

Application ref: 2021/6107/P  
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Date: 23 February 2022

**Development Management**  
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RPS  
20 Farringdon Street  
London  
EC4A 4AB

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:

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

Proposal:

Details of ground investigation (for Highgate Centre site only) required by condition 21 part (a) of planning permission 2013/5947/P, dated 18/06/2014 (as amended by 2021/5384/P, 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 etc.)

Drawing Nos: Cover letter, dated 14/12/2022; Site Investigation Proposal J21343A Rev 1, dated January 2022

The Council has considered your application and decided to grant permission.

Informative(s):

1 Reasons for granting approval-

This application seeks to partially discharge condition 21, as it relates to the Highgate Centre part of the overall site (which also includes the Greenwood Centre site, now completed). Part (a) of the condition requires the submission

of a written programme of ground investigation for the presence of soil and groundwater contamination and landfill gas, at least 28 days before development commences.

A Soil Investigation Report was provided and reviewed by the Council's Contaminated Land Officer. A revised report was then provided, in light of comments made by the Council. The revised report, with additional soil samples and gas monitoring rounds, is considered to be acceptable and Part (a) of the condition (as it relates to the Highgate Centre site) can be discharged. The results of the investigation will inform whether a scheme of remediation measures is necessary and has to be submitted to and approved by the local planning authority to discharge part (b) of this condition.

The full impact of the proposed development has already been assessed during the determination of the original application. The planning history of the site has been taken into account when coming to this decision.

Thus the proposed development is in general accordance with policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 2 You are advised that all other conditions which relate to the Highgate Centre site (namely conditions 3, 4, 6, 8, 9, 10, 11, 13, 16 if applicable, 19, 21b if applicable, 22 if applicable, 23 if applicable and 24) still need to be discharged.

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.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Daniel Pope  
Chief Planning Officer