

PLANNING STATEMENT

In respect of

19-37 Highgate Road

On behalf of

GM London Ltd

JCG25540
Planning Statement
v1.0
March 2022

PLANNING STATEMENT

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Prepared by:

RPS

Jorge Nash
Principal Planner

20 Farringdon Street
London, EC4A 4AB

E Jorge.nash@rpsgroup.com

Prepared for:

GM London Ltd

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1 INTRODUCTION

- 1.1 This Planning Statement has been prepared by RPS, on behalf of GM London Ltd (the applicant), to support a Minor Material Amendment (MMA) S73 application at 19-37 Highgate Road, Kentish Town, London, NW5 1JY ("the Site"). The site is located in the London Borough of Camden (LBC). Planning permission is sought for the following:
- "Variation of Conditions 2 (development in accordance with approved plans) and 15 (social enterprise unit opening hours) granted under reference 2013/5947/P dated 18.06.2014 (as amended by reference 2015/3151/P, 2016/0936/P, 2017/0363/P, 2017/01518/P, 2021/5384/P and 2022/0929/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, including supported affordable housing units, and social enterprise space; highway improvements; plant, landscaping; servicing; disabled car parking etc.). Amendments to Highgate Road site to include excavation of basement, installation of substation at ground floor, reconfiguration of internal layout, provision of 5no. supported living units at ground floor level, 5no. net additional residential units, elevational changes, material changes and associated plant, landscaping, servicing, cycle and refuse storage alterations."*
- 1.2 In 2014 planning permission (Ref: 2013/5947/P) was approved on 18 June 2014 for the Demolition of existing buildings and redevelopment to provide: a new 3,228sqm (GIA) Centre for Independent Living (CIL) (Class D1) comprising 3 storeys plus basement at Greenwood Place; a part 5 part 7 storey mixed-use development at Highgate Road comprising 42 residential units (including 8 supported affordable housing units) and 100sqm (GIA) social enterprise in flexible retail, restaurant/café, office or community use (Classes A1/A3/B1/D1) at ground floor level; highway improvements to Greenwood Place, and associated plant, landscaping, servicing and disabled car parking.
- 1.3 The 2014 consent comprised two development sites, one on Greenwood Place and another on Highgate Road. The Greenwood Place development site has been built and is now referred to as The Greenwood Centre. The Highgate Road site has not been developed and has since been decoupled from the Greenwood Centre proposals. However, due to the joint nature of the extant consent, this planning permission has been lawfully implemented and the proposals for the Highgate Road site should now be considered extant in perpetuity.
- 1.4 The site is within Site Allocation No.39 of the Camden Site Allocations Plan (2013), which earmarks Highgate Centre and Greenwood Centre for higher density, optimised mixed-use development with a focus on residential accommodation. The site is also in the Kentish Town Archaeological Priority Area, as well as the Lateral Assessment Area of the 'Kenwood to St Pauls' protected view (view 3A.1 of the London View Management Framework).
- 1.5 The Draft Site Allocations consultation document (2019)¹ also identifies the site (Highgate Centre only) as being suitable for development. This draft allocation recognises that the site benefits from an extant consent, but also suggests the site should be suitable for 50no. additional homes, which is 8no. more than approved under the extant consent (ref. 2013/5947/P). It also states that the site should incorporate a community use/ café.
- 1.6 The surrounding area is varied in character, with the Christ Apostolic Church (23 Highgate Road), a grade II listed building, to the immediate south, a two-storey warehouse building (A&A Self Storage) to the west, the eight-storey Linton House to the northwest, across Greenwood Place, and the four-storey Piano Yard apartments to the northeast, across Highgate Road. Linton House comprises commercial uses at ground-floor level, with residential uses above.

¹ It should be recognised that the publication version of this document has not yet been published for consultation. As such this document should carry limited weight, although it is useful in highlighting LBC's view of the site for redevelopment in the long term.

- 1.7 The principal reason for the submission of this S73 application is to optimise the extant consent, ensure that it meets modern standards (planning and building regulations), enhance fire safety, and enhance the overall design of the proposals. The proposed changes include the following:
- Minor changes to the height and massing of the scheme in order to deliver an 5no. net additional units over the consented scheme;
 - Reconfiguration of the affordable housing offer to provide 5no. supported living units with associated infrastructure at ground floor level;
 - Additional accommodation to the southeast façade, at the stepping point, and minor height increases, of less than 1m, to the remainder of the building to meet current building regulations;
 - The building line to the north, facing Linton House, has been made orthogonal in order to provide a better layout, and the upper floors of the northwest elevation are brought forward to be in line with the building line at ground-floor level.
 - In response to the loss of the communal heating system in the Greenwood Centre, a UKPN substation will now also need to be accommodated on the site. This additional plant has resulted in the need to add a basement plant room as well the loss of a ground floor residential unit.
 - Other amendments are incorporated in order to make the development compliant with current access, circulation, waste and cycle parking standards/ regulations.
- 1.8 Extensive pre-application discussions have been undertaken with the London Borough of Camden (LBC) to date and as set out within this Statement they have heavily influenced the development sought as part of this application.
- 1.9 This Planning Statement assesses the development proposals against the applicable national, regional, and local planning policy and guidance. It should be read in conjunction with the following documents that have been submitted with the planning application:

Report	Consultant
Application Form	RPS
Community Infrastructure Levy Form	RPS
Site Location Plan	AHR
Application Drawings	AHR
Design and Access Statement	AHR
Cover Letter	RPS
Planning Statement	RPS
Air Quality Assessment	Eb7
Arboricultural Assessment	CBA Trees
Basement Impact Assessment	GEA
Daylight and Sunlight Assessment	Schroders Begg
Draft Construction Management Plan	South Downs Safety Ltd

Energy and Sustainability Statement	Eb7
Fire Statement	Bureau Veritas
Heritage Statement	RPS
Landscape Strategy	Levitt Bernstein
Noise Impact Assessment	Anderson Acoustics
Viability Assessment ²	Turner Morum

Table 1 - Summary Table of Submission Documents

1.10 This Statement comprises the following sections:

- Section 1: Introduction
- Section 2: Site Context
- Section 3: Planning History and Pre-application Discussions
- Section 4: Proposed Development
- Section 5: Planning Policy Context
- Section 6: Planning Assessment
- Section 7: Planning Conditions
- Section 8: Planning Obligations and CIL
- Section 9: Conclusions

² Submitted under separate cover.

2 SITE AND SURROUNDING AREA

The Site

- 2.1 The Site known as the Highgate Centre comprises a two-storey building and ancillary car parking in the London Borough of Camden (LBC). Located south of Highgate Road at its junction with Greenwood Place, the site is in a highly accessible location (PTAL 6a).
- 2.2 Currently in use as a community centre (Class D1), the building was originally constructed in the 1970s for the purposes of providing employment for persons with Mental Health disabilities. It subsequently underwent internal alteration to support adult social care day service use, although the property is now vacant with services moved to the Greenwood Centre.
- 2.3 The adopted LBC Proposals Map (2021) identifies the site as being within the following designations:
- Site Allocation ref. 39: 19-37 Highgate Road, Former Lensham House (A&A Storage) and 25-27 Greenwood Place.
- 2.4 This site allocation identifies the site as being suitable for mixed uses, including replacement D1 community facilities, new flexible employment floorspace and housing.
- 2.5 The site is not located within a conservation area nor does it contain a statutorily listed building. The Heritage Statement submitted in support of this application does however, identify the site as being within the vicinity of the following heritage assets:
- Numbers 64 and 66 and attached railings, Grade II;
 - 68 and 70 Highgate Road, Grade II;
 - 53-79 Highgate Road (Highgate Studios), locally listed building;
 - 81a Highgate Road (off Sanderson Close), locally listed building;
 - 44-94 Fortress Road, Grade II;
 - 11 Fortress Road, locally listed building;
 - 21-37 (Odd) Fortress Road including glass canopy over 33 Fortress Road, locally listed building;
 - 28-34 Fortress Road, Kentish Town, locally listed building.
- 2.6 There are no other site-specific planning policy designations of relevance to this application.
- 2.7 It should also be noted that the site benefits from an extant consent (ref. 2013/5947/P) which would enable the demolition of the existing building on site and the erection of a new mixed-use residential block. Section 3 explores this consent in more detail.

Surrounding Area

- 2.8 To the north of the Site is Linton House, a part six, part eight storey warehouse building that is partly converted into residential use. On the opposite side of Highgate Road there are a collection of terraced and semi-detached properties on the junction with Burghley Road.
- 2.9 To the east of the site on the opposing side of Highgate Road, there is a large 4 storey flatted block (30-42 Highgate Road) and a fire station.
- 2.10 To the south lies No.23 Christ Apostolic Church, a Grade II listed building. Directly abutting Greenwood Place on its southern side is the Forum music and entertainment venue which is also Grade II listed.

- 2.11 A&A Self Storage lies immediately to the rear (west) of the site. This part 2, part 3 storey building immediately abuts the entire length of the western boundary and separates the site from Greenwood Place and the Greenwood Centre.
- 2.12 It is notable that the area immediately to the west of the Site is designated an “Industry Area” by the adopted LBC Proposals Map. Despite this, the surrounding area is mixed in character with a variety of industrial, community, civic, commercial and residential uses. The predominant height of buildings sits between two and eight storeys with large scale office/ warehouse buildings to the north of the site.
- 2.13 Consideration should also be given to the emerging context which includes Murphy’s Yard to the southwest of the site. An outline planning application (ref. 2021/3225/P) was recently submitted for an extensive masterplan comprising 18 development plots. It is envisaged that the site could provide up to 825no. residential dwellings, flexible commercial and industrial floorspace and community floorspace within buildings up to 19 storeys high. This development site will introduce a collection of tall buildings and medium sized buildings in-keeping with the scale of the S73 proposals.

Access

- 2.14 The main vehicle access to the site is currently via. the north edge of the site, on Greenwood Place.
- 2.15 The Site has a Public Transport Accessibility Level (PTAL) rating of 6a which represents an excellent level of accessibility defined by Transport for London (TfL). The Site’s good PTAL rating is predominantly down to its close proximity to Kentish Town Railway Station, which is serviced by Thameslink and Kentish Town Underground Station, which provides access to the Northern Line.
- 2.16 In addition to this, the site is directly adjacent to the Greenwood Centre Bus Stop (KH) which is served by the 88 and 214 bus routes. The Site is also within walking distance of Kentish Town Road, which is served by additional bus routes, including the 132 and N20.

3 PLANNING HISTORY AND PRE-APPLICATION DISCUSSIONS

- 3.1 Planning permission was granted for the joint redevelopment of the Greenwood Centre and Highgate Centre in 2014 (ref. 2013/5947/P). This consent has been implemented, through the construction of the Greenwood Centre. There have been several amendments to this original consent which solely apply to that part of the development.
- 3.2 A summary of the most relevant planning applications pursuant to planning permission ref. 2013/5947/P is contained within Table 3 below.

Ref	Description	Decision Date	Decision
2022/0929/P	Non-material amendment to alter the development description to remove reference to storey height and number of residential units, of planning permission 2013/5947/P, dated 18/06/2014 (as amended by 2015/3151/P, 2016/0936/P, 2017/0363/P, 2017/0518/P and 2021/5384/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, including supported affordable housing units, and social enterprise space; highway improvements; plant, landscaping; servicing; disabled car parking etc.)	14/03/22	Granted
2016/5372/P	Demolition of existing buildings (D1, B1a and B8 uses) and redevelopment of the site to provide two buildings containing a 2 storey basement (Building 1: 8 storeys and Building 2: 7 storeys) with 4,360m ² of self-storage (B8); 1,798m ² of office (B1a); 95m ² of community cafe (A3) space (all areas GIA) and 60 self-contained residential flats (C3) including 52 market units (16x1 bed, 29x2 bed, 7x3 bed) and 8 social rented units (8x1 bed) along with the creation of a pedestrian walkway running east to west linking Highgate Road with Greenwood Place; the creation of a vehicular access from Greenwood Place and loading bay; provision of green/brown roofs and plant equipment; roof terraces and balconies and other associated works.	30/09/16	Granted subject to a s106
2013/5947/P	Demolition of existing buildings and redevelopment to provide: a new 3,228 sqm (GIA) Centre for Independent Living (CIL) (Class D1) comprising 3 storeys plus basement at Greenwood Place; a part 5 part 7 storey mixed-use development at Highgate Road comprising 42 residential units (including 8 supported affordable housing units) and 100 sqm (GIA) social enterprise in flexible retail, restaurant/café, office or community use (Classes A1/A3/B1/D1) at ground floor level; highway improvements to Greenwood Place, and associated plant, landscaping, servicing and disabled car parking.	18/06/14	Approved

Table 2 - Summary table of the Highgate Centre's planning history

3.3 As stated above, the Site formed part of The Greenwood Centre, which has been the subject of the following applications to vary the 2013 planning permission.

Ref	Description	Decision Date	Decision
2021/5384/P	Non-material amendment to wording of condition 11 (details of noise insulation / mitigation) of planning permission 2013/5947/P, dated 18/06/2014 (as amended by 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, including supported affordable housing units, and social enterprise space; highway improvements; plant, landscaping; servicing; disabled car parking etc.), namely to allow demolition and enabling works to occur before the submission of relevant details	05/11/21	Granted
2018/0307/P	Louvres to front elevation, removal/relocation/addition of louvres on side elevations and amendments to flues on Deane House to vary condition 2 (development in accordance with approved plans) of development granted 2013/5947/P dated 18/06/14 (as amended by reference 2015/3151/P, 2016/0936/P, 2017/0363/P and 2017/0518/P) for redevelopment of the sites including a new Centre for Independent Living on Greenwood Place.	21/01/18	Granted
2017/0518/P	Variation of condition 2 (development in accordance with approved plans) granted under reference 2013/5947/P dated 18/06/14 (as amended by reference 2015/3151/P, 2016/0936/P and 2017/0363/P) for redevelopment to provide a Centre for Independent Living (D1) comprising 3 storeys plus basement at Greenwood Place; a part 5 part 7 storey mixed-use development at Highgate Road (42 residential units, 100sqm (GIA) social enterprise space (A1/A3/B1/D1) and associated works. CHANGES ARE to include a substation on the ground floor, extensions to lift shafts and staircases, alterations to side element, removal of rooflights, internal configuration and other minor external changes.	27/01/17	Granted
2017/0363/P	Reduction in the size of the basement and minor internal and external alterations as indicated on the drawings and amendments to the wording of conditions 6 (landscaping) and 12 (noise insulation details); to development granted 2013/5947/P dated 18/06/14 (and varied by 2015/3151/P dated 29/07/15) for redevelopment of the sites including a new Centre for Independent Living on Greenwood Place.	23/01/17	Granted
2016/0936/P	External alterations to the front elevation and internal alterations to the layout of the ground floor involving the relocation of the café to the front, as an amendment to planning permission ref. 2013/5947/P dated 18/06/14 for demolition of existing buildings and redevelopment to provide a Centre for Independent Living (Class D1) comprising 3 storeys plus basement at Greenwood Place and associated	01/03/16	Granted

Ref	Description	Decision Date	Decision
	works, as further revised by planning permission ref. 2015/3151/P dated 29/07/15.		
2015/3151/P	A minor material amendment was approved to vary permission (2013/5947/P) for the Greenwood CIL building. The amendments to the original permission include alterations to the internal reconfiguration; reduction in building footprint; increase in basement to provide hydrotherapy pool and plant; new glazed walkway and other minor external changes.	29/07/15	Approved

Table 3 - Summary table of The Greenwood Centre's planning history

Pre-application Discussions

- 3.4 Paragraph 132 of the NPPF supports early discussion between applicants, the local planning authority and local community about the design and style of emerging schemes. This is important for clarifying expectations and reconciling local and commercial interests. Design quality should be considered throughout the evolution and assessment of individual proposals.
- 3.5 The Applicant has worked closely with the Council and signed a Planning Performance Agreement to provide a framework for discussions. The development proposals have been subject to extensive pre-application discussions and collaborative work, both with LBC officers and with other interested parties, such as the Housing Team, in order to progress this planning application.

August 2021 – Pre-application Meeting 1

- 3.6 The Applicant submitted a request for pre-application advice in June 2021. This request sought confirmation from the Council that they agreed in principle to the proposals and that they could be captured under a S73 application.
- 3.7 This initial request sought to build upon the extant consent (ref. 2013/5947/P) and proposed modest increases in height and massing to deliver 5no. net additional units. The general design approach and use of materials was retained (i.e. brick and regular articulation/ winter gardens to the façade). Within this configuration it was proposed to increase the number of affordable unit's pro rata, an increase of 1no. affordable unit.
- 3.8 A meeting was held with officers at the Council on 24 August 2021 and again on 23 September 2021. The Council's written advice was received on 8 August 2021 (ref. 2021/3097/PRE). Within this letter the Council agreed in principle with the development proposals, and that they could be captured within a S73 application. However, concerns were raised with the following:
- The design and siting of the additional massing at the top of the building;
 - The design of the parapet at fifth floor level;
 - The use of different brick colours, particularly at the top of the building;
 - Roof clutter (plant etc.);
 - Irregular width of the proposed winter gardens on the principal elevation;
 - Asymmetric placement of the entrances with the fenestration on the upper floors;
 - Need to maximise the active frontage on the street elevation;
 - Need to ensure any communal roof gardens are accessible to all;

- Need to provide supported living accommodation at ground floor level etc.

November 2021 – Pre-application Meeting 2

3.9 For the second round of pre-application discussions the Applicant sought to address the concerns raised by officers by:

- Spreading the additional height across the fifth floor to create an intermediate step in the massing to break up the façade;
- Reviewing the use of brick within the façade and reducing the different types and colours;
- Reconfiguring the wintergardens so that they were more uniform in placement and width;
- Realigning and enhancing the visibility of the entrances;
- Enhancing the amount of active frontage at ground floor level;
- Reconfiguring the internal layouts and management to ensure that the gardens were accessible to all;
- Reducing overall roof clutter;
- Introducing 5no. supported living units and associated facilities at ground floor level. As it was specified by the Council's Housing Team that these units could not be provided at first floor level (as per the extant consent).

3.10 Within the follow-up meeting held in December 2021, it was agreed that the general design principles were acceptable and that the elevational treatment, massing, and other design features were settled. However, discussions with the Housing Team at LBC raised additional concerns with the proposed supported living units at ground floor level.

January 2022 – Pre-application Meeting 3

3.11 Following the meeting held early in January, the ground floor arrangement of the supported living units, including the two-core arrangement was reconsidered to address the concerns raised by Officers during the January 2021 meeting.

3.12 To address this the Applicant sought to reconfigure the ground floor layout to try and include as many of the Housing Team's requirements as possible. This culminated in the submission of a final design layout on 27 January 2022. This layout sought to address the Council's concerns by:

- Including two new separate entrances to provide internal access to the supported living units;
- Removal of the private entrances to the supported living units;
- Substantial enlargement of the communal area for the supported living units;
- Optimisation of the cores to increase the amount of supported living floorspace at ground floor level.

3.13 These changes were subsequently found to be acceptable and form the basis of the development proposals.

4 PROPOSED DEVELOPMENT

- 4.1 The development proposals seek to amend the extant consent (ref. 2013/5947/P) to optimise the development, enhance the overall design including elevational treatment and reconfigure the internal layouts to maximise the quality of the proposed residential accommodation.
- 4.2 Planning permission is sought for the following:
- “Variation of Conditions 2 (development in accordance with approved plans) and 15 (social enterprise unit opening hours) granted under reference 2013/5947/P dated 18.06.2014 (as amended by reference 2015/3151/P, 2016/0936/P, 2017/0363/P, 2017/01518/P, 2021/5384/P and 2022/0929/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, including supported affordable housing units, and social enterprise space; highway improvements; plant, landscaping; servicing; disabled car parking etc.). Amendments to Highgate Road site to include excavation of basement, installation of substation at ground floor, reconfiguration of internal layout, provision of 5no. supported living units at ground floor level, 5no. net additional residential units, elevational changes, material changes and associated plant, landscaping, servicing, cycle and refuse storage alterations.”*
- 4.3 In summary, the revised development proposes the following:
- 5no. net additional dwellings;
 - Reconfigured afforded housing offer in the form of 5no. supported living units and associated infrastructure at ground floor level;
 - Reconfigured internal layouts centred upon two (rather than three) cores;
 - Reconfigured private external amenity spaces to meet current London Plan standards;
 - Substation at ground floor level;
 - Basement level to provide sufficient plant space;
 - Updated heating strategy that separates the site from a previous CHP proposal within the Greenwood Centre part of the site;
 - Updated Energy Strategy to meet current building regulations and emissions targets;
 - Alterations to the articulation of the façade, elevational treatments and use of materials;
 - Revised landscape strategy centred upon 2no. communal roof terrace gardens.
- 4.4 The Design and Access Statement submitted in support of this planning application provides a detailed overview of the development proposals and landscape strategy.

5 PLANNING POLICY

- 5.1 The development proposals take account of the relevant national, regional, and local planning policy. This section sets out the relevant adopted and emerging planning policy framework, against which the proposals are assessed in Section 6.

Adopted Planning Policy Framework

- 5.2 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act (2004), planning applications should be determined in accordance with the Development Plan, unless other material considerations indicate otherwise.
- 5.3 The adopted Development Plan for London Borough of Camden (LBC) comprises the following:
- The London Plan (2021).
 - LBC Local Plan (2017);
 - LBC Site Allocations Plan (2013)³.
- 5.4 In considering the development proposals, other relevant documents which will form material considerations in the determination of the planning application include the following:
- National Planning Policy Framework (NPPF) (2021);
 - National Planning Practice Guidance (NPPG) (2014 as updated).
- 5.5 There are also a number of additional Supplementary Planning Guidance (SPG) and Supplementary Planning Documents (SPD) published by the GLA and LBC which provide guidance on standards for development proposals, including inter alia:
- GLA Housing SPG (2016);
 - GLA Affordable Housing and Viability SPG (2017);
 - LBC Amenity SPG (2021);
 - LBC Basements SPG (2021);
 - LBC Design SPG (2021);
 - LBC Developer Contribution SPG (2019);
 - LBC Energy Efficiency and Adaptation SPG (2021);
 - LBC Housing SPG (2021);
 - LBC Transport SPG (2021).

³ It should be noted that this document is currently under review pending the publication of the Draft Site Allocations Consultation in 2019. However, this document is yet to be published for consultation and so weight should continue to be attributed to the adopted document.

6 PLANNING ASSESSMENT

- 6.1 This Planning Statement should be read in conjunction with the Planning, Design and Access Statement prepared by Tibbalds, submitted as part of the original planning application (ref. 2013/5947/P), and the Design and Access Statement Addendum prepared by AHR in support on this S73 application. They provide an assessment of the extant consent and the minor amendments proposed, having regard to adopted planning policies and guidance and other material considerations.
- 6.2 The following key planning considerations are assessed in turn:
- Principle of Development;
 - Design and Layout;
 - Heritage Impact;
 - Affordable Housing;
 - Unit Mix;
 - Quality of Accommodation;
 - Residential Amenity;
 - Arboricultural Impact;
 - Energy & Sustainability;
 - Fire Safety;
 - Transport Impact.

Principle of Development

- 6.3 The principle of redevelopment of the site for residential use was established by the extant consent. The Committee Report dated 19 December 2013 acknowledges that the proposal provides an opportunity to invest in the existing community of Kentish Town through the provision of much needed housing and affordable housing.
- 6.4 The proposed development will help provide towards both the regional and local requirements by delivering new homes for people in Kentish Town, including supported living units to meet the identified demand within the Borough.
- 6.5 The revised scheme builds upon the design principles of the extant consent and continues to be in accordance with the wider Site Allocation ref. 39.
- 6.6 The principle of development therefore continues to be acceptable and in accordance adopted planning policy at all levels.

Proposed Additional Residential Use

- 6.7 Housing is the priority land use of the Camden Local Plan. Local Plan Policy G1 promotes the most efficient use of land and expects a mix of uses and Local Plan Policy H1 notes that the Council will resist alternative development of sites identified for housing unless it is shown that the site is no longer developable for housing.
- 6.8 Local Plan Policy H2 seeks to maximise the supply of self-contained housing from mixed-use schemes and Local Plan Policy H4 expects a contribution to affordable housing from all

developments that provide one or more additional homes and involve a total addition to residential floorspace of 100 sqm (GIA) or more.

- 6.9 The proposed minor amendments to the extant scheme would not result in any change to the approved land uses or the acceptability, in principle, of the development. The scheme would provide an uplift of 5no. residential units. Further, the scheme would continue to provide the significant range of planning benefits associated with the extant permission alongside a number of new benefits which are set out in the conclusion of this Planning Statement.

Proposed Social Enterprise Unit

- 6.10 Local Plan Policy C2 states the Council will work to ensure that community facilities and services are developed and modernised to meet the changing needs of our community and reflect new approaches to the delivery of services.
- 6.11 The extant consent provides for a 100sq.m social enterprise unit on the Highgate Road frontage (Class E).
- 6.12 The development continues to provide this unit on the Highgate Road frontage although the proposed floorspace is slightly reduced (95sq.m). The unit will continue to provide the same function and the minor reduction in size will not affect potential occupiers.
- 6.13 Accordingly, it is considered that this element of the scheme continues to be acceptable in principle.

Design and Appearance

- 6.14 Paragraph 127 of the NPPF states that new developments should function well and should add to the overall quality of an area, creating a sense of place and responding to the architectural and historical character of its surroundings, whilst not preventing or discouraging appropriate innovation.
- 6.15 Paragraph 130 of the NPPF seeks to ensure developments function well and add to the overall quality of the area over the lifetime of the development. Proposals will need to be visually attractive as a result of good architecture, layout and appropriate and effective landscaping and be sympathetic to local character and history. Furthermore, development should establish or maintain a strong sense of place, create places that are safe and inclusive and optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space).
- 6.16 London Plan Policy D4 and Local Plan Policy D1 seek to secure high quality design in development. Development will be required to respect local context and character and integrated well surroundings.
- 6.17 A Design and Access Statement Addendum has been prepared by AHR in support of this S73 application, which clearly sets out the design rationale for the proposed amendments.
- 6.18 The scheme has been designed with regard to the existing consents at the site, and with a careful understanding of the constraints and opportunities of the site. The development will not extend beyond the parameters of the original consent or the 2016 Squire & Partners scheme.
- 6.19 Brick will continue to be the principal elevation material and care has been taken to ensure that the regular rhythm of wintergardens and fenestration is maintained. The revised building is slightly larger than that approved under the extant consent, but the use of setbacks limits any perceived increase in bulk. An additional step in height in the centre of the building also helps to break up the façade.
- 6.20 The reconfigured entrances have been carefully sited to ensure they align with the upper floors. The detailing of the entrances has also been revisited to ensure that they appear as features within the façade, clearly demarking the accesses to the building.
- 6.21 Overall, the revised proposals are considered to fall within the scope of the extant consent, and the proposed changes are considered to be minor within the wider context of the proposals.
- 6.22 The design for the proposed development was revised as part of a positive response to advice received during pre-application discussions. The current proposals were also put before design officers at LBC who considered the revised design to address their initial concerns.

- 6.23 For these reasons the proposals are considered to accord with the aims and objectives of the NPPF, London Plan Policy D4 and Local Plan Policy D1.

Heritage Impact

- 6.24 London Plan Policy HC1 states development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings. The cumulative impacts of incremental change from development on heritage assets and their settings should also be actively managed. Development proposals should avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process.
- 6.25 Local Plan Policy D1 requires development to respect local context and character, and to preserve or enhance the historic environment and heritage assets in accordance with Policy D2.
- 6.26 Local Plan Policy D2 states the Council will preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens and locally listed heritage assets.
- 6.27 The Heritage Statement submitted in support of this application provides a detailed assessment of the potential impact on neighbouring heritage assets. However, in summary, it concludes that the proposals will not have any material impact on the setting and/ or significance of neighbouring heritage assets, including:
- Christ Apostolic Church, Grade II;
 - The Forum, Grade II;
 - Dartmouth Park Conservation Area;
 - Kentish Town Conservation Area;
 - Linton House, locally listed building.
- 6.28 This assessment has taken into consideration the extant consent (ref. 2013/5947/P) and concludes that the minor amendments will not have any adverse impact on the stated heritage assets.
- 6.29 For these reasons the proposals are considered to accord with the aims and objectives of the NPPF, London Plan Policy HC1, and Local Plan Policies D1 and D2.

Affordable Housing

- 6.30 London Plan Policy H4 sets a strategic target of 50% of all new homes to be affordable.
- 6.31 Local Plan Policy H4 seeks to maximise the amount of affordable housing in the borough and aims for an appropriate mix of affordable housing types to meet the needs of households unable to access market housing. The policy sets a 50% target for affordable housing in developments with capacity for 25 or more additional homes, and it also notes that the Council may seek affordable housing for older people or vulnerable people in schemes with capacity for 25 or more additional homes.
- 6.32 At the time of the original application, the Highgate Centre site was included alongside the Greenwood Centre proposals as enabling development (i.e. to provide funding for the Greenwood Centre). 42no. units were consented, of which 8no. were classed as "supported living units". This equated to 16.7% affordable housing in floorspace terms (19% in unit terms). This was below the affordable housing policy target.
- 6.33 It is important to note that a key tenet of the originally proposed supported living units was the connection with the Greenwood Centre, which was intended to provide the necessary staffing and infrastructure to support the supported living units. The Highgate Centre site has since been decoupled from the Greenwood Centre, and this arrangement is no longer practicable due the Council's change in requirements and service offering within the Greenwood Centre.

- 6.34 We also understand from discussions with officers within LBC's Housing Team that the Council's priority is to provide supported living units for individuals with more complex needs.
- 6.35 The arrangement of the supported living units within the extant consent would fail to meet the necessary requirements for this type of accommodation due to the following features:
- No on-site support facilities for carers/ staff;
 - Private entrances to all supported living units and no internal connections between them;
 - Supported living units located at first floor level.
- 6.36 The revised proposals have therefore sought to reconfigure the ground floor to deliver 5no. supported living units, staff/ carer facilities and associated infrastructure. The Applicant has worked extensively with officers at LBC to ensure that the proposed supported living units and associated infrastructure are able to meet the necessary requirements. The revised arrangement is shown clearly within the DAS, but in summary:
- Two new separate entrances have been added to provide internal access to the supported living units;
 - Private entrances to the supported living units have been removed;
 - A large communal area for occupants has been provided;
 - The cores have been optimised to increase the amount of supported living floorspace.
- 6.37 As compared to the extant consent, this scheme will deliver high quality supported living units which can meet the identified need within the Borough.

Viability

- 6.38 London plan Policy H5 states that where development proposals do not meet the requirements set out within Part C of the policy, it must follow the Viability Tested Route. Part I of the policy states that for schemes where the original permission did not meet the threshold or required tenure split, viability information will be required. Part J further states that any proposed amendments that result in a reduction in affordable housing, affordability or other obligations or requirements of the original permission should be rigorously assessed under the Viability Tested Route. In such instances, a full viability review should be undertaken that reconsiders the value, costs, profit requirements and land value of the scheme.
- 6.39 In this case, the development proposes a reduction in the overall quantum of affordable housing. This is due to the need to facilitate all of the supported living units at ground floor level. The addition of the carer/ staff facilities and infrastructure has resulted in a reduction of the number of supported Living Units overall from 8no. to 5no. The overall floorspace for the affordable housing has also decreased from 670sq.m to 509sq.m.
- 6.40 Accordingly, a Viability Assessment has been submitted to evaluate the value, costs, profit requirements and land value of the scheme.
- 6.41 For these reasons it is considered that the proposals accord with the aims and objectives of London Plan Policy H4 and Local Plan Policy H4.

Unit Mix

- 6.42 London Plan Policy H10 acknowledges that a development's unit mix should have regard to the mix of uses on site, the nature and location of the site, with a higher proportion of one and two-bed units being generally more appropriate in locations with higher public transport connectivity and seeking to optimise housing potential on site.

- 6.43 Local Plan Policy H7 aims to secure a range of homes of different sizes that will contribute to the creation of mixed, inclusive and sustainable communities and reduce mismatches between housing needs and existing supply. The policy requires all housing development to contribute to meeting the priorities set out in the Dwelling Size Priorities Table (DSPT) and to include a mix of large (3 bedrooms and more) and small homes (studios, 1-bed and 2-bed units). The policy goes on to note that the Council will take a flexible approach to assessing the mix of dwelling sizes, taking into account factors such as the different priorities for social-rented, intermediate and market homes; evidence of local needs; the character of the development and the wider area; site constraints; economics and financial viability etc.
- 6.44 The DSPT indicates that for social-rented homes, 2-bed and 3-bed units have high priority, 4+ bed units have medium priority and 1-bed units / studios have lower priority. For market housing, 2-bed and 3-bed units have high priority and 1 bed units / studios and 4+-bed units have lower priority.

Unit Type	Consented	Proposed
Market		
One-Bed	10 (30%)	14 (33%)
Two-Bed	21 (61%)	24 (57%)
Three-Bed	3 (9%)	4 (10%)
TOTAL	34	42
Affordable		
One-Bed	8	5
Two-Bed	0	0
TOTAL	8	5
TOTAL	42	47

Table 2 - Consented and proposed unit mix comparison.

- 6.45 The revised scheme would deliver 8no. additional market sale units (4x1 bed, 3x2 bed, 1x3 bed). It is acknowledged that there is a large proportion of market 1 bed units within this increase, however, the number of affordable 1 bed units decreases to counterbalance the proportion of 1 bed units within the scheme overall (i.e. 1no. net additional). The updated mix would therefore continue to accord with the approved unit mix and would provide a range of small and large homes in accordance with LBC's housing market priorities.
- 6.46 The proposals would also provide 10% of units as wheelchair accessible in accordance with Policy D7 of the London Plan and Mayor's Housing SPG.
- 6.47 For these reasons it is considered that the development proposals accord with the aims and objectives of London Plan Policy H10, and Local Plan Policy H7.

Quality of Accommodation

- 6.48 Local Plan Policy D1 seeks to secure high quality design, including a high standard of accommodation.
- 6.49 Care has been taken to ensure that the reconfigured residential units continue to provide high quality accommodation in accordance with national, regional, and local planning policies and guidance.
- 6.50 All of the proposed residential dwellings have been designed to meet the nationally prescribed internal space standards which are mirrored by the London Plan.
- 6.51 All of the proposed residential dwellings have been designed to meet the external amenity space standards set out within the London Plan.
- 6.52 The revised arrangement of homes and internal layouts has been designed to maximise dual aspect homes. This has enabled the revised proposals to increase the proportion of dual-aspect homes to 72%.
- 6.53 All of the proposed dwellings will also receive sufficient daylight and sunlight in accordance with BRE guidance. For further details please see the Daylight and Sunlight Assessment submitted as part of this application.

6.54 For these reasons the proposals are considered to accord with Local Plan Policy D1.

Residential Amenity

6.55 Local Plan Policy A1 states the Council will seek to protect the quality of life of occupiers and neighbours.

6.56 LBC's Amenity SPG (2021) also provides additional guidance on these matters and should be read in conjunction with Local Plan Policy A1.

6.57 Given the commercial/ civic nature of the buildings to the rear and south of the site, it is considered that any residential amenity impacts will be focused on Linton House (on the opposing side of Greenwood Place) and the residential properties on the opposing side of Highgate Road (to the north/ east).

6.58 It is important to note that the site benefits from an extant consent (ref. 2013/5947/P) which granted planning permission for a part five/ part seven storey building on the site.

6.59 Planning permission (ref. 2016/5372/P) was also granted in 2019 for a part six/ part eight storey building on the site. This is an extant consent. Notably this development was sited closer to Linton House and the tallest element of this development would have been sited on the junction of Greenwood Place and Highgate Road.

6.60 The revised scheme proposed as part of this application will enlarge the overall massing of the consented scheme. This is due to the upper floors on the Greenwood Place elevation being set in line with the flank wall at ground floor level (i.e. no set back). The central form of the building has also been altered to incorporate an additional step (storey) in the massing.

6.61 Figure 1 below, provides a clear comparison of the consented scheme (blue), proposed scheme (green) and the unimplemented 2016 scheme (red). It illustrates how the proposed changes to the consented scheme are modest and incremental, and how the 2016 scheme is much more substantial in scale, bulk and massing. Notably, it also shows how the larger 2016 scheme was sited much closer to the residential properties within Linton House.



Figure 1 - Extract from the Design and Access Statement Addendum

6.62 Within this context consideration should be given to the fact that the larger (extant) 2016 scheme was found to have an acceptable impact on residential amenity in all regards. Given the smaller nature of the revised scheme it follows that this should also be considered acceptable in this regard.

6.63 A Daylight and Sunlight Assessment prepared by Schroeders Begg has been submitted in support of this application. The findings detailed in the assessment confirm that for any shift changes to daylight and sunlight in comparison to the extant scheme (ref. 2013/5947/P), to that of this application proposal, these are fairly limited and for those instances of greater reduction, retained values are typically, either above a level that reductions are not applicable for consideration (in reference to the BRE Guide) or that such retained levels could be considered reasonable for an urban context.

6.64 Consideration should also be given to the consented planning for the Squires 2016 scheme (ref. 2016/5372/P) which had allowed a much larger building adjacent to the residential uses to the north and east of site. In comparison to this consented scheme, this application proposal will have a net lesser impact (on daylight and sunlight) overall on said residential uses.

6.65 Therefore, in summary, the impacts to daylight and sunlight to neighbouring properties resulting from this application scheme are generally not too significantly different to that of the extant consent and a net overall improvement compared to the larger 2016 scheme ref. 2016/5372/P.

6.66 For these reasons the proposals are considered to accord with London Plan Policy D6, Local Plan Policy A1 and LBC's Amenity SPG (2021).

Arboricultural Impact

6.67 The extant consent provides for the removal of all the trees on site to enable development. No changes are proposed in this regard.

6.68 Accordingly, this element of the proposals should continue to be acceptable in principle.

Air Quality

6.69 London Plan Policy SI1 required development proposals to allow for an improvement in air quality and reduce exposure to poor air quality, especially for vulnerable people.

6.70 Local Plan Policy CC4 states that the Council will ensure that the impact of development on air quality is mitigated and ensure that exposure to poor air quality is reduced in the borough. The Council.

6.71 The submitted Air Quality Assessment prepared by Eb7 provides a detailed overview of these matters in accordance with the relevant guidance set out in the London Plan.

6.72 Based on the results of the assessment, it is considered that redevelopment of the site would not cause a significant impact on local air quality.

6.73 The additional traffic generated by the proposed development is not expected to significantly affect local air quality, however detailed dispersion modelling of the local road network has been undertaken to assess whether the site is suitable for residential use, as proposed.

6.74 The modelling indicates that both long term and short-term air quality standards are well within the targets set by the Air Quality Standards Regulations 2010 for the year of opening – which is projected to be in 2023.

6.75 In addition, the site has been assessed as air quality neutral with respect to transport-related emissions.

6.76 Building-related emissions from the site are air quality neutral by default due to the use of heat pump driven heating and hot water systems.

6.77 It is therefore considered that air quality does not pose a constraint to the re-development of the site as proposed, and the proposals are considered to accord with London Plan Policy SI1 and Local Plan Policy CC4.

Energy & Sustainability

6.78 Paragraph 152 of the NPPF states that the planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure.

6.79 Paragraph 157 stipulates that in determining planning applications, local planning authorities should expect new development to: a) comply with any development plan policies on local requirements for decentralised energy supply unless it can be demonstrated by the applicant, having regard to the type of development involved and its design, that this is not feasible or viable; and b) take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption.

- 6.80 London Plan Policy SI 4 requires all development proposals to minimise adverse impacts on the urban heat island through design, layout, orientation, green infrastructure, and materials. Potential for internal overheating should be reduced in accordance with the following cooling hierarchy:
- *Reduce amount of heat entering a building;*
 - *Minimise internal heat gains through energy efficient design;*
 - *Manage heat within the building through exposed internal thermal mass and high ceilings;*
 - *Provide passive ventilation;*
 - *Provide mechanical ventilation; and,*
 - *Provide active cooling systems.*
- 6.81 London Plan Policy SI2 requires all new major development to be net zero carbon and have regard to the energy hierarchy:
- *Use Less Energy (Be Lean); and,*
 - *Supply Energy Efficiently (Be Clean);*
 - *Use Renewable Energy (Be Green); and,*
 - *Monitor energy performance (Be Seen).*
- 6.82 A minimum on-site reduction of at least 35% beyond Building Regulations is required for major development, of which residential development should achieve 10% and non-residential development should achieve 15%. Any shortfall should be provided through a cash-in-lieu contribution to the borough's carbon off-set fund or off-site.
- 6.83 London Plan Policy SI3 requires major development to have a communal heating system. Whilst London Plan Policy SI4 requires development proposals to minimise internal heat gain and the impacts of the urban heat island through design, layout, orientation and materials.
- 6.84 Local Plan Policy CC1 states that the Council will require all development to minimise the effects of climate change and encourage all developments to meet the highest feasible environmental standards that are financially viable during construction and occupation.
- 6.85 The submitted Energy Strategy provides a detailed overview of the baseline energy requirements for the proposed development, the reduction in energy demand as a result of energy efficiency measures and the further CO2 reductions using renewable energy technologies.
- 6.86 The baseline results have shown that if the development was built to a standard to meet on the minimum requirements of current building regulations, the total amount of CO2 emissions would be 77,785Kg/year.
- 6.87 However, the S73 application provides an opportunity to overhaul the energy strategy that was approved as part of the extant consent and bring the development up to standard. The energy strategy also had to be updated to "decouple" the building from the Greenwood Centre, as it was previously assumed that the two sites would share a communal CHP unit.
- 6.88 The new strategy has therefore allowed for the incorporation of air source heat pump systems, a more optimally sited and scaled roof mounted PV array and water source VRF condensers within the commercial space to provide heating, cooling and hot water.
- 6.89 As assessed by the Energy Strategy, these changes allow for a reduction in emissions over the baseline model, taking into account unregulated energy, of 43.6%.
- 6.90 In addition, the SAP & BRUKL outputs demonstrate that the building achieves an overall improvement in emissions over the Building Regulations Part L standards for regulated emissions of (minimum) 63.85%.

6.91 It is acknowledged that the Energy Strategy no longer includes a connection to a CHP, but this is due to the Greenwood Centre coming forward separately and without such a facility. In any event, the development will be built to enable such a connection in future should a network become available.

6.92 Accordingly, the proposals are considered to accord with the requirements of the London Plan and Local Plan Policy CC1.

Fire Safety

6.93 London Plan Policy D5 requires development proposals to be designed to incorporate safe and dignified emergency evacuation for all building users. In all developments where lifts are installed, as a minimum at least one lift per core (or more subject to capacity assessments) should be a suitably sized fire evacuation lift suitable to be used to evacuate people who require level access from the building.

6.94 London Plan Policy D12 seeks development proposals to achieve the highest standards of fire safety and ensure that they are designed to incorporate appropriate features which reduce the risk to life and the risk of serious injury in the event of a fire; including appropriate fire alarm systems and passive and active fire safety measures; are constructed in an appropriate way to minimise the risk of fire spread and develop a robust strategy for evacuation.

6.95 The policy further requires all major development proposals to submit a Fire Statement, which is an independent fire strategy, produced by a third party, suitably qualified assessor.

6.96 A Fire Statement prepared by Bureau Veritas has been prepared and submitted in support of this application to demonstrate compliance with London Plan Policies D5 and D12. It demonstrates that the proposals have considered fire safety at the earliest stage, and the further development of the fire strategy will be based upon these principles.

6.97 The fire strategy will be further developed for submission to the Approving Authority at the appropriate time and will meet the functional requirements of the Building Regulations 2010, taking recommendations from BS 9999:2017 and BS 9991:2015 and the requirements of Policy D5 and D12 of The London Plan.

6.98 Regulation 38 of the Building Regulations requires that fire safety information be given to the person responsible for the occupied building. Therefore, copies of the fire safety strategy, once agreed with the Approving Authority, and other relevant fire safety information should be issued to the responsible person. This will ensure publication of the proposed evacuation strategy and assist in evacuation of all building users.

6.99 Any future modifications to the scheme will be subject to Building Regulations approval and should consider the base build fire strategy.

6.100 Accordingly, it is considered that the proposals comply with the aims and objectives of London Plan Policies D5 and D12.

Transport Impact

6.101 Paragraph 111 of the NPPF states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

6.102 Paragraph 113 of the NPPF and London Plan Policy T4 require all developments that will generate significant amounts of movement to provide a travel plan, and the application should also be supported by a transport statement or transport assessment so that the likely impacts of the proposal can be assessed.

6.103 London Plan Policy T1 requires all development to make the most effective use of land, reflecting its connectivity and accessibility by existing and future public transport, walking and cycling routes, and ensure that any impacts on London's transport networks and supporting infrastructure are mitigated.

- 6.104 Local Plan Policy T1 promotes sustainable transport by prioritising walking, cycling and public transport in the borough. Local Plan Policy T2 seeks to limit the availability of parking and require all new development in the borough to be car-free. Local Plan Policy T4 seeks to promote the sustainable movement of goods and materials and minimise the movement of goods and materials by road.
- 6.105 The site benefits from an extant consent (ref. 2013/5947/P) which provides for a mixed-use residential development of 42no. dwellings and a social enterprise unit at ground floor level (100sq.m). The assessment of the transport impact of the development should therefore be limited the 5no. net additional dwellings.
- 6.106 In this regard, the development will continue to be car-free with none of the net additional units being eligible for car parking permits.
- 6.107 The net additional units will also be provided with cycle parking in accordance with the London Plan. The overall cycle storage provision has also been upgraded so that all of the units will now have access to cycle storage in accordance with London Plan (2021) standards, a net improvement as compared to the extant consent.
- 6.108 Similarly, the refuse and recycling storage has also been upgraded to accommodate the Council's current standards.
- 6.109 Given the sites excellent accessibility to public transport it is not considered that the modest provision of 5no. net additional units will have any material impact on transport condition in the Borough. Conversely, the revised proposals provide an opportunity to bring the extant consent up to date and in accordance with current standards, which will enhance the potential for occupants to walk, cycle and use public transport in the Borough.

Construction Management Plan

- 6.110 Given the scale of the proposed development a draft Construction Management Plan has been submitted in support of this application. This document sets out in full how the construction works can be undertaken in such a way as to minimise disruption to residents and reduce the number of vehicle trips to and from site.
- 6.111 For these reasons the proposals are considered to accord with the aims and objectives of the NPPF, London Plan Policy T1, and Local Plan Policies T1, T2 and T4.

Other Planning Matters

- 6.112 Condition 11 of the extant consent (ref. 2013/5947/P as amended by ref. 2021/5384/P) requires the following:
- “No work shall commence on the Highgate Road Residential Building until a detailed scheme for noise insulation and/or mitigation has first been submitted to and approved in writing by the local planning in respect of the following:*
- a. a scheme of sound insulation and attenuated ventilation so as to ensure that noise from external sources shall not exceed 30dB(A) LAeq (23:00-07:00 hours) in any habitable room*
 - b. sound mitigation measures to be incorporated to terraces and balconies such that the external noise climate does not exceed 55dB LAeq,*
- The buildings shall not be occupied until completed fully in accordance with such scheme(s) as will have been approved.”*
- 6.113 A Noise Impact Assessment has been submitted in support of this application which addresses these matters. Accordingly, we request the Council considers these details as part of this application with a view to discharging and updating this condition accordingly.

7 PLANNING CONDITIONS

7.1 In addition to proposed revisions and for completeness, it is also considered that several other planning conditions pursuant to the extant consent (ref. 2013/ 5947/P) should be updated to take account of previously discharged conditions, the revised proposals and planning obligations (S106).

7.2 We address each of these conditions in turn below.

Condition 2

7.3 This condition should be updated to take account of the revised application drawings and technical reports.

Condition 10

7.4 The revised scheme proposes communal roof terraces at the 5th and 7th floor. It is suggested that this condition is updated to reflect this.

Condition 11

7.5 The Applicant also as part of this application has submitted a Noise Impact Assessment to address the requirements set out within this condition. Should the NIA be considered acceptable we would suggest that this condition is updated accordingly.

Condition 15

7.6 It is understood that the opening hours within this condition are incorrectly expressed. It is suggested that they are updated to show the correct opening hours with the 24hr clock.

Condition 17

7.7 This condition refers to the quantum of cycle parking required for the extant consent. It is suggested that this is updated to reference the correct amount of cycle parking (i.e. 85 spaces).

Conditions 26 - 45

7.8 These planning conditions were put in place to provide the Council with a full back position should the applicant not enter into a Section 106 Agreement to include the stated obligations. Given that a S106 Agreement has been signed, and the Applicant is willing to negotiate a new S106 Agreement pursuant to this S73 application, these planning conditions are redundant.

7.9 Therefore, with respect to the six tests for planning conditions contained within Paragraph 55 of the NPPF, these conditions are not considered to be necessary, and thus should be removed from any subsequent Decision Notice.

8 PLANNING OBLIGATIONS AND CIL

- 8.1 Developer contributions have an important role to play in meeting the strategic objectives of the Council's Local Plan and in particular ensuring that infrastructure relating to the needs created by the development is provided to support new growth, meet Camden's needs for new homes jobs and facilities, and to provide an attractive and sustainable environment.
- 8.2 Local Plan Policy DM1 Delivery and monitoring sets out the role of planning contributions while individual policies throughout the Plan set out key requirements for contributions or expectations for planning obligations.
- 8.3 LBC's Developer Contributions SPG (2019) provides guidance and sets out why developer contributions are required. This includes both Community Infrastructure Levy (CIL) requirements and Planning S106 legal agreements.
- 8.4 Regulations 122 and 123 of the Community Infrastructure Levy Regulations 2010, as amended, place restrictions on the use of s106 Planning Obligations to deliver infrastructure to support development. It also provides guidance on the types of site-specific matters that will continue to be addressed through the use of appropriate planning obligations.
- 8.5 The necessary contributions will be calculated during the course of the determination of the application and will be secured via conditions or S106 Agreement. Consideration will also need to be given to previous obligations and monies paid.
- 8.6 It is anticipated that the following Heads of Terms may be secured as part of the accompanying S106:
- Affordable Housing;
 - Employment;
 - Fees etc.;
 - Monitoring;
 - Sustainability; and,
 - Transport.

Community Infrastructure Levy

- 8.7 The Mayor of London is a charging authority for the purposes of Part 11 of the Planning Act 2008 and may therefore charge the Community Infrastructure Levy in respect of development in Greater London. The Mayor has charged the Community Infrastructure Levy 2 (MCIL2) from April 2019 in Greater London at the rates presented in Tables 1, 2 and 3 and the maps in Figures 1, 2 and 3 within the Charging Schedule (April 2019).
- 8.8 In this case the following rate is considered to apply:
- Band 1 - £80psq.m
- 8.9 LBC is a charging authority according to Part 11 of the Planning Act 2008 and may therefore charge the Community Infrastructure Levy on development within Camden. The Council charges differential rates of CIL determined by the land use of a proposed development.
- 8.10 In this case the following rates are considered to apply:
- Residential - £644psq.m
 - Retail (Class E) - £32psq.m

9 CONCLUSIONS

- 9.1 This Planning Statement sets out the planning case in support of the proposed amendments under S.73 to the extant permission at Highgate Road in the context of the development plan and other material considerations.
- 9.2 The proposed amendments would maintain the high design quality, as established by the approved scheme, whilst also providing 5no. net additional units. The development would also provide 5no. supported living units. The amendments have been carefully considered to ensure that there is no material change of the overall principle of the development and that there would be no change to the land use as approved.
- 9.3 This Statement and the supporting Design and Access Statement Addendum, provide a detailed overview of the development proposals, and demonstrate within the context of the extant consent, how they should be considered acceptable.
- 9.4 The current proposals also follow the signing of a Planning Performance Agreement and extensive pre-application discussions with the Council, including officers within the Housing Team to ensure that the supported living units meet all the necessary (supported living) requirements.
- 9.5 In line with the extant consent, the proposed development would continue to deliver a number of public benefits, including:
- New jobs and employment opportunities include through construction employment and construction related employment and training initiatives and opportunities, supply chain opportunities throughout the construction period and new additional jobs in the end uses;
 - 47no. new homes, including 5no. supported living units (and associated facilities), to help address London and LBC's urgent and pressing need for new accommodation across a range of types and sizes;
 - New homes that will be of an exemplary standard and will comply with the standards set out locally by the Borough and the by the Mayor of London in his Housing SPG;
 - The substantial provision of new community facilities, including the provision of a flexible social enterprise unit;
 - The provision of new active frontages to animate and enliven the streetscene;
 - The provision of a range of high quality communal and private amenity spaces for new residents which responds to the requirements of planning policy.
- 9.6 Overall, the proposals are considered to be supported by adopted planning policies and guidance and should accordingly be granted planning permission.