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

**FAO Mr David Fowler**

7 July 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 13 AND 15**  
**PLANNING PERMISSION REFERENCE 2018/5774/P**

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 13 and 15 attached to planning permission 2018/5774/P at the Highgate Newtown Community Centre, 25 Bertram Street, London N19 5DQ.

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.

#### **a. Condition 13**

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Condition 13 states:

*Prior to commencement of the above ground construction works, development full details of all biodiverse, substrate-based extensive living roofs to be incorporated into the development shall be submitted to and approved in writing by the local planning authority. The design and planting scheme should be informed by the Ecological Appraisal and should reflect the local conditions and species of interest. The details shall include the following: A. detailed maintenance plan, B. details of its construction and the materials used, C. a section at a scale of 1:20 showing substrate depth averaging 130mm with added peaks and troughs to provide variations between 80mm and 150mm and D. full planting details including species showing planting of at least 16 plugs per m2. The development shall not be carried out otherwise than in accordance with the details thus approved and shall be fully implemented before the premises are first occupied. Guidance on living roofs is available in the Camden Biodiversity Action Plan: Advice Note on Living Roofs and Walls.*

Condition 13 has previously been discharged under planning application reference 2021/2619/P. However, since this time, there have been some amendments. These amendments include:

- The extent of green roof coverage reduced due to plant locations
- The specification of green roof (sedum and seeded) have changed with confirmation of the specialist supplier.

Camlins have therefore produced an updated set of plans and supporting information in order to re-discharge this condition.

#### **b. Condition 15**

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Condition 15 states:

*Details of all external lighting shall be submitted to and approved by the Local Planning Authority, prior to first occupation of the development.*

*Full details of a lighting strategy, to include the following information shall be submitted to and approved by the Local Planning Authority, in writing, before the development commences.*

*- Location and type (for safety, security and design reasons)*

*- Potential light spill on to buildings, trees and lines of vegetation (for biodiversity reasons).*

*The development shall not be carried out otherwise than in accordance with the details thus approved and shall be fully implemented before the premises are first occupied*

A range of technical information has been prepared by Harvey Group and Semple McKillop which provides details of the lighting, manufacturers specifications and lux levels and light spill diagrams to demonstrate compliance with this condition.

#### **c. 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 Icen Projects Ltd
- Condition 13:

- Roof Landscape Plan, prepared by Camlins
- Various manufacturers specification documents
- Condition 15:
  - Lighting and Emergency Lighting Technical Submission, prepared by Harvey Group
  - Exterior Lighting Plots, prepared by Harvey Group
  - Site Lighting Plan, prepared by Semple McKillop
- 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