

Application ref: 2022/1603/P
Contact: Kate Henry
Tel: 020 7974 3794
Email: Kate.Henry@camden.gov.uk
Date: 2 March 2023

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

RPS
20 Farringdon Street
London
EC4A 4AB

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted Subject to a Section 106 Legal Agreement

Address:

**The Greenwood Centre
Greenwood Place
& Highgate Day Centre
19-37 Highgate Road
London
NW5 1LB**

Proposal:

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 changes to assisted living units provision, net additional residential units, excavation of basement, installation of substation at ground floor, reconfiguration of internal layout, elevational changes, material changes and associated plant, landscaping, servicing, cycle and refuse storage alterations.

Drawing Nos: SITE LOCATION PLANS:

HR-AHR-B1-00-DR-A-11-000 Rev C1; HR-AHR-B1-00-DR-A-11-001 Rev C1.

EXISTING DRAWINGS

HR-AHR-B1-ZZ-DR-A-PL-100 Rev C1; HR-AHR-B1-ZZ-DR-A-PL-200 Rev C1; HR-AHR-B1-ZZ-DR-A-PL-201 Rev C1.

SUPERSEDED PLANS:

PL 110; PL 111; PL 112; PL 113; PL 114 Rev A; PL 115; PL 116 Rev A; PL 210; PL 211; PL 212; PL 215.

REVISED DRAWINGS / DOCUMENTS:

HR-AHR-B1-00-DR-A-20-100 Rev C3; HR-AHR-B1-01-DR-A-20-101 Rev C1; HR-AHR-B1-02-DR-A-20-102 Rev C1; HR-AHR-B1-03-DR-A-20-103 Rev C1; HR-AHR-B1-04-DR-A-20-104 Rev C1; HR-AHR-B1-05-DR-A-20-105 Rev C1; HR-AHR-B1-06-DR-A-20-106 Rev C1; HR-AHR-B1-07-DR-A-20-107 Rev C1; HR-AHR-B1-B1-DR-A-20-099 Rev C2; HR-AHR-B1-ZZ-DR-A-20-221 Rev C1; HR-AHR-B1-ZZ-DR-A-20-222 Rev C1; HR-AHR-B1-ZZ-DR-A-20-223 Rev C1; HR-AHR-B1-ZZ-DR-A-20-224 Rev C1; HR-AHR-B1-ZZ-DR-A-20-311 Rev C1; HR-AHR-B1-ZZ-DR-A-20-312 Rev C1; E0751-EEE-00-XX-DR-C-7599 Rev P02; Planning Statement (RPS), dated March 2022; Design and Access Statement Addendum (AHR), dated March 2022; Air Quality Assessment (eb7), dated 10/03/2022; Arboricultural Development Statement (CBA Trees), dated March 2022; Tree Survey Report (CBA Trees), dated November 2021; Desk Study & Basement Impact Assessment Report (GEA, dated March 2022; Ground Investigation, Basement Impact Assessment & Ground Movement Analysis Report Rev 2 (GEA), dated August 2022; Flood Risk Assessment Rev P02 (engineeria), dated 02/09/2022; Drainage Statement Rev P02 (engineeria), dated 02/09/2022; Landscape Strategy Report (Levitt Bernstein), dated March 2022; Site Investigation Proposal (GEA)< date January 2022; Daylight and Sunlight Report (Schroeders Begg), dated March 2022; Supplementary Daylight and Sunlight Report (Schroeders Begg), dated July 2022; Energy Statement (eb7), dated 11/03/2022; Osborn Associates letter response to Health and Safety Executive, dated 22/06/2022; Planning Condition 11 Discharge (Anderson Acoustics), dated March 2022; Viability Study (Turner Morum), dated April 2022; Construction / Demolition Management Plan Version 6, dated 12/07/2022.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 This condition is intentionally left blank.
- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: HR-AHR-B1-00-DR-A-11-001 Rev C1; HR-AHR-B1-00-DR-A-11-000 Rev C1; HR-AHR-B1-ZZ-DR-A-PL-100 Rev C1; HR-AHR-B1-ZZ-DR-A-PL-200 Rev C1; HR-AHR-B1-ZZ-DR-A-PL-201 Rev C1; HR-AHR-B1-00-DR-A-20-100 Rev C3; HR-AHR-B1-01-DR-A-20-101 Rev C1; HR-AHR-B1-02-DR-A-20-102 Rev C1; HR-AHR-B1-03-DR-A-20-103 Rev C1; HR-AHR-B1-04-DR-A-20-104 Rev C1; HR-AHR-B1-05-DR-A-20-105 Rev C1; HR-AHR-B1-06-DR-A-20-106 Rev C1; HR-AHR-B1-07-DR-A-20-107 Rev C1; HR-AHR-B1-B1-DR-A-20-099 Rev C2; HR-AHR-B1-ZZ-DR-A-20-221 Rev C1; HR-AHR-B1-ZZ-DR-A-20-222 Rev C1; HR-AHR-B1-ZZ-DR-A-20-223 Rev C1; HR-AHR-B1-ZZ-DR-A-20-224 Rev C1; HR-AHR-B1-ZZ-DR-A-20-311 Rev C1; HR-AHR-B1-ZZ-DR-A-20-312 Rev C1; Planning Statement (RPS), dated March 2022; Design and Access Statement Addendum (AHR), dated March 2022; Air

Quality Assessment (eb7), dated 10/03/2022; Arboricultural Development Statement (CBA Trees), dated March 2022; Tree Survey Report (CBA Trees), dated November 2021; Desk Study & Basement Impact Assessment Report (GEA, dated March 2022; Ground Investigation, Basement Impact Assessment & Ground Movement Analysis Report Rev 2 (GEA), dated August 2022; Flood Risk Assessment Rev P02 (engineeria), dated 02/09/2022; Drainage Statement Rev P02 (engineeria), dated 02/09/2022; Landscape Strategy Report (Levitt Bernstein), dated March 2022; Site Investigation Proposal (GEA) < date January 2022; Daylight and Sunlight Report (Schroeders Begg), dated March 2022; Supplementary Daylight and Sunlight Report (Schroeders Begg), dated July 2022; Energy Statement (eb7), dated 11/03/2022; Osborn Associates letter response to Health and Safety Executive, dated 22/06/2022; Planning Condition 11 Discharge (Anderson Acoustics), dated March 2022; Viability Study (Turner Morum), dated April 2022; Construction / Demolition Management Plan Version 6, dated 12/07/2022.

Reason: For the avoidance of doubt and in the interest of proper planning.

- 3 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

(a) Facing materials of the residential building;

(b) The commercial unit shopfront including sections, elevations and materials;

(c) Details including sections at 1:10 of all windows, glazing, balconies, balustrades and external door frames of the residential building;

(d) Details of all lighting to the public realm including external lighting to the elevations, lighting of entrance areas, control of access points and CCTV.

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of Policy D1 of the London Borough of Camden Local Plan 2017 and Policy D3 of the Kentish Town Neighbourhood Plan 2016.

- 4 Before the brickwork is commenced, a sample panel of the facing brickwork demonstrating the proposed colour, texture, jointing and fixing shall be provided on site and approved in writing by the local planning authority. The development shall be carried out in accordance with the approval given. The approved panel shall be retained on site until the work has been completed.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of Policy D1 of the London Borough of Camden Local Plan 2017 and Policy D3 of the Kentish Town Neighbourhood Plan 2016.

- 5 No visible flues, vents or drainage pipes shall be fixed or installed on the street-facing elevations of the buildings.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of Policy D1 of the London Borough of Camden Local Plan 2017 and Policy D3 of the Kentish Town Neighbourhood Plan 2016.

- 6 Prior to commencement of the superstructure, full details of hard and soft landscaping and means of enclosure of all un-built, open areas shall be submitted to and approved by the local planning authority in writing. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

The hard and soft landscaping at Greenwood Place shall accord with the details approved under application reference 2017/4376/P, dated 05/10/2017, or other such details which have been submitted to and approved in writing by the local planning authority.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of Policies A2, A3 and D1 of the London Borough of Camden Local Plan 2017 and Policies D3 and GO3 of the Kentish Town Neighbourhood Plan 2016.

- 7 All soft landscaping works shall be carried out in accordance with the approved landscape details by not later than the end of the planting season following completion of the development or relevant phase of the development, whichever is the sooner. Any trees or areas of planting which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of Policies A2, A3 and D1 of the London Borough of Camden Local Plan 2017 and Policies D3 and GO3 of the Kentish Town Neighbourhood Plan 2016.

- 8 Full details in respect of the green roofs in the areas indicated on the approved roof plans, including construction profile, materials, substrate depth, full schedule of plant species, density of planting and plan of maintenance shall be submitted to and approved by the local planning authority before the relevant part of the development commences. The details shall include a bio-diverse green roof consisting of an inert substrate to organic matter ratio at a depth suitable for establishment of a biodiverse roof in the area to be shared by the solar panels on the roof of the residential building. The buildings shall not be occupied until the approved details have been implemented and these works shall be permanently retained and maintained thereafter.

The green and brown roofs at the Greenwood Place building shall accord with the details approved under application reference 2017/4376/P, dated 05/10/2017, or other such details which have been submitted to and approved in writing by the local planning authority.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies G1, CC1, CC2, CC3, CC4(major apps only), D1, D2(if CA or LB) and A3 of the London Borough of Camden Local Plan 2017.

- 9 Prior to commencement of the relevant part of the development, full details of the design, specification and locations of bird and bat boxes and indication of species to be accommodated shall be submitted to and approved in writing by the local planning authority. The boxes shall be installed in accordance with the approved plans prior to the occupation of the development and thereafter retained.

The bird and bat boxes at the Greenwood Place building shall accord with the details approved under application reference 2017/4539/P, dated 06/09/2017, or other such details which have been submitted to and approved in writing by the local planning authority.

Reason: In order to secure appropriate features to conserve and enhance wildlife habitats and biodiversity measures within the development, in accordance with the requirements of the London Plan (2016) and Policies A3 and CC2 of the London Borough of Camden Local Plan 2017 and Policy GO3 of the Kentish Town Neighbourhood Plan 2016.

- 10 Full details of a planting plan for the 5th and 7th floor communal roof gardens on the residential building shall be submitted to and approved by the local planning authority before the relevant part of the residential development is commenced. The residential building shall not be occupied until the approved details have been implemented and the planting shall thereafter continue in accordance with such plan unless otherwise approved by the local authority in writing.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with Policies A3 and CC3 of the London Borough of Camden Local Plan 2017 and Policy GO3 of the Kentish Town Neighbourhood Plan 2016.

- 11 Noise insulation at the Highgate Road residential building shall accord with the details submitted as part of this application, or other such details which have been submitted to and approved in writing by the local planning authority.

Reason: To safeguard the premises against the transmission of external noise in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 12 Noise insulation at the Greenwood Place building shall accord with the details approved under application reference 2017/0701/P, dated 17/03/2017, or other such details which have been submitted to and approved in writing by the local

planning authority.

Reason: To safeguard the premises against the transmission of external noise in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 13 Technical specification details of the mechanical ventilation units to be installed on the residential building hereby approved, together with an accompanying acoustic report, shall be submitted to and approved by the local planning authority prior to installation of these units. The units shall not be operated other than in complete accordance with such measures as may be approved.

Reason: To safeguard the amenities of occupiers of the proposed use, adjoining premises and the area generally in accordance with the requirements of Policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 14 Noise levels from fixed plant associated with the development at a point 1 metre external to sensitive facades shall be at least 5dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 10dB(A) below the LA90, expressed in dB(A).

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 15 The alternative uses hereby approved for the commercial unit on the ground floor of the building fronting Highgate Road shall not be carried out outside the following times 0730 - 2330 Mondays to Saturdays and 0830 - 2230 on Sundays.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1, CC1, D1, A1, A4, TC1 and and TC5 of the London Borough of Camden Local Plan 2017.

- 16 No preparation of hot food shall be permitted from the ground floor commercial premises of the Highgate Road building hereby permitted until planning permission has been secured for a full scheme of ventilation and fume extraction and such scheme is in-place and fully operational.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1, CC1, D1, A1, A4, TC1 and and TC5 of the London Borough of Camden Local Plan 2017.

- 17 Prior to first occupation of the respective buildings, the proposed cycle storage of minimum 68 spaces for the residential development and 16 spaces for the community centre shall be fully provided in compliance with the details shown on the drawings hereby approved, or such other details as may be approved by

the local authority in writing and shall be permanently maintained and retained.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T1 of the London Borough of Camden Local Plan 2017.

- 18 The 42x market dwellings hereby approved shall be designed and constructed in accordance with Building Regulations Part M4 (2).

The 5x affordable assisted living units hereby approved shall be designed and constructed in accordance with Building Regulations Part M4 (3) (2) (b) - wheelchair accessible.

Evidence demonstrating compliance should be submitted to and approved by the Local Planning Authority prior to occupation.

Reason: To ensure that the internal layout of the building provides flexibility for the accessibility of future occupiers and their changing needs over time, in accordance with the requirements of Policy C6 of the London Borough of Camden Local Plan 2017.

- 19 The sustainable drainage system as approved (Drainage Statement by Engineeria Rev P02, dated 02/09/2022) shall be installed as part of the development to accommodate all storms up to and including a 1:100 year storm with a 40% provision for climate change, such that flooding does not occur in any part of a building or in any utility plant susceptible to water and to achieve run off rate of 2 l/s. The system shall include blue roof system 113.2m³, attenuation tank 12.7m³, pervious pavements 9.6m³ as stated in the approved drawings and shall thereafter retained and maintained in accordance with the approved maintenance plan.

The surface water drainage at Greenwood Place shall accord with the details approved under application reference 2017/0697/P, dated 13/03/2017, or other such details which have been submitted to and approved in writing by the local planning authority.

Reason: To reduce the rate of surface water run-off from the buildings and limit the impact on the storm-water drainage system in accordance with Policies CC1, CC2, CC3 of the London Borough of Camden Local Plan 2017.

- 20 The residential accommodation hereby approved shall not be occupied until details of the location for the air inlet for the mechanical ventilation to serve the accommodation have been submitted to and approved by the local planning authority. The mechanical ventilation shall not operate other than in accordance with such details as have been approved.

Reason: In order to ensure an acceptable level of air quality for residents in accordance with Policy CC4 of the London Borough of Camden Local Plan 2017.

- 21 The development shall accord with the written scheme of remediation

measures approved pursuant to application reference 2017/4355/P, dated 21/12/2017, or other such details which have been submitted to and approved in writing by the local planning authority.

The remediation measures shall be implemented strictly in accordance with the approved scheme and a written report detailing the remediation shall be submitted to and approved by the local planning authority in writing prior to occupation.

Reason: To protect future occupiers of the development from the possible presence of ground contamination arising in connection with the previous industrial/storage use of the site in accordance with policies G1, D1, A1, and DM1 of the London Borough of Camden Local Plan 2017.

- 22 In the event that additional significant contamination is found at any time when carrying out the approved development it must be reported in writing immediately to the local planning authority. An investigation and risk assessment must be undertaken in accordance with the requirements of the Environment Agency's Model Procedures for the Management of Contamination (CLR11), and where mitigation is necessary a scheme of remediation must be designed and implemented to the satisfaction of the local planning authority before any part of the development hereby permitted is occupied.

Reason: To protect future occupiers of the development from the possible presence of ground contamination arising in connection with the previous industrial/storage use of the site in accordance with policies G1, D1, A1, and DM1 of the London Borough of Camden Local Plan 2017.

- 23 Prior to commencement of any impact piling, a piling method statement shall be submitted to and approved in writing by the local planning authority. The Method Statement shall be prepared in consultation with Thames Water or the relevant statutory undertaker, and shall detail the depth and type of piling to be undertaken and the methodology by which such piling will be carried out including measures to prevent and minimise the potential for damage to subsurface water infrastructure, and the programme for the works. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Reason: To safeguard existing below ground public utility infrastructure and controlled waters in accordance with the requirements of Policy CC3 of the London Borough of Camden Local Plan 2017.

- 24 (A) The approved works shall accord with the Written Scheme of Investigation for Archaeological Evaluation (Wessex Archaeology) (ref: 261970.01), dated May 2022, submitted pursuant to planning application reference 2022/3025/P, dated 10/11/2022.

(B) If heritage assets of archaeological interest are identified by the evaluation under Part A, then before works on the relevant part of the development commence the applicant shall secure the implementation of a programme of archaeological investigation in accordance with a Written Scheme of

Investigation which has been submitted by the applicant and approved by the local planning authority in writing.

C) No development or demolition shall take place other than in accordance with the Written Scheme of Investigation approved under Part (B).

D) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under Part (B), and the provision for analysis, publication and dissemination of the results and archive deposition has been secured.

Reason: In order to ensure the identification of and minimise damage to important archaeological remains which may exist on this site, in accordance with the requirements of Policy D2 of the London Borough of Camden Local Plan 2017.

- 25 The arrangements for the re-accommodation of the current commissioned services run from the former Greenwood Centre building by Camden Society and Camden People First shall accord with the details approved pursuant to planning application reference 2017/0702/P, dated 10/03/2017.

Reason: In order to ensure provision of existing community facilities that meet the needs of the local population in accordance with Policy C2 of the London Borough of Camden Local Plan 2017.

- 26 Screens, details of which shall have been submitted to and approved in writing by the local planning authority, shall be erected between the individual roof terraces on level 1 at the rear of the building, prior to the occupation of the units, and shall be permanently retained thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of Policy A1 of the London Borough of Camden Local Plan 2017.

- 27 Prior to commencement of above-ground works, details, drawings and data sheets showing the location, Seasonal Performance Factor of at least 2.5 and Be Green stage carbon saving of the air source heat pumps and associated equipment to be installed on the building, shall have been submitted to and approved by the Local Planning Authority in writing. The measures shall include the installation of a metering details including estimated costs to occupants and commitment to monitor performance of the system post construction. A site-specific lifetime maintenance schedule for each system, including safe access arrangements, shall be provided. The equipment shall be installed in full accordance with the details approved by the Local Planning Authority and permanently retained and maintained thereafter.

Reason: To ensure the development provides adequate on-site renewable energy facilities in accordance with the requirements of Policy CC1 of the London Borough of Camden Local Plan 2017.

- 28 Prior to first occupation of the buildings, detailed plans showing the location

and extent of photovoltaic cells to be installed on the building shall have been submitted to and approved by the Local Planning Authority in writing. The measures shall include the installation of a meter to monitor the energy output from the approved renewable energy systems. The cells shall be installed in full accordance with the details approved by the Local Planning Authority and permanently retained and maintained thereafter.

Reason: To ensure the development provides adequate on-site renewable energy facilities in accordance with the requirements of Policies G1, CC1 and CC2 of the London Borough of Camden Local Plan 2017.

- 29 Engineeria Ltd shall inspect, agree and monitor the critical elements of both permanent and temporary basement construction works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body. Should there be a subsequent change or reappointment, the replacement shall be a suitably qualified chartered engineer with membership of the appropriate professional body and details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the local planning authority prior to the continuation of basement construction works. Any subsequent change or reappointment shall also be confirmed forthwith for the duration of the construction works.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of Policies D1 and A5 of the London Borough of Camden Local Plan 2017.

- 30 The basement works hereby approved shall be carried out in accordance with the Basement Impact Assessment (and supporting documents) as approved. Any change to the basement design or construction methodologies as approved shall be submitted to the local planning authority for approval in writing prior to their implementation.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of Policies D1 and A5 of the London Borough of Camden Local Plan 2017.

- 31 All non-Road mobile Machinery (any mobile machine, item of transportable industrial equipment, or vehicle - with or without bodywork) of net power between 37kW and 560kW used on the site for the entirety of the [demolition and/construction] phase of the development hereby approved shall be required to meet Stage IIIA of EU Directive 97/68/EC. The site shall be registered on the NRMM register for the [demolition and/construction] phase of the development.

Reason: To safeguard the amenities of the adjoining occupiers, the area generally and contribution of developments to the air quality of the borough in accordance with the requirements of policies G1, A1, CC1 and CC4 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 The applicant's attention is drawn to the comments made by the Metropolitan Police Designing Out Crime Officer (available to view online with the application documents).

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:

<https://www.gov.uk/appeal-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer