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London, EC1 8FH



Planning Department  
London Borough of Camden  
5 Pancras Square  
London  
N1C 4AG

**FAO Mr David Fowler**

1 June 2022

Our Reference: 15/392  
Via PLANNING PORTAL

Dear Mr Fowler

**THE TOWN AND COUNTRY PLANNING ACT 1990, (AS AMENDED)**  
**HIGHGATE NEWTOWN COMMUNITY CENTRE, 25 BERTRAM STREET, LONDON N19 5DQ**  
**DISCHARGING PLANNING CONDITION 18, 28 AND 37**  
**PLANNING PERMISSION REFERENCE 2018/5774/P**

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We write on behalf of our client, London Borough of Camden Development Division, to submit an approval of details (AOD) application in relation to Conditions 18, 28 and 37 attached to planning permission 2018/5774/P at the Highgate Newtown Community Centre, 25 Bertram Street, London N19 5DQ.

These conditions all relate to hard and soft landscaping details and have therefore been grouped together in one application.

Planning permission was granted on 29 March 2019 under reference 2018/5774/P for the following development:

*Variation of development granted under reference 2016/6088/P dated 30/06/17 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."*

*Namely to make the following changes:*

- Amend the height/bulk and massing, elevations*
- Increase the number of residential units from 31 to 41*
- Include 7 affordable units (intermediate) as opposed to none*
- Reduce the area of the community facilities, to result in a smaller increase above the existing floorspace*
- Remove most of the basement*
- Include the existing right of way on the western side of the site.*

The Applicant has implemented the approved development and the construction phase shall commence imminently. This AOD application has been submitted alongside a number of other AOD applications in order to allow these elements of the scheme to be installed during construction works.

Our services include: delivery | design | engagement | heritage | planning | sustainable development | transportation

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**a. Condition 18**

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Condition 18 states:

*Details of planting to replace all the trees to be removed shall be submitted to and approved by the Council prior to occupation.*

Camlins have produced plans and planting details which shows the new tree planting to be provided both on site, as well as on adjoining land. The planting on adjoining land, namely the Pentad Housing Association land to the east of the site, has been discussed and agreed with these landowners.

**b. Condition 28**

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Condition 28 states:

*Prior to first occupation, plans showing the following bicycle parking shall be submitted to and approved by the Council.*

*- 22 short stay cycle parking spaces within the site for visitors to both residential buildings and the community centre,*

*- 58 long stay cycle parking spaces.*

*All such facilities shall thereafter be retained.*

An overarching landscaping plan has been produced by Camlins which shows the location of the short stay cycle parking spaces, with more detailed drawings produced to show the number and type of long stay cycle parking spaces within the dedicated cycle store on site. Detailed specifications of the cycle racks are also provided.

**c. Condition 37**

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Condition 37 states:

*Prior to occupation of any part of the development, a Landscaping management plan shall be submitted to and approved by the local planning authority. The proposals will be maintained in accordance with this plan thereafter.*

Camlins have produced a detailed Landscape Management Plan that covers all elements of the hard and soft landscaping areas on site.

**d. The Application Package**

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The application has been submitted via the Planning Portal and comprises:

- Completed application form for the approval of details reserved by condition
- Cover letter, prepared by Iceni Projects Ltd
- Condition 18:
  - Tree Planting Plan, including species information and initial planting size, prepared by Camlins
- Condition 28:
  - Site wide Landscaping Plan, prepared by Camlins

- Short Stay Cycle Parking details, prepared by Camlins
  - Long Stay Cycle Parking details, prepared by Hunters
- Condition 37:
  - Landscape Management Plan, prepared by Camlins
- Site location plan (for reference purposes).

We trust that the information provided is sufficient to enable the council to validate and discharge the condition, and look forward to receiving confirmation of this at the earliest opportunity. In the meantime, please contact Lewis Westhoff on [REDACTED] of this office in the first instance should you have any questions.

Yours faithfully,

[REDACTED]

Iceni Projects Limited

Enc.  
As listed above