

## **REPORT FOR CONSIDERATION AT PLANNING COMMITTEE**

**Reference No:** HGY/2008/1065

**Ward:** Highgate

**Date received:** 13/05/2008

**Last amended date:** N / A

**Drawing number of plans:** A5415/2.1/01, 102 - 115 incl.; A5415/2.0/01; 01

**Address:** 2 - 4 Broadlands Road N6

**Proposal:** Demolition of existing buildings and erection of part 4 / part single storey building to accommodate 40 extra care units, and provision of 8 off-street parking spaces.

**Existing Use:** Residential / Vacant Care Home

**Proposed Use:** Extra Care / C2

**Applicant:** Mr Joe Scullion Hill Homes

**Ownership:** Private

### **PLANNING DESIGNATIONS**

Conservation Area  
Contaminated Land  
Road Network: Borough Road

**Officer Contact:** Matthew Gunning

### **RECOMMENDATION**

GRANT PERMISSION subject to conditions

### **SITE AND SURROUNDINGS**

The application site is occupied by two converted and extended villas (No's 2 & 4), known respectively as The Trees & Homfray House, and which form a vacant nursing home, which was formed from the merger of these respective properties. Part of the site (No 4) has reverted back to residential use. There have been substantial extensions to these two properties on site, in particular No 2 which has undergone substantial external changes by way of unsympathetic additions and extensions. No 4 has undergone less significant external changes and retains many of its original architectural details (fine brickwork, a canted bay, timber sash windows, high dormer gables). This property is an important focal point in view along Broadlands Road. There is high degree of screening along the front of the site which partly obscures views of these buildings, particularly No 2 and to a lesser extent No 4. The

application site is 0.5 ha. in size and fronts onto Broadlands Road and has frontage along its western boundary onto Grange Road (a private road). The side adjoins the rear garden boundaries of a number of residential dwellings as well a residential block and Church Hall on North Hill, along its eastern boundary. Along the rear boundary the site adjoins No's 7 & 9 Grange Road. The site is populated with many trees (39 in total) of various age and species some (10) of which are protected by TPOs.

Broadlands Road is generally residential in character with low-density development of relatively large properties set in substantial grounds. There are some higher density schemes along this road; including a scheme of 12 terrace properties opposite, known as Broadlands Close. There is no prevailing architectural style in the area, being a mix of Victorian, Edwardian and 20<sup>th</sup> century development. The road contains some impressive Victorian mansion houses, some of which are unique, as well as some more modern flats on either side of the road. The application site is located within Highgate Conservation Area.

## **PLANNING HISTORY**

OLD/1944/0001 – Use of 2 Home for aged people – Approved 21-09-44

OLD/1947/0032 – Two-single storey extension at rear to provide additional dormitory and sanitary accommodation. – Approved 12-12-47

OLD/1957/0043 - Bungalow on Grange Road frontage adjoining no 7. – Granted 20-11-57

OLD/1967/0068 - Erection of two storey extension incorporating link corridor between properties with a kitchen at ground floor level and flatlet at first floor level.- Granted 26-09-67

OLD/1966/0067 - Erection of sun lounge – Granted 20-06-66

OLD/1966/0066 - Conversion into old persons home including alterations and additions.- Approved 07-04-66

OLD/1977/0076 - Erection of a single storey extension to form new laundry to old persons home. – Granted 03-03-77

OLD/1973/0105 - Erection of double car port on forecourt. – Granted 23-01-73

OLD/1971/0057 - Installation of a lift. – Granted 01-07-71

OLD/1970/0076 - Erection of prefabricated building for storage of owners tools etc. – Approved 02-04-70

OLD/1989/0127 - Erection of temporary single storey building to provide accommodation for 24 elderly people during refurbishment of their own establishment. – Granted 07-02-89

HGY/1997/1685 - Conversion of residential home to form 5 X 1 bed and 1 X 2 bed self contained flats. – Approved 20-01-98

HGY/1998/1026 - Conversion of ground and first floors of disused nursing home in 1x 4 bed dwelling. – Granted 08-09-98

HGY/2007/2191 - Demolition of existing buildings and erection of part 4 / part single storey building to accommodate 41 extra care units, and provision of 8 off-street parking spaces. – Refused 21/01/2008

HGY/2007/2192 - Conservation Area Consent for demolition of existing buildings and erection of part 4 / part single storey building to accommodate 41 extra care units, and provision of 8 off-street parking spaces – Refused 21/01/2008

## **DETAILS OF PROPOSAL**

The proposal is for the demolition of the existing buildings on site and the erection of part 4 / part single storey building to accommodate 40 extra care units, and provision of 8 off-street parking spaces.

## **CONSULTATION**

Transportation Group  
Building Control  
Planning Policy  
Arboricultural Officer  
Conservation Officer  
English Heritage  
Highgate CAAC  
Highgate Society  
Flat 1-15 (c.) North Hill Court, North Hill  
19, 19a North Hill  
1, 1a, 1b, 1c, 1d, 3 Broadlands Road  
1-4 Broadlands Close  
9-15 Broadlands Road  
8, 10, 10a Broadlands Road  
2-24 (e), 26-30 Grange Road  
1-9 (o) Grange Road  
1-4 (c.) Hacquelince Creft Terrace  
1-3 (c.) Morris Bishop Terrace  
2-6 (e) View Road  
95-99 (o) North Hill  
Flat 1-2 (c.) Rowlands Close, North Hill  
61-83 (o) North Hill  
59, 29a, b North Hill  
35-57 (o) North Hill

## **RESPONSES**

English Heritage – Following concerns raised in respect of a previous application the applicants have submitted an analysis of the impact of the retention of No 4 Broadlands Road. It is noted that the requirements of integrating the property into a care home and the standards required would further erode the contribution made by the existing building to the conservation area whilst failing to provide the standard of accommodation desired.

The loss of the Victorian property would be unfortunate as the property relates to the dominant form of historic development within the road. However, English Heritage realises that the care home is a local amenity and that retention on the existing site is seen as desirable. Following the additional information provided by the applicants English Heritage is content for the local authority to determine this application in line local and national policies. However, in the event of the Council being minded to grant planning permission we would request that further consideration is given to the additional bulk and height, particularly in respect of the corner with Grange Road and the angular arrangement of the proposed block facing Grange Road.

EH would urge you to address the above issues, and recommend that the application should be determined in accordance with national and local policy guidance, and on the basis of your specialist conservation advice. It is not necessary for us to be consulted again. However, if you would like further advice, please contact us to explain your request.

Arboricultural Officer- An Arboricultural impact assessment has been produced by Dr Frank Hope. The site is populated with many trees (39 in total) of various age and species. The most significant trees are the subject of Tree Preservation Orders (TPO's). There are 10 in total and include tree tag no's: 581, 582, 585, 586, 588, 591, 592, 603, 606 and 607. All are categorised by Dr Hope as A1/B1 trees, none are specified for removal.

Dr Hope has categorised 4 trees (583, 589, 590 and 597) as R (to be removed) and a further 7 as C1/R, those of low quality and value that should be removed. Drawing no A5415/2.1/16 only identifies the R trees are being removed. Clarification must be sought regarding those categorised as C1/R.

The Council's Arboricultural Officer has no objection to the removal of those categorised as R trees as they have a low safe life expectancy and therefore do not fulfil the criteria for TPO status. Replacement trees of suitable species and appropriate size must be planted to mitigate their loss. The proposed layout indicates a significant increase in the size of building footprint with a new low level structure extending approximately 40m from the rear of the existing no 4.

The main implications for trees are incursions into the specified Root Protection Areas (RPAs) of 591 (Mulberry) and 592 (Beech), both subject to TPO's. The installation of foundations for the new structure would result in root severance. The proposed site layout and distance from 591 and 592 is in

contrast to the recommended minimum distances to construction specified in the Arboricultural impact assessment. Clarification must be sought regarding this incursion and the design of the foundations to be used.

It is proposed to install new parking spaces at the front of no 2 Broadlands Road. Drawing no A5415/2.1/16 indicates an incursion into the existing raised bed. This will result in significant damage to the roots of tree 581 and 582, which are both subject to TPO's. The parking provision must be revised to prevent any incursion into the likely rooting area of trees.

The Arboricultural impact assessment includes tree protection measures to be implemented on site. It details the recommended RPA's for each tree and a specification for protection fencing prepared in accordance with BS5837:2005 Trees in relation to construction.

A method statement must be produced detailing the chronology of events with regard to tree protection and include details of all works which are within the RPA's. A site plan must be produced indicating the position of protective fencing, ground protection, areas for new planting and areas where materials are to be stored or mixed.

Robust planning conditions must be used to ensure protective measures are implemented for the safe retention of the existing trees and that appropriate enforcement action can be taken, if necessary. The following are minimum requirements. An Arboricultural method statement, including a tree protection plan, must be prepared in accordance with BS5837:2005 Trees in relation to construction, for approval by the Council. A pre-commencement site meeting must be specified and attended by all interested parties, (Site manager, Consultant Arboriculturist, Council Arboriculturist and Contractors) to confirm all the protection measures to be installed for trees.

Robust protective fencing / ground protection must be installed prior to commencement of construction activities on site and retained until completion. It must be designed and installed as recommended in the method statement. The protective fencing must be inspected by the Council Arboriculturist, prior to any works commencing on site and remain in place until works are complete.

Conservation Officer - Nos. 2-4 Broadlands Road, which is situated within the Highgate Conservation Area, consists of two large Victorian properties with a modern link block which was constructed when the properties were combined for the purposes of a care home. The proposal is to demolish the existing buildings for the construction of a new extra care home.

The existing Victorian buildings are contemporary to the development of Broadlands Road and are characteristic in scale, materials and architectural detailing to the predominate form of the historic buildings within the area. No.4 has remained largely unaltered from its original state and is considered to make a positive contribution to the character and appearance of the conservation area. No.2, however, has been severely compromised by the unsympathetic extensions and additions therefore it is considered to have a neutral impact on the character and appearance of the conservation area.

As No.4 is considered to make a positive contribution to the conservation area, the Council would normally seek the retention of such a building. As such, the applicants have explored the option of retaining the building as existing, and incorporating it with a new extension. This scheme has been proven to be unsatisfactory: to provide the levels of accommodation required for the care home, the bulk, height and massing of the adjoining building would further compromise both the character and appearance of the conservation area, and the contribution made by No.4 whilst failing to provide the standard of accommodation required. As such, although it is considered by the design and conservation team to be unfortunate to lose such a building, it is recognised that a well designed care home would be a social asset for the local community. On this basis, it is considered the principle of demolition is acceptable.

The design of the proposed building is considered to be largely acceptable. There are some reservations in the treatment of the corner with Grange Road, in regards to bulk and its proximity to Grange Road; it is considered that this part of the building will appear overscaled and overbearing, when viewed from within Grange Road. There are also some reservations regarding the design detailing; in the fenestration and facing materials. However, should the application be granted, it is recommended that the materials are conditioned for approval prior to the commencement of works.

Highgate Society - Have studied this revised application to demolish two unlisted Edwardian buildings and an unattractive post-war extension in the Highgate Conservation Area, and our Environment Committee has discussed the proposals at length.

Following concerns expressed about the previous application, we note that the blocks on the North Hill and Grange Road sides have been slightly offset to modify the massing which gave the impression of a single block and was unsympathetic to the setting. We also note that the white render finish, which we considered would be too visible and dominant in its context, has been replaced by brick in the two outer blocks. This is an improvement in visually breaking up the massing of the structure into three separate buildings, as currently exists. However, the colour and style of the brick is highly important; if permission is granted, we particularly ask that the brick to be used should be a reserved matter, and that samples should be made available for approval by your Conservation officer, the Conservation Area Advisory committee, and ourselves.

We understand that your Conservation officer still has reservations about the demolition of No. 4. However, we also understand from the applicants that, if it were required to be retained, current Government requirements and constraints would result in the loss of 18 of the proposed 40 units, making the scheme unviable, and that they would be obliged to sell the site and move away.

The Highgate Society has long supported Hill Homes, established in the area since the 1940s, and is anxious to continue to do so. We are likewise anxious

to ensure that new development is not only appropriate to the Conservation Area, but does not set an undesirable precedent for future similar, or larger, schemes which would be inappropriate. There are therefore conflicting concerns to be reconciled.

Should the application be refused, the applicants will presumably sell the site to developers. Given the alarming trend towards hugely increased size of development in Highgate which is threatening major damage to the Conservation Area, this will inevitably result in an application for a large development of flats. We are highly concerned that Haringey's recent inconsistent approach to permitting much larger and denser development in Grange Road, against their own Conservation Area policies, may well result in such a scheme gaining permission on appeal, even if refused. If, therefore, it is decided to refuse the revised scheme, it will be essential for Haringey to produce a planning brief for the site urgently.

We are also concerned that if the Society were to sanction the demolition of an unlisted building which was nevertheless an essential part of the character of the Conservation Area without good reason, it would set a damaging precedent to be picked up by other developers. However, as explained above, we also consider that the alternative, or refusing permission, would be even more damaging in the longer term. If, therefore, the development is permitted, we must make it clear that our support is because of the exceptional circumstances prevailing – namely, to save and retain an essential local service - and that Haringey must confirm that it will not be taken as setting a precedent for other developers to seek to demolish other properties in the area which are an essential feature of its Conservation Area character, to redevelop on a larger scale.

However, since Haringey has already inflicted some damage on their policies for protecting Grange Road through granting permissions for demolitions and rebuilds which are significantly larger than those which gave the road its special character, the impact of the application could be modified by allowing two-storey development along the Grange Road part of the site. We believe that this would have minimal impact on the character of the road and of the Conservation Area, and would enable the Broadlands Road frontage to be reduced and the massing to be modified. We understand that Haringey have indicated that they would not contemplate any two-storey development along the Grange Road frontage of the site, to maintain the gap below Broadlands Road, but we believe this to be inconsistent with the permissions already given in Grange Road, including one directly opposite at No. 24.

In conclusion, while the Society has reservations about the proposed development, we accept that it cannot contain fewer units, and our concerns about the alternatives – both loss of Hill Homes, and a much larger development which would almost certainly still result in the loss of the Edwardian buildings - should permission be refused, are significantly greater. We therefore conclude not to oppose the development. However, our support is conditional upon the following:

- It is in order to keep a highly valuable local service in Highgate on the same site;
- We consider that the alternative, following refusal - sale to a developer – would result in a much larger and more damaging development, which we are concerned would obtain permission on appeal even if refused, owing to Haringey’s recent inconsistent planning decisions in the immediate area;
- If permission is given, Haringey must highlight the exceptional circumstances for the permission clear, and make it clear that no precedent will be set for demolition elsewhere in the area of unlisted buildings which are an essential element of its Conservation Area Status.

Highgate CAAC – Have no adverse comments to make about this application. It noted that it involves the demolition of two existing Edwardian homes but they are not listed and it is felt that the proposal would be an appropriate addition to the Conservation Area and serve local need.

Crime Prevention Dept – Haringey Police - Have no objection to the scheme and can be contacted on 020 8345 2167 should the developer or any interested party require any crime prevention advice. We will be happy to meet on site as required to discuss crime prevention techniques and "designing out crime".

Waste Management – This development will require 5 x 1100 litre refuse bins and 2 x 1100 recycling bins. The storage facility shown will be perfectly adequate, but attention needs to be given to the drive and over hanging trees

Transportation - The proposed development is within a walking distance of Bus Route Nos. 143 and 263 on North Hill and Archway Road respectively, which together offer some 22buses per hour (two-way) for frequent bus connections to East Finchley and Archway tube stations. In addition, Highgate tube station is a walking distance away. We have subsequently considered that the prospective residents/patrons/staff of this development have easy access to alternative sustainable travel modes for their journeys to and from this site. Also, notwithstanding that this area has not been identified within the Council's Adopted 2006 UDP as that renowned to have car parking pressure, the applicant has proposed 8 off-street car parking space which are accessed via a one-way entry/exit access arrangement and 20 (twenty) cycle racks under a shelter, as detailed on Plan No.A5415/2.1/03 and in line with the parking standard stated in Appendix 1 of the Council's Adopted 2006 UDP. There is also a reasonable level of parking control at this location, indicated by Highgate Station controlled parking zone which operates from Monday to Friday, between 1000hrs and 1200hrs.

Moreover, our interrogation with TRAVL trip forecasting database has shown that this development proposal would only generate some 16 combined



vehicle movements in and out of the site during the critical evening peak hour (1700hrs to 1800hrs). Hence, we have accepted the applicant's consultant's (Campbell Reith's) prediction that this level of generated vehicle trips is significantly less than the former care home that is being replaced. We are also satisfied that no further analysis of the capacity of the surrounding roads will be required as these projected vehicle movements would not have any material adverse impact on them.

Adult, Culture & Community Services - The development of these extra services is a priority to the Council and this is reflected in the Borough's Supporting People Strategy 2005. In a joint study carried out by the Council's Director of Social Services and Director of Housing it was revealed that 322 units of extra care housing area needed in the Borough to meet current needs and 416 will be needed by 2013. The Borough currently only has 60 such units of extra care housing. The provision of extra care housing has been identified as a priority in the Borough's 'Supporting People Strategy 2005-2010' (agreed in March 2005).

The development of more extra care is also inline with the Council's overall priorities linked to:

'Promoting independent living while supporting adults and children when needed' It will also play a key part in helping the Borough's local strategic partnership in delivering against a number of the Borough's 35 key Local Area Agreement targets, including:

NI 141 - Number of vulnerable people achieving independent living

NI 125 - Achieving independence for older people through rehabilitation/intermediate care

Within this context the Hill Homes Extra Care project has been developed jointly with the Council's Adult, Culture and Community Services Directorate and Strategic Housing Service.

Letters of objection have been received from the occupiers of the following properties: 1 Broadlands Close, 1e Broadlands Road, 26 Grange Road, 8 Broadlands Road, 23a & 23b North Hill, and are summarised below:

- Excess bulk and height to the Broadlands Road elevation (should be reduced to 3 storeys);
- Revised proposals still do not address the issue of the scale and massing on Broadlands Road, especially at the Eastern end of the site and proximity to 4 storey Broadlands block on North Hill (which is not in keeping with the conservation area), creates a huge bulk on this important site;
- Provision should be made for tree planting to Eastern corner of the site, to give year round screening and masking of the block;
- The development would create a much increased mass compared with the current buildings;
- The new development will dominate the area owing to the height;

- Garden grabbing - significant encroachment of new buildings onto current garden space - spoiling the natural green balance in the Grange Road;
- The proposed style of the new development is not in keeping with either the style of the buildings it seeks to replace nor for that matter with other buildings nearby.
- Loss of two unique Victorian houses;
- Environmental impact - Will be exacerbated by large lorries and other vehicles accessing the area, building equipment and parking in a controlled zone;
- Danger to pedestrians on Grange Road;
- Impact on the parking in the vicinity of the area;
- Grange Road is undergoing substantial change through the many recent planning applications;
- Wholesale demolition will severely erode the nature of the road and the conservation area;
- Changes to the appearance of Broadlands Road from North Hill;
- Impact on the amenity value of mature trees and gardens;
- Properties could be retained for domestic use;
- Loss of daylight and sunlight to properties on nearby properties on North Hill and Broadlands flats;
- Proximity of the development to properties on North Hill will be overpowering and will impact views.

## **RELEVANT PLANNING POLICY**

### National Planning Policy

Planning Policy Statement 1: Delivering Sustainable Development

Planning Policy Statement 3: Housing

Planning Policy Guidance 13: Transport

Planning Policy Guidance 15: Planning and the Historic Environment

Planning Policy Statement 22: Renewable Energy

## The London Plan - 2004

Policy 3A.1 Increasing London's supply of housing  
Policy 3A.2 Borough housing targets  
Policy 3A.3 Efficient use of stock  
Policy 3A.4 Housing choice  
Policy 3A.5 Large residential developments  
Policy 3A.10 Special needs and specialist housing  
Policy 4B.3 Maximising the potential of sites  
Policy 4B.5 Creating an inclusive environment  
Policy 4B.6 Sustainable design and construction  
Policy 4B.7 Respect local context and communities  
Policy 4C.8 Sustainable drainage  
Policy 4C.21 Design statements  
Policy 6A.5 Planning obligations

## Supplementary Planning Guidance (Mayor of London)

Sustainable Design and Construction (May 2006)  
Housing (November 2005)  
Accessible London: Achieving an Inclusive Environment (April 2004)

## Adopted Unitary Development Plan, 2006

Policy G1 Environment  
Policy G2: Development and Urban Design  
Policy G3 Housing Supply  
Policy UD2 Sustainable Design and Construction  
Policy UD3 General Principles  
Policy UD4 Quality Design  
Policy UD7 Waste Storage  
Policy UD8 Planning Obligations  
Policy ENV6 Noise Pollution  
Policy ENV7 Air, Water and Light Pollution  
Policy ENV9 Mitigating Climate Change: Energy Efficiency  
Policy ENV10 Mitigating Climate Change: Renewable Energy  
Policy ENV13 Sustainable Waste Management  
Policy HSG1 New Housing Development  
Policy HSG7 Housing for Special Needs  
Policy HSG9 Density Standards  
Policy HSG10 Dwelling Mix  
Policy M2 Public Transport Network  
Policy M3 New Development Location and Accessibility  
Policy M4 Pedestrian and Cyclists  
Policy M10 Parking for Development  
Policy OS15 Open space deficiency and development  
Policy OS17 Tree Protection, Tree Masses and Spines  
Policy G10 Conservation  
Policy CSV1 Development in Conservation Areas  
Policy CSV7 Demolition in Conservation Areas

## Supplementary Planning Guidance

SPG1a Design Guidance and Design Statements  
SPG2 Conservation & Archaeology  
SPG3a Density, Dwelling Mix, Floor space Minima, Conversions, Extensions and Lifetime Homes  
SPG3b Privacy/Overlooking, Aspect/Outlook and Daylight/Sunlight  
SPG4 Access for All – Mobility Standards  
SPG5 Safety by Design  
SPG7a Parking Standards  
SPG7b Vehicle and Pedestrian Movement  
SPG8a Waste and Recycling  
SPG8b Materials  
SPG9 Sustainability Statement  
SPG10a The Negotiation, Management and Monitoring of Planning Obligations

### **ANALYSIS / ASSESSMENT OF THE APPLICATION**

This application follows on from a recent refusal (LPA Ref: HGY/2007/2191) which was for a similar application for the demolition of the existing buildings on site and the erection of a part 4 / part single storey building to accommodate 41 extra care units. The reasons for refusal in respect of this previous application are summarised below and are addressed within this report:

- The development owing to its siting much closer to Grange Road and its increased height and depth along this boundary would result in an overly dominant building form which would not relate successfully to this corner of the site, the streetscene and character and appearance of the Conservation Area.
- The form of the proposed replacement building would appear unduly cramped within the site's frontage and its architectural quality, in particular the treatment and choice of facing materials, is considered to be unsympathetic to the material qualities of the surrounding area;
- The development owing to its height and proximity along the north-eastern boundary with the adjoining residential block (Flats 1-16 Broadlands) would result in an unneighbourly, dominant, and overbearing form of development which would be detrimental to the residential and visual amenities to these neighbouring occupiers.

The main issues in respect of the current application are same as those considered before, namely, the (1) the principal of an extra care scheme, (2) the design, built form and layout of the proposed development, and how it differs from the previous scheme, (3) impact on the character and appearance of the Conservation Area, (4) transport implications, including public transport accessibility, traffic generations, levels of car parking/ cycle provision (5) impact on adjoining residential properties and (6) sustainability and environmental issues.

## **1 EXTRA CARE/ RESIDENTIAL DENSITY**

### Extra Care

Extra care accommodation promotes independent living while providing a level of support and intermediate health and social care for people who are frail due to old age or who have significant disabilities. It is normal that other health and social care services visit such facilities for consultation and treatments.

In a joint study carried out by the Council's Director of Social Services and Director of Housing it was revealed that 322 units of extra care housing area needed in the Borough to meet current needs and 416 will be needed by 2013. The Borough currently only has 60 such units of extra care housing. The provision of extra care housing has been identified as a priority in the Borough's 'Supporting People Strategy 2005-2010' (agreed in March 2005). The provision of such accommodation is strongly welcomed and accords with Policy HSG1 'New Housing Development' and Policy HSG7 'Housing for Special Needs' of the adopted Unitary Development Plan (UDP).

The proposal is for 40 extra care units (21 No 1 bedroom flats and 19 No 2 bed flat). This extra care facility will have associated communal facilities (including lounge, informal seating areas, kitchenettes, activity room, guest suite, hairdressing salon, laundry, buggy store as well as staff facilities). The flats are self contained and are designed to be fully wheel chair accessible and compliant with SPG3a/ Lifetime Homes Standards. The one bed flats would be 52 sq.m in size while the two bed flats would be 68 sq.m in size.

The building would be staffed over a 24 hour period with just one or two members of staff at night. In total there will be a staff team of 18 with a maximum of 10 staff on site at any one time.

As pointed out by the Council's Adult, Culture & Community Services a fundamental component to the development of extra care schemes is that they must be near to local amenities (including shops and areas of recreation) and services, including GPs and a local hospital. It is also important that they are developed within existing or proposed residential areas comprising ordinary housing and are not developed in isolation from local communities, as this is critical in preventing the social isolation of the residents of the scheme. The Hill Homes project fulfills these criteria as it is located in a well established residential area; is near to local shops and is near to a local general hospital (the Whittington).

The project has the full support of the Council's Adult, Culture & Community Services, Haringey NHS TPCT and of Haringey's Supporting People Partnership Board (commissioning body). It is pointed out that the optimum size for such a scheme is 40 flats and that with anything less would make the scheme expensive to Adult Social Care Services, in terms of individual costs and the day to day running costs.

## Residential Density

This residential site encompasses an area of 0.5 hectares and the proposed residential scheme will have a habitable room density of 230 habitable rooms per hectare (HRH). The Adopted Unitary Development Plan (UDP) states that residential development in the borough as a general guideline should be in the density range of 200- 400 habitable rooms per hectares.

In terms of the London Plan (2004), the plan categorises density ranges in terms of location, setting, existing building form and massing. Based on the density matrix within the plan the site is considered to be within an urban area where flats are the predominant housing type and an area close to a town centre. The proposed residential density is considered to be acceptable, however it needs to be borne in mind that this calculation does not take account of all of the accommodation proposed (.e. communal rooms), and therefore should be interpreted differently to an application solely for individual flats.

## **2 DESIGN, BUILT FORM & LAYOUT**

### Siting and Design

The replacement building on site will be of a contemporary architectural approach and its footprint will have a similar footprint to that of the existing buildings on site, with an additional single storey being built along the western boundary of the site facing towards Grange Road. The replacement wing along the eastern boundary will project further into the rear garden. The main building fronting onto Broadlands Road will be four storeys in height and will take the form of 3 villas connected using lightweight glazed links. The height of the proposed building will be almost the same height of No 4 at roof ridge level, while it will be sit slightly above the eaves line of No 2. Given the nature of this site, the set back from the road and the presence of some four storey buildings on North Hill, the height of the proposed building is considered to be acceptable.

There will be a subtle stepping to the building line of the three villa and as well there will be projecting bays and balconies along this elevation. These features will provide articulation to the front façade. Similar bays and balconies will be provided along the rear elevation.

The replacement building will sit closer to Broadlands Road (11m at the closest point). The corner of the building viewable from the entrance to Grange Road will generally be on the same building line as the existing flank wall of No 4 (in part projection 300mm beyond this line). Part of the main building (a section of equal width and located directly opposite the flank wall of No 30 Broadlands Road) will however sit closer to existing boundary wall onto Grange Road. While this part of the building will sit closer to Grange Road it generally reflects the pattern of development on the opposite side of Grange Road (namely the flank wall of No 30). Although, as outlined in the responses above, there are still reservations about the height and scale of the

development on this Grange Road elevation, on balance the breakdown and articulation of the building on this corner with Broadlands Road as well as the trees and vegetation along this boundary will give relief to bulk of the building compared to the previously refused scheme. In addition the grass verge along Grange Road and next to the boundary of the site increased the real sense of set back from the road.

Along the eastern boundary of the site the main building will be stepped (from part single storey, to part three storey to four storey). In order to address one of the previous reasons for refusal a top floor flat has been removed the NE corner of the proposed main building. The height of this North East corner has subsequently been reduced by 3m, therefore minimising the impact on the neighbouring Broadlands flats which front onto North Hill. As discussed further on in this report an updated daylight study has been submitted to reflect this change.

The remodelling of the building and the reduction in the size of the main building on either ends has, it is considered, satisfactorily addressed these previous concerns.

In terms of the single storey projecting buildings to the rear these will be partly sunken into the site. The eastern wing will be 3.5 metres in height at the highest point and will project 51 metres into the rear garden. This new wing will be a similar distance away from the eastern boundary of the site as the existing single storey projection. The eastern elevation of this projecting wing will be faced in white render, brick and sections of cedar cladding. The proposed western block will be of a similar design but will not project as far into the site (35 metres). An internal courtyard area will be created between the proposed eastern and western blocks.

### Materials

Supplementary Planning Guidance SPG8b on Materials states that any materials proposed for a building or its environment needs to be sensitive to the building in question, the adjoining buildings and any distinctiveness in the local character and the surrounding area. As discussed above the surrounding buildings are of red and brown brick colour with hipped and tiled roofs, tile hanging and white painted wooden timberwork. Where certain materials predominate, such as certain colour of brick or roof materials, it will normally be expected that new development will use similar materials.

The overall composition of the proposed development will consist largely of two materials; namely brick and white render. The East and West villas will now be finished in multi facing brick and will provide an appropriate visual connection with the surrounding area. The central villas will be finished in self-coloured white render enhancing the overall articulation of the blocks and reinforcing the '3-Villa' concept. The proposal will also include dark engineering brick at plinth level and timber cladding.

The bay features on the front elevation will be framed in red brick and will have a recessed plane of natural cedar cladding. The balconies on the front and rear elevations will be formed from grey painted balustrade with glass safety panel. The windows will be of a high specification and timber composite. A similar approach has been adopted to the facing of the single storey extension.

In respect of the previously submitted application, which proposed a composition largely of white render, it was considered that such an approach would be unsympathetic to the material qualities of the surrounding area as there is no precedent for a mass white rendered along this part of Broadlands Road. This road is largely characterised by brick buildings, some of which have fine stone or brick detailing. The use of brick on the two end villas now means that the proposed development has a greater visual connection and relationship to the buildings around it and the overall character of the streetscape.

### Amenity Space

The south and north facing flats of the main building will benefit from private balconies. As discussed above the site will have a large courtyard area located in between the east and western blocks.

### Internal Layout / Access

The main entrance which will be located between the central and eastern most villa will have level access. The doors along the rear elevation of the main building which will open out into the rear courtyard will have level access. The extra care residential units will be fully wheelchair accessible. All of the room sizes are in accordance with floorspace minima identified in SPG3a. There will be two lifts within the building.

## **3 IMPACT ON THE CONSERVATION AREA**

The issue of appropriate design for development in conservation areas and the role that local planning authorities should play through their development control decisions is clearly stated in Paragraph 4.17 of PPG15, which states that:



“Many conservation areas include gap sites, or buildings that make no positive contribution to, or indeed detract from, the character or appearance of the area; their replacement should be a stimulus to imaginative, high quality design, and seen as an opportunity to enhance the area. What is important is not that new buildings should directly imitate earlier styles, but that they should be designed with respect for their context, as part of a larger whole which has a well-established character and appearance of its own.”

The application has been accompanied by a concurrent application for conservation area consent for demolition (LPA Ref HGY/2008/1065). The application considers the case for demolition under the three headings advised in PPG15; namely the condition of the building, attempts to retain the building and the merit of an alternative proposal for the site.

PPG15 advises that new buildings should be carefully designed to respect their setting, following principles of scale, height, massing and alignment using appropriate materials (PPG15 para. 2.14). The design and form and architectural detailing of the proposed replacement building, in particular its facing materials and relationship to neighboring buildings is more acceptable than the previously refused application. Although, as outlined above, there are still reservations about the height and scale of the development on this Grange Road elevation, on balance the breakdown and articulation of the building on this corner with Broadlands Road as well as the trees and vegetation along this boundary will give relief to bulk of this part of the building so that it does not have an adverse impact on the character and appearance of the Conservation Area.

The case for demolition and in particular the substantial community benefit associated with this development is discussed in more detail in the accompanying application for Conservation Area Consent. On balance the proposed development is therefore considered to be in accordance with the requirement of policy UD4 ‘Quality Design’ and CSV1 ‘Development in Conservation Areas’.

#### **4 TRANSPORTATION AND CAR PARKING**

A Transport Assessment has been prepared by Campbell Reith Hill and provides an assessment of the likely traffic generation associated with the proposed development, an assessment of the impact of the development on the local road network and an assessment of the accessibility of the site.

##### Public Transport Accessibility

The application site has a PTAL rating of 4 and is within walking distance of Bus Routes Nos. 143 and 263 on North Hill and Archway Road respectively, which together offer some 22 buses per hour (two-way) for frequent bus connections to East Finchley and Archway tube stations. In addition, Highgate tube station is a walking distance away. It is subsequently considered that a high proportion of prospective residents/ patrons/ staff of the development will

have access to alternative sustainable travel modes for their journey to and from the site. Cycle storage for up to 11 no. cycles has been proposed.

#### Vehicle Accesses and Parking:

The application site is not located within an area identified with the Council's adopted 2006 UDP as experiencing car parking pressure. The applicant's have proposed 8 off-street car parking spaces, 2 of which will be disabled parking bays. There is a reasonable level of parking control at this location, indicated by Highgate Station controlled parking zone which operates from Monday to Friday, between 1000hrs and 1200hrs.

The Council's cross examination with TRAVL trip forecasting database has shown that this development proposal will only generate some 16 combined vehicle movements in and out of the site during the critical evening peak hour (1700hrs to 1800hrs). Bearing in mind the size/ intensity of the previous care home use (containing 47 bedrooms with 68 bedspaces) the parking demand for the new use will not be significantly greater. The Council's Transportation Officer is satisfied with the level of car parking provision as this will comply with the Council's car parking (maximum) standards. The proposed development will not adversely affect the free flow of traffic on the local road network.

The two existing access points along Broadlands Road will be reinstated as footway and a new central access (4.8m) created midway along the frontage of the site

## **5 IMPACTS ON LOCAL RESIDENTIAL AMENITY**

### Daylight and Sunlight Issues

A daylight and sunlight study was prepared and submitted with this application to assess the likely impact of the proposed development on the nearest neighbouring residential properties. The report has been carried out in accordance with BRE Report 'Site Layout Planning for Daylight & Sunlight' 1991, the standard identified by Haringey's Unitary Development Plan. This Vertical Sky Component (VSC) has been used in this analysis.

The VSC is a measure of the amount of light available to any window and depends upon the amount of unobstructed sky that can be seen from the centre of a window under consideration. The amount of visible sky and consequently the amount of available skylight is assessed by calculating what is called the vertical sky component at the centre of the window. The BRE guide advises that non-habitable rooms need not be analysed for VSC.

The study specifically considers the nearest residential property; 'Broadlands' a four storey residential block on North Hill, which has habitable windows along its rear elevation. In terms of the ground floor windows tested, they fail the test for VSC (<27%) after the proposed development. It is however pointed out and accepted that these windows presently do not meet the VSC criteria

As noted above the previous daylight study has been changed to reflect this change in height to the NE corner of the main building. Bearing in mind the height and proximity of the existing building to this boundary and the reduction in height of proposed building closest to this boundary (single storey next to No 23b and three stories to the NE corner) the proposal will now not adversely affect the daylight and sunlight receivable to rear facing windows and gardens to properties Nos: 21, 23, 23a & 23b and the Broadlands flats.

### Overlooking/ Privacy

The scale, height, massing, alignment of the building and its fenestration pattern has been designed sensitively to avoid adverse additional overlooking to neighbouring properties. There will be no habitable room windows on the eastern elevation of the four storey block and projecting wing. On the other side elevation there will be series of windows and balconies on the upper floors. It is a condition that the bedroom windows on the SW corner of the building facing Grange Road be obscured glazed and that a privacy screen be incorporated on the side of the recessed balconies to the first, second and third floors. These measure plus the screening the boundaries of Grange Road will ensure the amenities to the occupiers of No's 26 to 30, will not be adversely affected. Overall it is considered that that the proposed development has been designed sensitively to secure existing levels of privacy to neighbouring occupiers.

### Aspect / Outlook

In respect of the last application it was considered that the proximity and height of part of the building (12 metres high within 3 metres of the boundary of the Broadlands flats) would adversely impact the outlook/ aspect from these properties. As pointed out above the NE corner of the building has been reduced by a floor (3m). Bearing in mind the present aspect/ outlook from these windows of the Broadlands flats it is considered that the proposal will not lead to a further deterioration in this level of aspect/ outlook.

## **6 ENVIRONMENTAL ISSUES, SUSTAINABILITY & RENEWABLE ENERGY**

### Tree Protection

An Arboricultural impact assessment has been produced by Dr Frank Hope. The site is populated with many trees (39 in total) of various age and species, 10 of which are subject of Tree Preservation Orders (TPO's). Four trees (583, 589, 590 and 597) are categorised as R (to be removed) and a further 7 as C1/R, those of low quality and value that should be removed. Drawing no A5415/2.1/16 only identifies the R trees that are proposed to be removed. Clarification is sought as to whether those categorised as C1/R are to be removed or retained.

The Council's Arboricultural Officer has no objection to the removal of those categorised as R trees, as they have a low safe life expectancy and therefore do not fulfil the criteria for TPO status. Replacement trees of suitable species and appropriate size will be sought to mitigate against their loss.

The proposed layout indicates a significant increase in the size of building footprint, with a new single storey wing projecting approximately 40m into the site. The main implications of this is the incursions into the specified Root Protection Areas (RPAs) of 591 (Mulberry) and 592 (Beech), both subject to TPO's. The Council's Arboricultural Officer believes that the installation of foundations for the new structure will result in root severance and is in contrast to the recommended minimum distances to construction specified in the Arboricultural impact assessment. However, suitably designed these incursions into the root zone need not have an adverse impact on any of these trees. Clarification is therefore sought regarding this incursion and the design of the foundations to be used.

In respect of the new parking spaces at the front of no 2 Broadlands Road the plans show an incursion into the existing raised bed, however as pointed out by the applicant's a 'No dig' Cellular Confinement System will be used in the construction of the driveway and car parking area.

### Sustainability

In accordance with the requirement of SPG9 a Sustainability Statement and Checklist have been submitted with this application. The proposals scores high on the Council's sustainability checklist as the scheme incorporates a number of sustainable measures: namely by:

- Being a brownfield development;
- Accessible by public transport;
- Use of green roof which will reduce heat gains and losses, reduce surface water run off and reduce building maintenance, in addition to providing an ecological habitat;
- Including an energy assessment and use of renewable energy technologies;

- Maximising natural daylight – using an atrium light will be within the central villas;
- Low energy light fittings;
- Use of natural ventilation – zero energy input;
- Providing double glazed windows;
- Providing new accommodation of significantly better thermal performance to the existing accommodation;
- Water conservation.

### Use of Renewable Energy

In accordance with the requirements of the London Plan, an assessment of the potential contribution of renewable energy technologies for this development was undertaken. In line with the London Renewable Toolkit, published by the GLA. A list of potential renewable technologies were considered, namely: wind, photovoltaics, solar hot water systems, biomass heating, biomass combined heat and power, ground sourced heating and ground sourced cooling.

The use of ground source heat pump with vertical collectors and a communal heating system has been identified as the most economically and technical feasible option to offset at least 32% of the total site predicted energy demand. The second suggested option is solar thermal panels to offset 10% of the total site predicated energy demand. The last preferred option is two reciprocating engine Mini gas CHP. It will be conditioned that a supporting statement be submitted indicating the renewable technology to be used demonstrating consistency with this policy requirement.

### **SUMMARY AND CONCLUSION**

The proposed development will involve a comprehensive redevelopment of this site to provide 40 extra care residential units with ancillary accommodation. The proposal will deliver a significant amount of high-quality affordable extra care housing for the Borough; identified as a particular need. The principle of such a use is strongly supported and the historic commitment of Hill Homes in providing a care facility in Highgate is recognised. The design and form and architectural detailing of the proposed replacement building, in particular it's facing materials and relationship to neighbouring buildings is now considered more acceptable, to the previously submitted application. Although, there are reservations about the height and scale of the development on this Grange Road elevation, on balance the breakdown and articulation of the building on this corner with Broadlands Road as well as the trees and vegetation along this boundary will give relief to bulk of this part of the building, so that it does not have an adverse impact on the character and appearance of the Conservation Area. The proposal will not give rise to significant overlooking or loss of privacy to neighbouring occupiers or adversely affect local residential amenities.

Having considered the proposal against the adopted Haringey Unitary Development Plan and adopted Supplementary Planning Guidance and taking

into account other material considerations, Officers consider the proposed development to be acceptable and that planning permission should be granted subject to an appropriate Section 106 Agreement being entered into and suitable planning conditions being imposed.

As such the proposed development is considered to be in accordance with policies G2 'Development and Urban Design', UD3 'General Principles', UD4 'Quality Design', UD7 'Waste Storage', ENV9 'Mitigating Climate Change: Energy Efficiency', ENV10 'Mitigating Climate Change: Renewable Energy', HSG1 'New Housing Development', HSG4 'Affordable Housing', HSG7 'Housing for Special Needs', HSG9 'Density Standards', HSG10 'Dwelling Mix', M10 'Parking for Development', G10 'Conservation' and CSV1 'Development in Conservation Areas' and OS17 'Tree Protection' of the adopted Haringey Unitary Development Plan and with Supplementary Planning Guidance SPG1a 'Design Guidance and Design Statements', SPG2 'Conservation & Archaeology', SPG3a 'Density, Dwelling Mix, Floor Space Minima, Conversions, Extensions and Lifetime Homes', SPG3b 'Privacy / Overlooking, Aspect / Outlook and Daylight / Sunlight', SPG8a 'Waste and Recycling', SPG10 'The Negotiation, Management and Monitoring of Planning Obligations' and SPG 12 'Educational Needs Generated by New Housing Development'. Given the above this application is recommended for APPROVAL.

## **RECOMMENDATION**

GRANT PERMISSION – Subject to conditions

Registered No. HGY/2008/1065

Applicant's drawing No.(s) A5415/2.1/01, 102 - 115 incl.; A5415/2.0/01; 01

Subject to the following condition(s)

1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.

2. The development hereby authorised shall be carried out in complete accordance with the plans and specifications submitted to, and approved in writing by the Local Planning Authority.

Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.

3. Notwithstanding the description of the materials in the application, no development shall be commenced until precise details of the materials to be used in connection with the development hereby permitted have been

submitted to, approved in writing by and implemented in accordance with the requirements of the Local Planning Authority.

Reason: In order to retain control over the external appearance of the development in the interest of the visual amenity of the area.

4. That details of all levels on the site in relation to the surrounding area be submitted and approved by the Local Planning Authority.

Reason: In order to ensure that any works in conjunction with the permission hereby granted respects the height of adjacent properties through suitable levels on the sit

5. Notwithstanding the details of landscaping referred to in the application, a scheme for the landscaping and treatment of the application site with a schedule of species shall be submitted to, and approved in writing by, the Local Planning Authority prior to the completion of the development; such landscaping shall be implemented within 6 months of the completion of the development.

Reason: In order to ensure a satisfactory setting for the proposed development and in the interests of the visual amenity of the area.

6. Details of a scheme depicting those areas to be treated by means of hard landscaping shall be submitted to, approved in writing by, and implemented in accordance with the approved details. Such a scheme to include a detailed drawing of those areas of the development to be so treated a schedule of proposed materials and samples to be submitted for written approval on request from the Local Planning Authority.

Reason: In order to ensure the development has satisfactory landscaped areas in the interests of the visual amenity of the area.

7. Before the development hereby permitted is occupied the parking spaces shown on Plan No A5415/2.1/03 shall be provided and shall not be used for any purpose other than the parking of vehicles in connection with this approved residential development.

Reason: To ensure that parking is provided in accordance with the Council's standards, in the interests of pedestrian and highway safety, the free flow of traffic and in order to protect the amenities of the area

8. A pre-commencement site meeting must take place with the Architect, the consulting Arboriculturist, the Local Authority Arboriculturist, the Planning Officer to confirm tree protective measures to be implemented. All protective measures must be installed prior to the commencement of works on site and remain until works are complete.

Reason: To safeguard the health of existing trees which represent an important amenity feature.

9. The species, size and siting of the replacement trees shall be agreed in writing by the Local Planning Authority and the trees shall be planted within 6 months (or as otherwise agreed in writing) of the commencement of the approved treatment (either wholly or in part). The replacement trees shall be maintained and/or replaced as necessary until they are established in growth.  
Reason: To maintain the visual amenities of the area.

10. An Arboricultural Method Statement, including a tree protection plan, shall be prepared in accordance with BS.5837:2005 'Trees in relation to Construction' and submitted to and approved in writing by the Local Planning Authority prior to any works commencing on site.

Reason: To safeguard the health of existing trees which represent an important amenity feature.

11. Details including the type, specification and location of external lighting shall be submitted to and approved in writing by the Local Planning Authority before the residential units are occupied and thereafter carried out in accordance with the approved details.

Reason: To prevent adverse light pollution to neighbouring properties and Parkland Walk.

12. Before the building hereby permitted is occupied the first and second floor windows on the SW corner of the building facing Grange Road shall be obscure glazed only and permanently retained as such thereafter. In addition details of privacy screens to be installed on the side elevations of the first and second floor recessed balconies shall be submitted and approved in writing by the Local Planning Authority.

Reason: To safeguard the privacy and amenities of occupiers of adjoining residential properties.

13. Notwithstanding the Provisions of Article 4 (1) and part 25 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995, no satellite antenna shall be erected or installed on any building hereby approved. The proposed development shall have a central dish or aerial system for receiving all broadcasts for the residential units created: details of such a scheme shall be submitted to and approved by the Local Planning Authority prior to the occupation of the property, and the approved scheme shall be implemented and permanently retained thereafter.

Reason: In order to prevent the proliferation of satellite dishes on the development

14. The 'extra care' residential accommodation hereby approved shall be for the provision of extra care accommodation only for no other purpose (including any other purpose in Class C2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order).

Reason: To ensure the provision of an extra care facility and to enable the Local Planning Authority to maintain strict control over the nature of the use.



15. No development hereby permitted shall commence until a Demolition Method Statement has been submitted to and approved by the Local Planning Authority. The statement shall include a methodology for demolition, mitigation for impacts arising from demolition (including dust and noise) and the named contractor(s). Thereafter, all demolition shall be undertaken in accordance with the approved statement unless otherwise agreed with the Local Planning Authority

Reason: In order to minimise the impact of the works on the amenities of neighbouring occupiers.

16. Prior to the commencement of the development hereby permitted a construction method statement shall be submitted to and approved in writing by the Local Planning Authority. The development thereafter shall be implemented in accordance with the approved details. The statement shall include:

- (i) Details of boundary hoardings and measures to ensure they are maintained in a secure and tidy condition.
- (ii) Location and specification of acoustic barriers;
- (iii) Details showing how all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway;
- (iv) Details of construction lighting and parking;
- (v) The methods to be used and the measures to be undertaken to control the emission of dust, noise and vibration arising from construction works.

Reason: To ensure that the development does not give rise to unacceptable impacts, upon neighbouring residential amenity.

17. The construction works of the development hereby granted shall not be carried out before 0800 or after 1800 hours Monday to Friday or before 0800 or after 1300 hours on Saturday and not at all on Sundays or Bank Holidays.

Reason: In order to ensure that the proposal does not prejudice the enjoyment of neighbouring occupiers of their properties.

18. Prior to occupation, details of energy efficient design and consideration of on-site equipment for at least 10% of the overall power generation to be from renewable sources shall be submitted to and approved by the Local Planning Authority and shall be implemented prior to the commencement of the use hereby permitted and maintained thereafter for the life of the development.

Reason: To ensure the development incorporates energy efficiency measures including on-site renewable energy generation, in order to contribute to a reduction in carbon dioxide emissions generated by the development in line with national and local policy guidance

## REASONS FOR APPROVAL

The reasons for the grant of planning permission are as follows:

(a) The proposed development accords with strategic planning guidance and policies as set out in the Mayor's London Plan (published 10 February 2004/ Revised 2008) and the Adopted Haringey Unitary Development Plan (July 2006). In particular the following policies are relevant: Adopted Haringey Unitary Development Plan (Policies Policy G1, G2, G5, UD2, UD3, UD7, UD8, ENV9, ENV10, HSG7, HSG9, M3, M10, OS17, G10, CSV1 & CSV7 and Supplementary planning guidance: SPG1a, SPG2, SPG3b, SPG4, SPG5, SPG7a, SPG8b, SPG9 and SPG10a.

(b) The proposal is acceptable for the following reasons:

I. The design and form and architectural detailing of the proposed replacement building, in particular its facing materials and relationship to neighbouring buildings is now considered more acceptable, to the previously submitted application;

II. The proposal will deliver a significant amount of high-quality affordable extra care housing for the Borough; identified as a particular need;

III. The proposed scheme will represent an imaginative new service and will be of significant benefit to the local community;

IV. The proposal will not give rise to significant overlooking or loss of privacy to neighbouring occupiers or adversely affect local residential amenities.