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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 23
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 23 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.

Our services include: delivery | design | engagement | heritage | planning | sustainable development | transportation

a. Condition 23

Condition 23 states:

Prior to commencement of above ground works, details shall be submitted to and approved in writing by the Council, of the sound insulation of floors/ceilings/walls separating commercial parts of the building from residential premises. The airborne sound insulation performance shall achieve as a minimum 10 dB increase in the minimum requirements of Approved Document E of the Building Regulations 2010. A test shall be carried out prior to the discharge of this condition to show the standard of sound insulation required shall be met and the results submitted to the Council for approval.

The only area on site where residential floorspace abuts commercial floorspace is a small area of the community hall and Block D. In order to ensure the appropriate sound insulation is designed, Ion Acoustics prepared a report clearly setting out the design parameters that need to be adhered to.

Hunters have subsequently produced detailed design information showing how this insulation would be integrated into the design of Block D and the party wall with the community centre.

The Acoustic Report and detailed drawings are enclosed with this submission.

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
- Acoustic Report, prepared by Ion
- Sound insulation drawings, prepared by Hunters
- 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 of this office in the first instance should you have any questions.

Yours faithfully,

Icen Projects Limited

Enc.
As listed above