
From: Kentish Town Neighbourhood Forum KTNF
Sent: 19 June 2022 23:03
To: Kate Henry
Subject: Re: Consultee letter for PlanningApplication Application: 2022/1603/P

[EXTERNAL EMAIL] Beware – This email originated outside Camden Council and may be malicious Please take extra care with any links, attachments, requests to take action or for you to verify your password etc. Please note there have been reports of emails purporting to be about Covid 19 being used as cover for scams so extra vigilance is required.

Dear Kate!

This application has been submitted with the understanding that the joint planning permission from 2014 for the Highgate Road site and the Greenwood Centre (2013/5947/P) is existent in perpetuity although given 8 years ago. This is because the Greenwood Centre was built in the meantime, thereby implementing the planning permission of 2014. At the same time, in light of new planning policies coming into existence within this extended timeframe of eight years, such as The London Plan (2021) and the LBC Local Plan (2017), this application asks to update some changes in line with the new planning policies while it sticks to previous planning policies in other respects (such as parking allocation, see below).

What complicates the evaluation even more, whether or not the permission given before is still existent, is the fact that some uses and functions sought as part of the Highgate Centre in 2014 have subsequently been built as part of the Greenwood Centre already – a 100m² social enterprise space in community use - and are thus missing from the current proposal. In short, the current application encompasses major changes and in KTNF's view puts into question the perpetuity of the existent permission.

KTNF would like to suggest that a new permission evaluated against current policies needs to be sought. Adding to this the concern for changed use of urban space, and for the increasing danger of climate change which both had a major impact on new planning policies, this would be the best way forward.

KTNF recognizes the principle of redevelopment of the site for residential use and is in principle in favour of this application. In particular, KTNF commends the proposed change of HVAC strategy - moving away from the use of communal CHP systems and aligning the project with the latest GLA guidance (April 2020), incorporating the use of heat pump technology and removing the use of fossil fuels.

KTNF was not approached by the applicant. As a statutory body KTNF welcomes applicants to get in contact prior to submission of the application. Before KTNF can fully support this application, we would like to see several changes and clarifications:

* Since the scheme was approved 8 years ago, new parking regulations were introduced: In order to make the development compliant with current parking regulations that all newbuilds must be car-free, there should be no parking of cars on site permitted, and the previous permission for parking should be revoked.

Instead, there is a great need for green amenities, and the planned parking amenities should be redesigned as green and biodiverse space.

* The proposed height is in between the 2013/5947/P and the later Squire and Partners proposals. There is no route (gap) through the site proposed which would improve the outlook from Greenwood Place and Highgate Road, and would reduce the bulky appearance of the proposed building:

The proposed massing would establish an overpowering building and create a claustrophobic cityscape in conjunction with its several neighbouring buildings. Some further articulation would improve the massing, in particular as a backdrop to the Christ Apostolic Church. In addition, KTNF suggests the reduction of the height of the building by at least one storey to ensure that it is not impeding access to light of the neighbouring Christ Apostolic Church and residential building (Linton House) and dominating the local streetscape. The application proposes to be one storey higher than Linton House, which already had an extra floor added as part of its conversion to flats. If the Highgate Centre redevelopments goes ahead at its proposed scale, it will be continuing a trend of increasing building heights in the neighbourhood, which contravenes the commitment in the Neighbourhood Plan to protect KT's heritage.

*What KTNF in particular is concerned about is that the applicant suggests to increase the number of market units from 34 to 42 while cutting the number of affordable units from 8 to 5 units. Thus of the newly 47 proposed units, only 10 % or so, would be affordable units – although for assisted living. This is unsatisfactory and needs to be aligned to the 50% target. Furthermore, the affordable units are all one-bedroom units. This proposal does not meet the local need for affordable family accommodation of multi-bedroom units.

KTNF recommends that the current planning application needs to be re-evaluated in its entirety on the basis of current policies and regulations.

Kind regards,

Kentish Town Neighbourhood Forum

Sent from [Outlook](#)

From: Kate Henry <Kate.Henry@camden.gov.uk>

Sent: 13 April 2022 10:52

To: [REDACTED]

Subject: Consultee letter for PlanningApplication Application: 2022/1603/P

Please find attached Consultee letter for PlanningApplication application 2022/1603/P

Y588607

This e-mail may contain information which is confidential, legally privileged and/or copyright protected. This e-mail is intended for the addressee only. If you receive this in error, please contact the sender and delete the material from your computer. See our new Privacy Notice here<<http://www.camden.gov.uk/privacystatement>> which tells you how we store and process the data we hold about you and residents.