

Application ref: 2021/6203/P
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Iceni Projects
Da Vinci House
44 Saffron Hill
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

Highgate New Town Community Centre
25 Bertram Street
London
N19 5DQ

Proposal:

Details pursuant to Condition 7 (Proposed Earthworks, Biodiversity & Open Space Management) of planning permission reference 2016/6088/P dated 30/06/17 as varied by planning reference 2018/5774/P dated 29/03/19 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.

Drawing Nos: Cover letter (Iceni) 20 December 2021, PL-ST-001 B, Landscape Management Plan First Issue Stage 5 (Camlins) October 2021, HNCC-CAM-ZZ-ZZ-DR-L-0001 P3, HNCC-CAM-ZZ-ZZ-DR-L-0002 P2, HNCC-CAM-ZZ-ZZ-DR-L-0021 P2, HNCC-CAM-ZZ-ZZ-DR-L-0071 P2, HNCC-CAM-ZZ-ZZ-DR-L-0072 P2, HNCC-CAM-ZZ-ZZ-DR-L-0084 P2.

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

Informatives:

1 Reason for approval:

Full details of earthworks, enhancement of biodiversity and open space management have been submitted. Tree and Biodiversity Officers have been consulted and are happy with the submitted details. The proposed replacement trees are suitable for the site and in time will mitigate the loss of amenity provided by those proposed for removal. The maintenance details are considered sufficient to demonstrate that the landscaping will be adequately maintained. Given the proposed landscaping and species and that extensive green roofs will provide further opportunities for biodiversity enhancement, the proposals are acceptable overall and condition 7 can be discharged.

One comment was received, welcoming the landscape proposals, but asking for the tree at the top of Bertram Street to be replaced when work is completed and that lorries will no longer go down Bertram Street once works are completed. The tree in question is an off-site council-owned and managed tree, and planning permission is not required to remove it. Local authorities are exempt from the requirement to apply to themselves for tree works. The Council's tree section are aware of this and in agreement to replace. Transport movement is not relevant to this condition, but is covered by construction management plan and servicing.

The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposed development is in general accordance with Camden Local Plan policies D1 and D2.

- 2 You are advised that the following conditions are still outstanding for application reference 2018/5774/P: 5, 9, 10, 12, 15, 18, 20, 22, 28, 33b, 34, 35, 36, 37, 38, 39, 40, 41, 46, 47.

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