



Da Vinci House  
44 Saffron Hill  
London, EC1 8FH  
tel: +44 (0)20 3640 8508  
fax: +44 (0)20 3435 4228  
email: [info@iceniprojects.com](mailto:info@iceniprojects.com)  
web: [www.iceniprojects.com](http://www.iceniprojects.com)

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

**FAO Mr David Fowler**

15 December 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 3, PART A, B AND D**  
**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 3 (parts a, b and d) 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 is underway. 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

Iceni Projects is the trading name of Iceni Projects Limited. Registered in England No. 05359427

### **a. Condition 3**

---

Condition 3 states:

*Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the Council before the relevant part of the work is begun:*

***a) Plan, elevation and section drawings, including jambs, head and cill, of all external windows and doors at a scale of 1:10.***

***b) Samples and manufacturer's details at a scale of 1:10, of all facing materials including windows and door frames, glazing, and brickwork with a full scale sample panel of brickwork, spandrel panel and glazing elements of no less than 1m by 1m including junction window opening demonstrating the proposed colour, texture, face-bond and pointing.***

*c) Details of all new windows, doors and other materials in the conversion of the People's Gospel Mission Hall.*

***d) Details of the junction with the historic granite sets at the threshold of the site on Bertram Street.***

*A sample panel of all facing materials should be erected on-site and approved by the Council before the relevant parts of the work are commenced and the development shall be carried out in accordance with the approval given.*

*The relevant part of the works shall then be carried in accordance with the approved details*

This application relates to Part a, b and d of Condition 3.

In relation to Part a:

- A drawing pack has been produced by Hunters which provides the detailed drawings in plan, elevation and sections.

In relation to Part b:

- A document setting out the various brickwork details throughout the development has been submitted. It is also noted the details provided under Part a include the specific 1:10 scaled drawings required by this part of Condition 3.
- Sample panels have been erected on site and a pack including the photographs of these panels has been submitted. It is noted that these panels and brick details have previously been reviewed by officers and considered acceptable.
- A detailed drawing of the windows and door frames has been prepared by Hunters at a scale of 1:10.
- A photograph of this window sample shall be provided when it is erected on site.

In relation to Part d:

- Camlins have produced a drawing and detailed information indicating how the junction to Bertram Street shall be constructed.

### **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
- Information for Part a):
  - Detailed plans, sections and elevation drawings prepared by Hunters
- Information for Part b):
  - Design information regarding the various brickwork detailing across the site
  - Brick sample panel photographs
  - Details of window junctions
- Information for Part d):
  - Detailed drawing 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 [REDACTED] of this office in the first instance should you have any questions.

Yours faithfully,

[REDACTED]

Icen Projects Limited

Enc.  
As listed above