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

**FAO Mr David Fowler**

20 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 7**  
**PLANNING PERMISSION REFERENCE 2018/5774/P**

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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 7 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

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**a. Condition 7**

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Condition 7 states:

*No development (excluding demolition and enabling works) shall take place on the relevant part of the site until full details of hard and soft landscaping and means of enclosure of all un-built, open areas have been submitted to and approved by the local planning authority in writing. Such details shall include:*

- a) details of any proposed earthworks including grading, mounding and other changes in ground levels.*
- b) details of proposals for the enhancement of biodiversity,*
- c) an open space management plan.*

*The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.*

The project's landscape architect, Camlins, have produced a series of plans, drawings and landscape management information that addresses part a), b) and c) of Condition 7, as well as providing details of the overall landscaping scheme to the development.

This information is enclosed with this submission.

**b. The Application Package**

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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
- Landscaping details and management information, 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