

Application ref: 2021/6151/P
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Date: 10 March 2022

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Iceni Projects
Da Vinci House
44 Saffron Hill
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EC1N 8FH

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 conditions 3a (Plans, Elevations & Sections), 3b (Samples & Manufacturer's Details) & 3d (Junction with Historic Granite Sets at Bertram Street Threshold) of planning permission reference 2016/6088/P dated 30/06/17 as varied by permission 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 (Class D1) and 31 residential units (Class C3) with associated public open space, landscaping, cycle storage, plant and disabled parking).

Drawing Nos: Cover letter (Iceni) 15 December 2021, Condition 3(b) - Sample Photos, PL-ST-001 B, HNCC HUN-01-ZZ-DR-A-SK-1002, Verified Visuals - View from Bertram Street, HNCC-CAM-ZZ-ZZ-DR-L-0201 P1, HNCC-HUN-01-ZZ-DR-A-41-11001 C1, HNCC-HUN-01-ZZ-DR-A-41-11002 C1, HNCC-HUN-01-ZZ-DR-A-41-11003 C1, HNCC-HUN-01-ZZ-DR-A-41-11004 C1, HNCC-HUN-01-ZZ-DR-A-41-11005 C1, HNCC-HUN-01-ZZ-DR-A-41-11012 C1, HNCC-HUN-01-ZZ-DR-A-41-11020 C1, HNCC HUN-01-ZZ-DR-A-52-10001 C5, HNCC HUN-01-ZZ-SC-A-54-11000 C4, HNCC HUN-01-ZZ-DR-A-52-50001 C04, HNCC HUN-01-ZZ-DR-A-52-11001 C5, HNCC HUN-04-ZZ-DR-A-41-40011 C1, HNCC HUN-04-ZZ-DR-A-41-40013 C1, HNCC HUN-04-ZZ-DR-A-52-40001 C08, HNCC HUN-04-ZZ-DR-A-52-40002 C05, HNCC HUN-04-ZZ-DR-A-54-41000 C05, HNCC HUN-04-ZZ-DR-A-41-41002 C05, HNCC HUN-06-ZZ-DR-A-

41-60004 C1, HNCC HUN-06-ZZ-DR-A-41-60005 C1, HNCC HUN-06-ZZ-DR-A-52-60001 C02, HNCC HUN-06-ZZ-DR-A-54-61000 C03, HNCC HUN-07-ZZ-DR-A-54-71000 P2.

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

Informative(s):

1 Reason for approval:

The applicant has submitted full details, in the form of plans, elevations, sections, images and photos of brick sample panels. The Council's urban design officer has reviewed the details and is satisfied that they are consistent with the design quality and intentions of the original approval. Parts a, b and d of condition 3 can be therefore discharged.

Special attention has been paid to the desirability of preserving the special interest of the listed building and preserving or enhancing the character or appearance of the conservation area, under s. 66 and s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

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 policies D1 and D2 of the Camden Local Plan 2017.

2 You are advised that the following conditions of planning permission reference 2018/5774/P dated 29/03/19 are still outstanding: 3c, 5, 7, 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