Landscape Architects. The pack contains information regarding the overall coverage and area of green roofs, the specifications of the green roofs proposed, detailed sections and planting densities, as well as irrigation and management information.

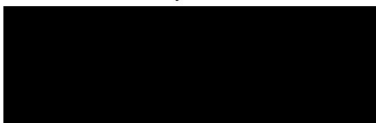
b. The Application Package

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 Icen Projects Ltd
- Green Roofscape Details, prepared by Camlins
- 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 on [REDACTED] of this office in the first instance should you have any questions.

Yours faithfully,



Icen Projects Limited

Enc.
As listed above