

Application ref: 2021/5384/P
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Date: 10 November 2021

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RPS
20 Farringdon Street
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:

**The Greenwood Centre
Greenwood Place & Highgate Day Centre
London
NW5 1LB**

Proposal: Non-material amendment to wording of condition 11 (details of noise insulation / mitigation) of planning permission 2013/5947/P, dated 18/06/2014 (as amended by 2015/3151/P, 2016/0936/P, 2017/0363/P and 2017/0518/P) (for: Demolition of existing buildings and redevelopment to provide: a new Centre for Independent Living at Greenwood Place; and mixed-use development at Highgate Road comprising residential units, including supported affordable housing units, and social enterprise space; highway improvements; plant, landscaping; servicing; disabled car parking etc.), namely to allow demolition and enabling works to occur before the submission of relevant details

Drawing Nos: Cover letter, dated 02/11/2021 (RPS)

The Council has considered your application and confirms that the proposals are acceptable as non-material amendments to the planning permission set out above.

For the purposes of this decision, condition 11 of planning permission 2013/5947/P, dated 18/06/2014 (as amended) shall be replaced with the following condition:

REPLACEMENT CONDITION 11

No development (excluding demolition and enabling works) shall commence on the Highgate Road Residential Building until a detailed scheme for noise insulation and/or mitigation has first been submitted to and approved in writing by the local planning in respect of the following:

- a) a scheme of sound insulation and attenuated ventilation so as to ensure that noise from external sources shall not exceed 30dB(A) LAeq (23:00-07:00 hours) in any habitable room
- b) sound mitigation measures to be incorporated to terraces and balconies such that the external noise climate does not exceed 55dB LAeq,t

The buildings shall not be occupied until completed fully in accordance with such scheme(s) as will have been approved.

Reason: To safeguard the premises against the transmission of external noise in accordance with the requirements of Policy A4 of the Camden Local Plan (2017).

Informative(s):

1 Reasons for granting

This application seeks to amend the wording of condition 11 of planning permission 2013/5947/P, dated 18/06/2014 (as amended). Condition 11 requires that no work commence on the Highgate Road residential building until noise insulation / mitigation details have been submitted and approved.

It is proposed to amend the wording of the condition to allow demolition and enabling works to occur at the Highgate Road residential building site before the submission of the relevant noise insulation / mitigation details.

The amendment is considered to be non-material as the details would still be submitted for consideration in advance of construction works commencing on the new building, meaning that it would remain possible to design in any relevant measures.

The full impact of the proposed development has already been assessed by virtue of the original permission 2013/5947/P, dated 18/06/2014 (as amended). The proposed amendment is considered to be non-material in the context of the original scheme and does not raise any new issues or alter the substance of the approved development.

- 2 You are advised that this decision relates only to the changes highlighted on the plans and/or set out in the description and on the application form and shall only be read in the context of the substantive permission reference 2013/5947/P, dated 18/06/2014 (as amended) and is bound by all the conditions and obligations attached to that permission.

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 2021.

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name and title.

Daniel Pope
Chief Planning Officer

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