

REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE

1. APPLICATION DETAILS

Reference No: HGY/2018/0382

Ward: St Anns

Address: St Anns General Hospital St Anns Road N15 3TH

Proposal: Erection of a two-storey hospital building for mental health patients, which will provide 4 wards, for up to 70 mental health inpatients.

Applicant: Mr Andrew Wright

Ownership: Barnet Enfield and Haringey Mental Health NHS Trust

Case Officer Contact: Christopher Smith

Site Visit Date: 16/02/2018

Date received: 24/01/2018 **Last amended date:** 22/02/2018

Drawing number of plans:

710-PL-001 Rev. P00, STA-THO-B00-XX-DR-CE-581-0005, STA-THO-B00-XX-DR-CE-581-0006, A_STA-MA-B00-ZZ-DR-BA-800-0001 Rev. 1; STA-MA-B01-ZZ-DR-BA-800-0001, 0002, 0003, 0004 (all Rev. 1); STA-MA-B00-ZZ-DR-BA-800-0005, 0006, 0007, 0008 (all Rev. 1); STA-MA-B00-ZZ-DR-BA-100-0012.

Supporting documents also assessed:

Transport Assessment dated June 2014, Planting Strategy dated January 2018, Archaeological Desk-Based Assessment (Heritage Statement) dated September 2017, Written Scheme of Investigation for Archaeological Evaluation dated October 2017, Energy Centre Noise Emission Limits document dated October 2017, Acoustic Design Criteria report dated October 2017, Environmental Management Plan Rev E dated January 2018, Site Waste Management Plan Rev 3 dated November 2017, Green Travel Plan Revision 2 dated November 2017, Construction Methodology and Logistics Plan Revision 5, Preliminary Risk Assessment October 2017, Arboricultural Implications Report January 2018, Proposed Drainage Statement January 2018, Daylight and Sunlight Summary, Energy Strategy dated January 2018, St Ann's Hospital Travel Plan, Statement of Community Involvement dated January 2018, Daylight and Sunlight Report dated January 2018, Transport Assessment Addendum dated February 2018. Design and Access Statement, Planning Statement.

1.1 This application is being reported to the planning committee as it is a major application recommended for approval.

1.2 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The development is acceptable in principle, given that the site is a current medical facility and also noting that the previously approved application ref. HGY/2014/1691 approved medical uses for this part of the St Anns Hospital site;
- The proposals demonstrate that they would not prejudice a realistic masterplan for the development of the remainder of the medical part of the St Anns Hospital site, and as such a western boundary wall is not approved under this application;
- The proposals are considered to be acceptable in terms of its impact on the character and appearance of the area, and their impact on local heritage assets, and in terms of its high quality internal layout;
- The development would not have a detrimental impact on the amenity of adjoining occupiers in terms of a loss of sunlight or daylight, outlook, or privacy, or in terms of a negative impact from excessive noise, light or air pollution;
- The development would provide a policy compliant number of parking spaces which is acceptable given the site's relatively low access to public transport, and noting proposed sustainable transport initiatives.
- The development would provide a high quality landscaping scheme and a significant degree of replacement tree planting, including high quality specimens, and would also provide bat and bird boxes;
- The development would be acceptable in terms of its impact on carbon reduction and sustainability through mitigation methods such as solar panels, as well as providing sustainable drainage systems to minimise surface water run-off;
- The development would not lead to excessive increases in air pollution and land contamination matters would be adequately dealt with by condition.
- The application is acceptable for all other reasons as described below.

2. RECOMMENDATION

2.1 That the Committee resolve to GRANT planning permission and that the Head of Development Management or Assistant Director for Planning is authorised to issue the planning permission and impose conditions and informatives subject to the signing of a section 106 Legal Agreement providing for the obligations set out in the Heads of Terms below.

2.2 That the section 106 legal agreement referred to in resolution (2.1) above is to be completed no later than 25th April 2017 or within such extended time as the Head of Development Management or the Assistant Director Planning shall in his/her sole discretion allow; and

- 2.3 That, following completion of the agreement(s) referred to in resolution (2.1) within the time period provided for in resolution (2.2) above, planning permission shall be granted in accordance with the Planning Application subject to the attachment of the conditions.

Conditions

- 1) Development begun no later than three years from date of decision
- 2) In accordance with approved plans
- 3) Materials submitted for approval (main building)
- 4) Materials submitted for approval (walls and gates)
- 5) Western boundary treatment
- 6) Hard and soft landscaping
- 7) Construction management and logistics plans
- 8) Cycle parking management plan
- 9) Construction hours
- 10) Secured by design 1
- 11) Secured by design 2
- 12) Air quality assessment
- 13) Low emissions boilers
- 14) Chimneys and flues
- 15) Land contamination
- 16) Air quality and dust management plan
- 17) Plant and machinery details
- 18) New access road controls
- 19) Parking and road layout plan
- 20) Drainage management and maintenance plan
- 21) Revised window layout
- 22) External lighting scheme
- 23) Archaeological reports
- 24) Historic buildings record
- 25) Tree protection plan
- 26) Bat survey
- 27) Nesting bird check
- 28) Demolition of Building 38

Informatives

- 1) Sustainable development
- 2) Legal agreements
- 3) Sprinkler systems
- 4) Street numbering
- 5) Asbestos survey
- 6) Piling
- 7) Water flow rate

- 8) Archaeological protection
- 9) Building recording

Section 106 Heads of Terms:

- 1) Considerate Contractors Scheme
 - 2) Connection to a Future Energy Centre
 - 3) Jobs for Haringey
 - Not less than 20% of the onsite workforce employed during the construction of the Development to comprise of the residents of the London Borough of Haringey;
 - That 20% to undertake appropriate training;
 - To assist local suppliers and businesses to tender for works as appropriate;
 - To provide the Council with information to enable the effective implementation of the above;
 - All of the above are to be followed unless practical considerations dictate otherwise.
 - 4) Revised Travel Plan including Monitoring
 - Within three months of the development first being occupied the applicant is required to:
 - appoint a co-ordinator
 - submit the Travel Plan and have it approved by the Council;
 - pay the monitoring contribution of £3,000.
 - Conduct annual reviews of the Travel Plan and amend the Plan as may be reasonably required by the Council
 - To comply with the Travel Plan during the lifetime of the development.
 - 5) Securing of a S278 agreement
 - a. Re-instatement of the access to Hermitage Road
 - b. installation of a new access on St Anns Road
 - c. Works to the public highway to provide improvements to St Anns Road and Hermitage Road
- 2.4 In the event that members choose to make a decision contrary to officers' recommendation members will need to state their reasons.
- 2.5 That, in the absence of the agreement referred to in resolution (2.1) above being completed within the time period provided for in resolution (2.2) above, the planning permission be refused for the following reasons:
1. The proposed development in the absence of a legal agreement to work with the Haringey Employment Delivery Partnership would fail to support local

employment, regeneration and address local unemployment by facilitating training opportunities for the local population. As such, the proposal is contrary to Local Plan Policies SP8 and SP9.

2. The proposed development, in the absence of a legal agreement to secure planning obligations for mitigation measures to promote sustainable transport, as well as highway control measures and works, would significantly exacerbate pressure for on-street parking spaces in surrounding streets, prejudicing the free flow of traffic and conditions of general safety along the neighbouring highway and would be detrimental to the amenity of local residents. As such, the proposal is considered contrary to the requirements of Policy 6.12 and 6.13 of the London Plan 2016.

- 2.6 In the event that the Planning Application is refused for the reasons set out in resolution (2.5) above, the Head of Development Management (in consultation with the Chair of Planning sub-committee) is hereby authorised to approve any further application for planning permission which duplicates the Planning Application provided that:
 - (i) There has not been any material change in circumstances in the relevant planning considerations, and
 - (ii) The further application for planning permission is submitted to and approved by the Assistant Director within a period of not more than 12 months from the date of the said refusal, and
 - (iii) The relevant parties shall have previously entered into the agreement contemplated in resolution (1) above to secure the obligations specified therein.

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3.0 PROPOSED DEVELOPMENT AND LOCATION DETAILS

3.1 Proposed development

3.1.1 This is an application for a 2,300sqm two storey medical facility building with three storey element indicating the main entrance, to be erected on the eastern side of the existing St Anns Hospital site. The building would incorporate four mental health wards and would be shaped around two courtyards with a primary entrance and circulation space at the centre, accessed from the west via a new pedestrian boulevard and entrance canopy.

3.1.2 It would be finished in red brick with generous window apertures, including permeable brick elements to partially screen window openings. Oriel windows are included to the rear (east) elevation.

3.1.3 Up to 74 inpatients would be accommodated within the building. The facilities and inpatients would be re-provided from within the existing medical site.

New pedestrian and vehicle entrances would be created within the north wall of the St Anns site. Lockable steel gates would be installed to both new entrances with a reduction in the wall's height either side to 750mm and 450mm respectively, topped with further steel fencing and incorporating brick piers. A boundary wall is proposed to the western edge of the site.

3.1.4 New single storey switch room and sub-station buildings are also proposed as part of this application. A single storey building to the south-west of the site would be demolished.

3.1.5 Alterations to the internal vehicle roadway, parking arrangements and pedestrian circulation layouts are also proposed. Some trees would be removed and replacement planting is proposed around the perimeter of the new building.

3.1.6 Outline planning permission (as part of an earlier hybrid planning permission) has already been granted in 2015 under planning ref. HGY/2014/1691 for a similar building in this location. The main differences between the approved outline building and the proposed are:

- Inclusion of an additional ward (increase from three to four);
- Increased footprint and reduced height by one storey;
- Relocated vehicular access (by 115 metres to the west);
- New pedestrian access.

3.1.7 The development forms the first phase of a long-term masterplan for the eastern side of the St Anns Hospital site that is to be retained in medical use (the western side has planning permission for change of use to residential as approved by hybrid planning application ref. HGY/2014/1691).

3.2 Site and Surroundings

- 3.2.1 The application site comprises the eastern part of the wider St Anns Hospital site, which is an 11.24 hectare site on the southern side of St Ann's Road. The wider hospital site is bounded to the south by the Overground railway, Hermitage Road to the east and the rear gardens of properties that face Warwick Gardens.
- 3.2.2 The site is currently serviced by one vehicular access and one pedestrian access, both from St Ann's Road. There is also a redundant vehicular access from Hermitage Road.
- 3.2.3 Hybrid planning approval was granted in 2015 (planning ref. HGY/2014/1691) for the redevelopment of St Anns into a residential development and a consolidated hospital site. This application relates to the consolidated hospital area which covers approximately 35% of the wider Hospital site to its eastern side.
- 3.2.4 The site has had significant piecemeal development over the past 60 years following the establishment of the original Victorian buildings on site. Most buildings are one and two storey Victorian buildings. Mayfield House and Orchard House to the north-east of the site are both locally listed buildings, as is the Police Station located on the neighbouring site to the north east (and which has been subject to development plans which are presently under construction).
- 3.2.5 The site is also partially located within the St Ann's Conservation Area. The Conservation Area extends along the northern strip of the site and runs parallel to St Ann's Road.
- 3.2.6 The site has a mix of landscaping elements with the most significant being the SINC to the south which consists of a woodland TPO and individual mature trees covered by individual TPO's located towards the north of the site. The site is relatively flat in topography with a gentle fall west to east and north to south.
- 3.2.7 The site is part of land identified as site allocation (SA28) within the council's Site Allocations DPD 2017. This allocation, which also includes the remaining parts of the hospital that currently have outline and full planning consent for residential development, is identified as land being suitable for residential development and a rationalising of the existing hospital facilities.
- 3.2.8 The surrounding area is predominantly residential in nature with the residential neighbourhoods surrounding the site varying in age and character. Turners Court located on the corner of St Ann's Road and Cornwall Road is eight storeys in height.
- 3.2.9 Opposite the site is Chestnuts Park and its associated community facilities.

3.3 Relevant Planning History

3.3.1 The application site has an extended planning history as the result of its long-term use as a hospital and subsequent piecemeal development. Historic applications of relevance to this proposal are referenced below:

3.3.2 HGY/2014/1691. Hybrid application comprising: Full application for the construction of 106 flats and 7 houses ranging in height from 2 to 5 storeys, conversion of retained buildings to provide 7 houses and 148 sq. m of retail (use class A1), car parking spaces, highway and public realm works, hard and soft landscaping, access and associated development: and: Outline application (with all matters reserved except for principal means of access) for the construction of new buildings and conversion of retained buildings ranging in height from 2 to 5 storeys to provide up to 350 residential units, new healthcare buildings, upgrade of existing access point off Hermitage Road, open space and associated development, and outline application (with all matters reserved except for scale and layout) for construction of a new mental health inpatient building up to 3 storeys in height (use class C2) and associated development. Granted July 2015.

4. CONSULTATION RESPONSE

4.1 Quality Review Panel (QRP)

4.2 The QRP considered the development proposals during two meetings on 28th November 2017 and 14th February 2017. The minutes of the last meeting are set out in Appendix 3 and summarised below.

4.3 During the most recent meeting the panel recommended:

- Proposal seems too close to the east and could affect neighbouring privacy;
- Pedestrian movements could impact on ground floor bedroom windows;
- The proposals could be amended to provide a less symmetrical layout;
- Boundary parking should be designed to minimise disturbance to potential future dwellings to west;
- The architectural approach is welcomed;
- Clinical considerations are noted to impact on building design;
- Metal roof cladding screens the plant well;
- The canopy could be design to better integrate with the proposed building;
- Further detailed consideration of the wider Hospital Masterplan.

4.4 Consultation responses are set out in full in Appendix 1 and are also summarised below as follows:

4.5 INTERNAL

- 4.6 Conservation Officer – No impact to heritage assets, subject to conditions covering details of final materials and finishes.
- 4.7 Design Officer – Supportive of the proposals.
- 4.8 Transportation – No objections subject to conditions and legal requirements.
- 4.9 Regeneration – No comments to make.
- 4.10 Arboricultural Officer – No Category ‘A’ trees would need to be removed and removal of all other trees can be mitigated by replacement planting. No objections.
- 4.11 Waste Management – No objections. Appropriate waste collection should be arranged with a commercial contractor.
- 4.12 Drainage Engineer – No objections to the drainage strategy.
- 4.13 Carbon Management – No comments received. Comments will be reported at the Planning Committee.
- 4.14 Pollution – No objections subject to conditions.
- 4.15 EXTERNAL
- 4.16 Transport for London
- 4.17 No objections, subject to confirmation of cycle parking layout and management by condition.
- 4.18 Environment Agency
- 4.19 No objections raised.
- 4.20 Thames Water
- 4.21 No objections are raised.
- 4.22 Metropolitan Police
- 4.23 No objections in principle. The proposal is acceptable subject to conditions.
- 4.24 London Fire Service
- 4.25 Fire fighting appliance access is not satisfactory. Further information must be submitted.

4.26 Historic England – Built Environment

4.27 No objections. Application may be determined in line with local specialist advice.

4.28 Historic England – GLAAS

4.29 No objections, subject to conditions.

4.30 Natural England

4.31 No comments to make.

5. LOCAL REPRESENTATIONS

5.1 The following were consulted:

- 375 neighbouring properties;
- Local residents associations and conservation groups;
- Four site notices were erected close to the site.

5.2 The number of representations received from neighbours, local groups etc in response to notification and publicity of the application were as follows:

5.3 No of individual responses (4):

- 2 Objecting:
 - 5 Warwick Gardens
 - 291 St Anns Road: Flat 5
- 1 Supporting:
 - 12 Alton Road
- 1 Other:
 - St Anns Hospital (Staff)

5.4 The issues raised in representations that are material to the determination of the application are set out in Appendix 1 and summarised as follows:

- Height of the building is unclear;
- Increased noise;
- Increased overshadowing;
- Loss of privacy.

5.5 The following issues raised are not material planning considerations:

- Loss of a view.

6 MATERIAL PLANNING CONSIDERATIONS

6.1 The main planning issues raised by the proposed development are:

1. Principle of the Development
 - Land Use Principles
 - Phasing
 - Masterplanning
2. Design, Appearance and Layout
 - Character and Appearance
 - Public Realm and Masterplan
 - Impact on Heritage Assets
 - Layout and Internal Quality
3. Impact on the Amenity of Adjoining Occupiers
 - Sunlight, Daylight and Overshadowing
 - Outlook and Privacy
 - Noise, Light and Dust
4. Parking and Highway Safety
 - Access
 - Parking and Road Layout
 - Travel Plans
 - Demolition and Construction Methodology
5. Trees and Landscaping
6. Sustainability and Biodiversity
7. Flood Risk and Water Management
8. Air Pollution and Land Contamination
9. Archaeology
10. Emergency Planning and Security
11. Local Employment

6.2 Principle of the Development

6.2.1 Land Use Principles

6.2.2 Local Plan Policy SP14 states that the Council will work with the NHS in its goal to reduce health inequalities in the areas with poorest health, identify appropriate sites for new health infrastructure, protect existing facilities and support the provision of new or improved health facilities, prioritise interventions and resources to areas of the borough where health inequalities are greatest, and support the integration of community facilities and services.

6.2.3 The site is an existing hospital premises. The hybrid planning application HGY/2014/1691 allowed for change of use to residential of part of the site on the understanding that the remaining site area was retained for consolidated medical

activities. That application permitted demolition of some buildings within the application site for which consent is not being sought again as part of this application.

- 6.2.4 The site area for this application covers the part of St Anns Hospital that is to be retained for medical purposes. As such, although the proposed building would be erected on part of the medical site that was not previously developed it is located within the healthcare section of the St Anns Hospital site.
- 6.2.5 The proposed building would add a new two storey mental health facility within the existing hospital premises, as the first phase of a long-term masterplan that would potentially involve the demolition of many of the existing buildings within the application site and their rebuilding to form a modernised medical campus.
- 6.2.6 The current inpatient facilities have been assessed by the NHS England Care Quality Commission review and found not to be fit for purpose. As such, there is a need for a new mental health inpatient facility at the site.
- 6.2.7 The principle of medical uses on this site has been established in outline form as part of the approved hybrid application referenced above. As part of that outline permission parameters were approved for a single 16m (approximately three storeys) high, 27m wide and 63m deep building located in a similar location to that proposed, in addition to other new buildings to be sited further to the south and west.
- 6.2.8 The proposed development is outside of the agreed parameters in respect of its greater footprint (43m wide and 71m deep), although the height is significantly lower than the parameters agreed at 9.28m (12.88m including plant). As such, the additional parameters require a new application and are the reason for this assessment.
- 6.2.9 As such, it is considered that the siting of a building for medical uses in the location proposed is acceptable as a similar use has already been established in principle by the previously approved hybrid planning application ref. HGY/2014/1691.
- 6.2.10 The bringing forward of the hospital ahead of the residential development of the other part of the site is welcomed. It is envisaged that following the disposal of the other part site that a revised application will be brought forward for its development as a residential scheme.
- 6.2.11 Phasing
- 6.2.12 The hybrid planning permission HGY/2014/1691 was approved in the context that the healthcare provision on the St Anns Hospital site was to be consolidated

within the site boundary by making use of the capital generated from the site of the residential portion of the site.

6.2.13 This proposal is the first part of the consolidation of medical activities within the eastern part of the site, as demonstrated in a submitted masterplan (discussed below), whilst the western part of the site is anticipated to be retained for residential development.

6.2.14 In principle, the Council supports the provision of improved medical facilities in this location ahead of residential development coming forward, subject to all other relevant material considerations also being acceptable as discussed below.

6.2.15 Masterplanning

6.2.16 Policy DM55 requires applicants to prepare a masterplan where development forms only part of an allocated site, in order to demonstrate that the proposal would not prejudice development on nearby sites, including consultation with neighbouring land owners.

6.2.17 The applicant has provided an indicative masterplan that demonstrates how the development would likely fit into the ongoing long-term project of developing the part of the existing St Anns Hospital that is to be retained in medical use. The masterplan shows that all outdated buildings on site would be replaced, with only existing administrative buildings and other units located to the east of the site to be retained.

6.2.18 Indicative plans in respect of pedestrian and vehicle access and movements, car parking arrangements and landscaping have been submitted alongside general building layouts.

6.2.19 The masterplans appropriately demonstrate realistic ambitions for the future development of the medical part of the site allocation. As such, it is considered that the proposals would not adversely affect or prejudice the long-term strategic aims of the proposals of the medical part of the St Anns site allocation (SA28).

6.2.20 The building that is the subject of this application sits away from the boundary of the residential section of the wider site and as such does not prejudice the future development of the wider site for residential.

6.3 Design, Appearance and Layout

6.3.1 Character and Appearance

6.3.2 Local Plan Policy SP11 states that all new development should enhance and enrich Haringey's built environment and create places and buildings that are high quality, attractive, sustainable, safe and easy to use. Development shall be of

the highest standard of design that respects its local context, character and historic significance, and contributes to the creation and enhancement of Haringey's sense of place and identity which is supported by London Plan Policies 7.4 and 7.6.

- 6.3.3 Policy DM1 of the Development Management DPD 2017 continues this approach and requires development proposals to relate positively to their locality.
- 6.3.4 The proposed two storey building would be predominantly 9.28 metres in height including the roof level parapet. Above this would be a recessed screen of 1.87 metres that would shield the roof plant from public views at ground floor level. In addition, a further plant area would rise a further 1.73 metres. In total the building would be 12.88 metres in height. Both the additional plant and plant screen would be finished in aluminium cladding with horizontal louvres.
- 6.3.5 This differs from the previous approval which was for outline parameters of a building that could be up to 16m in height, 27m wide and 63m deep. Height would be reduced and overall footprint increased.
- 6.3.6 To mark the main entrance a westerly-projecting bay would extend upwards by an additional storey in the same red brick material as the main part of the building.
- 6.3.7 The new opening for the vehicular entrance in the north elevation would be 8 metres wide to provide good visibility for motorists pulling out onto St Ann's Road. A steel gate would be installed that would be locked between 11pm and 6am. Adjacent to that gate to the west, separated by a brick pier, would be a 1.65 metre wide pedestrian gate.
- 6.3.8 Either side of these gates it is proposed that the existing wall would be reduced in height to approximately 750mm above street level, topped with a steel fence. The vehicle access would be located to the western end of the wall that forms the northern boundary of this application site.
- 6.3.9 The vehicle access would be positioned 115 metres to the west of the vehicle access that was previously approved as part of the hybrid planning permission.
- 6.3.10 The new pedestrian access would be positioned towards the centre of the north wall boundary. It would be 2 metres wide with brick piers either side up to 2.5 metres in height. The brick between these piers and the next pier on either side would be removed up to a point 0.45 metres from ground level and topped with a steel fence.
- 6.3.11 The proposed new pedestrian gate to the northern end of the application site's western boundary would be 1.8 metres in height and approximately 10 metres wide.

6.3.12 The Council's Design Officer has considered the design of the building in detail. That Officer considers that the design of the proposed medical building itself is logical and will provide much superior ward accommodation. In particular, the care and consideration of window designs and ward rooms, plus the detailing of brickwork generally, and the location and cladding to rooftop plant is considered to be well designed.

6.3.13 It is also noted that the Design Officer and the Principal Conservation Officer raise no objections to the appearance of the northern boundary walls as they would be amended. The appearance of the walls and their impact on the conservation area is discussed further below. Details of the finishing materials for the building, replacement wall areas and proposed new gates would be secured by condition.

6.3.14 As such, the proposals are considered to be acceptable in terms of its impact on the character and appearance of the area.

6.3.15 Public Realm and Masterplan

6.3.16 The proposed building, new access points and landscaping all forms part of a long-term masterplan for the hospital part of the site. As such, a plan has been submitted on an indicative basis demonstrating those long-term aims. It is noted that the masterplan is not submitted for approval as part of this application, but it is important that the proposals for which permission is sought do fit in with a viable and high-quality plan for the wider development plans for the medical part of the St Anns site.

6.3.17 The proposed building would be located to the east of the site with an entrance on the western side via a canopy structure and boulevard that would form the central access point to the whole hospital site from the proposed new northern entrance point in St Anns Road.

6.3.18 The Council's Design Officer considers that the masterplan presented has resulted in a well thought through and detailed proposal for how the future retained hospital site could change as other buildings are redeveloped.

6.3.19 Furthermore, that Officer noted that the spine of organisation of the hospital would flip from east-west to north-south, that the new building would line up along the east side of the start of this new spine, and considers that this will be a logical and appropriate hospital wide masterplan, which would promote walking and public transport over car travel and vehicle dominance, starting from a more attractive pedestrian entrance off St Ann's Road.

6.3.20 Public realm improvements in the form of hard and soft landscaping are also proposed and the Design Officer's considers that the quality of landscaping is also impressive.

6.3.21 The application drawings currently show the installation of a boundary wall treatment on the western side of the hospital site that would be finished in red brick and would also contain pedestrian and cycle access points. The reason for the wall is because parking for the hospital is needed along this boundary prior to the rest of the medical site being reconfigured. Although the principle of the parking is accepted officers are of the view that a wall may not be the best way to treat the boundary. A planted boundary may be more appropriate in design terms and as such this wall will not be approved as part of this application and the boundary treatment shall instead be agreed by condition at a later date.

6.3.22 As such, it is considered that the proposal would contribute towards a good quality and legible public realm through both this application and through the provision of an effective long-term masterplan.

6.3.23 Impact on Heritage Assets

6.3.24 *Legislative and Policy Context*

6.3.25 Section 66 of the Act contains a general duty as respects listed buildings in exercise of planning functions. Section 66 (1) provides: "In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."

6.3.26 The Barnwell Manor Wind Farm Energy Limited v East Northamptonshire District Council case tells us that "Parliament in enacting section 66(1) did intend that the desirability of preserving listed buildings should not simply be given careful consideration by the decision-maker for the purpose of deciding whether there would be some harm, but should be given "considerable importance and weight" when the decision-maker carries out the balancing exercise."

6.3.27 The judgment in the case of the Queen (on the application of The Forge Field Society) v Sevenoaks District Council says that the duties in Sections 66 and 72 of the Listed Buildings Act do not allow a Local Planning Authority to treat the desirability of preserving listed buildings and the character and appearance of conservation areas as mere material considerations to which it can simply attach such weight as it sees fit. If there was any doubt about this before the decision in Barnwell, it has now been firmly dispelled. When an authority finds that a proposed development would harm the setting of a listed building or the character or appearance of a conservation area or a Historic Park, it must give

that harm considerable importance and weight. This does not mean that an authority's assessment of likely harm to the setting of a listed building or to a conservation area is other than a matter for its own planning judgment. It does not mean that the weight the authority should give to harm which it considers would be limited or less than substantial must be the same as the weight it might give to harm which would be substantial. But it is to recognise, as the Court of Appeal emphasised in *Barnwell*, that a finding of harm to the setting of a listed building or to a conservation area gives rise to a strong presumption against planning permission being granted. The presumption is a statutory one, but it is not irrefutable. It can be outweighed by material considerations powerful enough to do so. An authority can only properly strike the balance between harm to a heritage asset on the one hand and planning benefits on the other if it is conscious of the strong statutory presumption in favour of preservation and if it demonstrably applies that presumption to the proposal it is considering.

6.3.28 In short, there is a requirement that the impact of the proposal on the heritage assets be very carefully considered, that is to say that any harm or benefit needs to be assessed individually in order to assess and come to a conclusion on the overall heritage position. If the overall heritage assessment concludes that the proposal is harmful then that should be given "considerable importance and weight" in the final balancing exercise having regard to other material considerations which would need to carry greater weight in order to prevail.

6.3.29 Paragraph 129 of the NPPF states that the LPA should assess the particular significance of any heritage asset that may be affected by development. Paragraph 131-2 states that the LPA should take account of the desirability of sustaining and enhancing the significance of heritage assets and that great weight should be given to their conservation. Paragraph 134 of the NPPF sets out that where a development proposal would lead to less than substantial harm to the significance of the designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

6.3.30 Paragraph 135 of the NPPF requires that a balanced and proportionate judgement is to be taken by the local planning authority in making planning decisions, having regard to the relative significance of an affected non-designated heritage asset and also the scale of harm or loss of that significance.

6.3.31 Policy SP12 of the Core Strategy states that the Council shall ensure the conservation of the historic significance of Haringey's heritage assets, their setting and the wider historic environment. Policy DM9 continues this approach. London Plan Policies 7.8 and 7.9 make clear that development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.

6.3.32 *Heritage Assessment*

- 6.3.33 It is relevant to note that only a single storage building would be demolished as part of this application. This building is located to the south-west of the application site well away from the conservation area boundary and listed buildings. As such, it would not have an impact on any local heritage assets.
- 6.3.34 However, the proposed new building would be located within the boundary of the designated St Anns Conservation Area. There are no listed buildings within or nearby the application site. However, Mayfield House and Orchard House to the north-east of the applications site are both locally listed buildings, as is the Police Station located on the neighbouring site to the north east, which has recently been the subject of development.
- 6.3.35 Furthermore, there would be significant changes to the fabric of the wall to the north of the site which is also subject to the conservation area designation.
- 6.3.36 The mental health building proposed would be only marginally located within the Conservation Area and would be set away from the northern site boundary by 22m. Furthermore, it would be significantly screened from pedestrian views on St Anns Road by the hospital's site boundary wall, which is around 2 metres in height, and from views on Hermitage Road by existing buildings including the former police station and its adjacent development of flats and houses that is presently under construction, amongst other buildings.
- 6.3.37 In addition, the structure has been designed to project upwards as little as possible with the greatest bulk of the structure, including plant at roof level, arranged towards the southern side of the building, away from the Conservation Area. The red brick materials would also contribute towards the building integrating into the surrounding character.
- 6.3.38 The Council's Principal Conservation Officer has assessed the proposals and has considers that the overall scale and massing of the proposed medical building would not have an impact on the setting of the conservation area or the locally listed building. However, given the proximity of the building from the adjacent heritage assets, the quality of materials would be very important and should be controlled by condition.
- 6.3.39 That Officer also notes that the boundary wall, located within the conservation area and edging the northern end of the site, is an important feature as its significance is derived from its historic association with the St Ann's Hospital, and that the continuity of the structure is in particular important. The proposal seeks two new openings in the wall that would appear similar to the outline application already approved, albeit in a slightly different location. The Conservation Officer considers that details submitted are similar to what has been approved and therefore would also be acceptable in this instance, subject to conditions in response of finishing materials.

- 6.3.40 The application drawings currently show the installation of a boundary wall treatment on the western side of the hospital site that would be finished in red brick and would also contain pedestrian and cycle access points.
- 6.3.41 Part of this would be in the conservation area. The northern part of this treatment would be visible from outside of the site through the new vehicle access opening. As set out above a planted boundary may be more appropriate in design terms and as such this wall will not be approved as part of this application and the boundary treatment shall instead be agreed by condition at a later date.
- 6.3.42 The Greater London Archaeology Advisory Service has recommended that a schedule of historic building and archaeological recording is undertaken before the development commences and this can be secured by condition.
- 6.3.43 As such, the proposals would be acceptable in terms of their impact on local heritage considerations, subject to the exact details of the finishing materials being confirmed at a later stage and prior to the commencement of the development by condition.
- 6.3.44 Layout and Internal Quality
- 6.3.45 The layout and internal arrangements of the building are mostly informed by the medical requirements of the anticipated occupants, with additional consideration of potential amenity impacts as discussed in the sections below.
- 6.3.46 The building has been designed to create a calming environment for its patients, staff and visitors, with good natural daylight, external views and direct access to outdoor space. Each ward has been designed around a courtyard to provide secure and private outdoor space for patients.
- 6.3.47 Each ward comprises distinct bedroom, living and staff zones, with bedroom areas planned in a U-shape with a corridor around a central courtyard to maximise light to rooms and providing a single point of orientation.
- 6.3.48 In terms of access the main entrance to the building would be to the west accessed from the proposed north-south boulevard and beneath a canopy over the entrance.
- 6.3.49 The Council's Design Officer has assessed layout and access and considers that the internal cloister-like courts are a huge improvement on the cage-style outdoor space provided adjacent to the existing mental health unit. That Officer further considers that the main entrance layout is also of an acceptable quality. The building is considered to be a substantial improvement on the layout of the existing mental health units within the site.

6.3.50 Waste facilities are incorporated into the floor plans and would be collected privately.

6.3.51 The proposals submitted as part of this application have been developed in the context of comments given by the Quality Review Panel. The most recent Panel meeting, and the applicant's amendments to the scheme to address these comments, are referred to in the table below:

<i>Latest QRP Comments</i>	<i>Response</i>
Proposal seems too close to the east and could affect neighbouring privacy	Development cannot be reduced in width due to medical requirements and cannot be moved further west due for phasing and site layout reasons. Impact on residential privacy reduced to acceptable levels by installation of oriel windows to eastern elevation.
Pedestrian movements could impact on ground floor bedroom windows	No pedestrian footways are available between proposed block and eastern boundary. Planting will prevent pedestrian access.
The proposals could be amended to provide a less symmetrical layout	Medical requirements control the internal layout of the building, which has transferred to the building's relatively symmetrical appearance. No Design Officer objection to this.
Boundary parking should be designed to minimise disturbance to potential future dwellings to west	Parking was proposed to the western part of the site by the recently approved hybrid application. Mitigation of disturbance would be provided in the form of a hard brick boundary wall and additional planting.
The architectural approach is welcomed	Noted. Design Officer agrees.
Clinical considerations are noted to impact on building design	Noted.
Metal roof cladding screens the plant well	Noted. Design Officer agrees.
The canopy could be designed to better integrate with the proposed building	The canopy has a functional purpose in marking the entrance to the building and providing a cover for cycle parking and pedestrian movements to future phases of the hospital development. Design Officer

	does not object to this.
Further detailed consideration of the wider Hospital Masterplan is required	Masterplan is generally considered to be workable in the context of this proposal but is not formally under assessment as part of this application.

6.3.52 Therefore, the proposed development is acceptable in design terms.

6.4 Impact on the amenity of adjoining occupiers

6.4.1 The London Plan Policy 7.6 states that development must not cause unacceptable harm to the amenity of surrounding land and buildings. DM Policy DM1 continues this approach and requires developments to ensure a high standard of privacy and amenity for its users and neighbours.

6.4.2 Sunlight, Daylight and Overshadowing

6.4.3 The applicant has submitted a Daylight and Sunlight (DS) Report by GL Hearn. The adjacent healthcare buildings, as non-residential properties, do not have sun or daylight amenity expectations in accordance with BRE standards.

6.4.4 The report notes that residential properties at Turner's Court would be located too far away from the proposed building to be affected in terms of a loss of sunlight or daylight. It also notes that the former police station and adjacent block of flats would also be unaffected. However, the new town houses to the south of the police station that are currently under construction (known as Block C) would be located less than 10m from the proposed building.

6.4.5 The DS Report states that ground floor rear kitchen/diners for the adjacent houses would retain access to a daylight VSC (vertical sky component) of between 21.8% and 26.6% in comparison to a BRE recommendation of 27%. These are still good levels for urbanised environments and, in any case, the BRE figure is not prescriptive and should only be considered as a guide. The DS Report also indicates that the most usable parts of the kitchen/diners would retain good access to daylight distribution levels and VSC.

6.4.6 Furthermore, daylight to the first floor living room would be unaffected by the development, whilst all bedrooms would also continue to have good access to daylight. As such, there would be minimal impact from the proposal in terms of a loss of daylight to neighbouring properties.

6.4.7 In terms of sunlight, the BRE recommends assessing the sunlight amenity (in respect of the annual probable sunlight hours) to all windows orientated within 90 degrees of due south that serve habitable space. All windows along the rear elevation of the townhouses face within 90 degrees of due north and therefore do

not require assessment in-line with BRE guidance. Other windows to the houses would remain unaffected by the siting of the proposal to their west. As such, there would be no impact from the proposal in terms of a loss of sunlight to neighbouring properties.

6.4.8 In terms of overshadowing of gardens, results in Appendix A of the DS Report show that the sunlight levels to areas of each rear garden receiving at least two hours of sunlight on 21st March would be reduced to no less than 95% of the former value, which is far in excess of the BRE recommended 80% reduction limit. As such, there would be minimal impact from the proposal in terms of overshadowing to neighbouring properties.

6.4.9 Outlook and Privacy

6.4.10 As referenced above the separation distance between the proposed building and the houses being constructed to the east would be slightly under 10m. However, the two sites are also separated by a site boundary wall. As such, outlook from the ground floor of the houses would have been limited to the area above first floor only.

6.4.11 The building would be two storeys in height only on its eastern side with all plant located to the western end of the roof. It is important to note that a three storey building received outline planning approval in 2015 (as part of the hybrid planning application referenced above) for erection in a similar location to that proposed, although this was set further away at approximately 23m from the eastern site boundary. As such, when permission was granted for the new houses to the south of the former Police Station in March 2016 an outline consent already existed for a new hospital building in this location, and although it is now closer to those permitted houses it would now be reduced in height compared to the parameters previously approved. There is some tree planting along the eastern side of the hospital site that would further reduce existing outlook.

6.4.12 The main living room of the proposed houses would be sited at first floor level and would thus continue to have substantial outlook above the two storey height of the proposed building. As such, it is considered that the proposed building would be of a sufficiently limited scale and bulk so that it would not significantly impact on the outlook of the adjacent residential properties.

6.4.13 In terms of privacy, as mentioned above, overlooking towards the residential properties from the ground floor of the proposed facility would be significantly reduced by the presence of an existing single storey boundary wall and boundary planting. Furthermore, the closest southern block of the development would be designed with oriel windows to bedrooms with light openings facing to the north, away from the rear windows of the neighbouring residences. The practicalities of outlook through these windows from within the proposed first floor bedrooms at the rear of the proposed building means that overlooking towards the gardens of

the residential properties would also be limited. Nevertheless, the existing arrangement of the oriel windows to the southern block's rear elevation could be improved upon to further minimise privacy impact on the adjacent properties and a revised window arrangement to this elevation will be secured by condition.

6.4.14 The northern block, by virtue of its distance more than 20 metres from the nearest residential rear window and its orientation facing east, would not lead to any significant impact on residential privacy. As such, the proposed building would not have a negative impact on the privacy of the adjacent residential properties.

6.4.15 Impact from Noise, Light and Dust

6.4.16 The existing site is an active hospital site that has already received outline approval for expansion in the form of a new mental health building for the same number of inpatients within the application site under planning ref. HGY/2014/1691. Inpatients would spend the majority of their time within the limits of the building envelope, including visits to the internal courtyard areas as well as the rear planted garden.

6.4.17 The proposed two storey building would be located closer to the eastern side boundary by approximately 18 metres and therefore also the properties to the east of the site, in comparison to the three storey parameter building previously approved as part of the earlier outline consent. However, any light and sounds from rear windows of the building would be diverted away from neighbouring properties through the installation of oriel windows with north facing openings. It is considered that improvements to the window arrangement could be made to minimise impact on the residential properties to the east, and as such a review of the oriel window arrangement shall be secured by condition. Nevertheless, the loss of neighbouring amenity in terms of disturbance from noise and light deriving from the proposed building would not be significant.

6.4.18 Disturbances from dust and noise relating to demolition and construction on site would be controlled by other non-planning legislation. Nevertheless, the demolition and construction methodology for the development would need to be agreed by condition prior to commencement of works in order to minimise the potential for disturbance to residential amenity.

6.4.19 Therefore, it is considered that the proposal is acceptable in terms of its impact on residential amenity.

6.5 Parking and Highway Safety

6.5.1 Local Plan Policy SP7 states that the Council aims to tackle climate change, and improve local place shaping and public realm, and environmental and transport quality and safety by promoting public transport, walking and cycling and seeking

to locate major trip generating developments in locations with good access to public transport. This approach is continued in DM Policies DM31 and DM32.

6.5.2 London Plan Policy 6.13 states that new development should demonstrate a balance between providing parking and preventing excessive amounts that would undermine cycling, walking and public transport use. It also states that electric vehicle charging points, disabled parking spaces, cycle parking should be provided at appropriate levels.

6.5.3 The site is located to the east of Green Lanes (A105) and is accessed via St Ann's Road (B152) which runs parallel to the northern boundary of the site, St Ann's Road links the site to the A105 Green Lanes to the west and the A503 Seven Sisters Road to the east. The site is bounded by Hermitage Road to the east and the railway lines to the south and Warwick Gardens to the west and St Ann's Road to the north.

6.5.4 The proposal would be similar to the recently approved hybrid planning application ref. HGY/2014/1961 in respect of its access and parking provisions for the medical campus side of the site. That approval considered highways matters for the proposed three storey medical building (that was approved in outline form) and found them acceptable subject to appropriate conditions and other mitigation measures. As such, it is considered that key matters including trip generation, the principle of a new vehicle and pedestrian accesses, car and cycle parking ratios and the separation of the site into distinct residential and medical developments are all acceptable, and do not need to be re-assessed as part of this application.

6.5.5 Access

6.5.6 The Council's Transportation Officer has assessed vehicular access to the site noting that a Stage 1 Road Safety Audit was submitted in response to the vehicle access re-location to the west of the northern site boundary, in comparison to that approved as part of the 2015 hybrid permission.

6.5.7 The re-instatement of the access from Hermitage Road, which was also approved as part of the earlier hybrid application, is also considered to be acceptable.

6.5.8 The Officer has considered that details for road layouts relating to both accesses can be secured through a Section 278 agreement to be approved at a later date.

6.5.9 Parking and Road Layout

6.5.10 The number of parking spaces provided is the same as previously approved and is therefore acceptable. However, the layout of parking and the internal road layout would be altered, with the most prominent changes being the inclusion of

the central pedestrian boulevard and the removal of a 'through road' that was previously proposed to the east of the site.

6.5.11 The Council's Transportation Officer has raised no objections to the proposed layout in principle. However, further details are required to ensure the exact arrangement of the roadways and parking space locations are appropriate. These matters can be secured by condition.

6.5.12 Travel Plan

6.5.13 The submitted Travel Plan (TP) indicates that there is a demand for 40 parking spaces for construction personnel, whereas for the retained St Ann's site and based on the current parking spaces used there is a need for 70 spaces. This totals to 110 parking spaces. A temporary car park of 80 spaces is proposed, split between 60 for the trust staff and 20 for construction personnel. Initiatives such as car sharing and priority parking are recommended to reduce journey numbers.

6.5.14 That parking demand is considered to be high and as such a revised Travel Plan would be required that contains specific 'SMART' targets that can be monitored.

6.5.15 As such, a revised travel plan would be secured by legal agreement.

6.5.16 Demolition and Construction Methodology

6.5.17 It is noted that the existing main hospital entrance of St Ann's Road is proposed to facilitate the demolition and construction phase, until the new vehicle access is created. The developer aims to get the new primary hospital access at the earliest possible date, in order to segregate hospital and construction traffic. When the new hospital entrance is formed this will be used solely for construction access until the proposed building is complete.

6.5.18 The Council's Transportation Officer has stated that a condition is required to control the timing of these works.

6.5.19 As such, whilst the construction and demolition methodology is acceptable in principle further details are required to ensure that there are no safety or amenity impacts on the local area. This can be secured by condition.

6.5.20 The development is also supported by Transport for London, although TfL recommended that, in addition to the Council's comments, the management of cycle parking spaces should be confirmed by condition.

6.5.21 Therefore, there are no objections to the proposed development in parking and highway terms.

6.6 Trees and Landscaping

- 6.6.1 Local Plan Policy SP13 seeks the protection, management and maintenance of existing trees and the planting of additional trees where appropriate. London Plan Policy 7.21 requires existing trees of value to be retained and the planting of additional trees where appropriate.
- 6.6.2 A number of trees within the site would be removed including some within the conservation area designation to the north of the site.
- 6.6.3 The Council's Arboricultural Officer has noted that this development proposal requires the removal of 16 additional trees to be removed, none of which are category 'A' trees. Five of these are Category 'B' trees, and while their loss is unfortunate, it can be mitigated by the planting of new trees.
- 6.6.4 It is proposed to plant up 22 new trees around the new building, and the Officer has stated that some of these must be specimen sized trees (e.g. 20-25cm stem girth) with the potential grow into large trees and provide more benefits to site users.
- 6.6.5 The Arboricultural Officer has also noted that there some minor incursions into the root protection areas of retained trees, but these are negligible and can be mitigated by recommendations in the Tree Protection Plan. There will also be some minor pruning works to facilitate the development, but these should not have a detrimental impact on the trees.
- 6.6.6 Furthermore, the Council's Design Officer has deemed the landscaping plans to be of a high quality. As such, conditions would be included to any approval to ensure the tree protection and planting quality requirements are followed.
- 6.6.7 Therefore, it is considered that the tree protection and planting measures proposed are acceptable.

6.7 Sustainability and Biodiversity

- 6.7.1 The NPPF, London Plan Policies 5.1, 5.2, 5.3, 5.5, 5.6, 5.7, 5.8 and 5.9, and Local Plan Policy SP4 set out the approach to climate change and require developments to meet the highest standards of sustainable design, including ensuring designs make the most of natural systems and the conserving and enhancing the natural environment.
- 6.7.2 The applicant has submitted an Energy Strategy in support of this application, put together by Hulley & Kirkwood Consulting Engineers.

- 6.7.3 The proposed strategy minimises energy loss and consumption by improving building fabrics and installing high efficiency equipment. Air source heat pumps and solar panels would also be installed.
- 6.7.4 Overall the development would achieve a 38.85% improvement on Part L of 2013 Building Regulations, which improves on the 35% London Plan target for non-residential developments. The overall carbon dioxide saving would be 51.5 tonnes per annum.
- 6.7.5 A CHP-led energy centre and district energy network was approved as part of the 2015 hybrid planning permission and it is anticipated this will be built on the adjoining residential part of the St Anns Hospital site. This development would commit to a connection to this network and this will be secured by legal agreement. In the interim temporary plant will be included in the hospital building which will be decommissioned when the adjacent energy centre comes on stream. This decommissioning will be secured by legal agreement.
- 6.7.6 The key measures for the development are the usage of high performance fabrics, LED lighting and natural ventilation where possible, taking into account the category of patients in the hospital. Photovoltaic panels and air source heat pumps are proposed as sources of renewable energy. These measures will provide a 38.85% improvement on Part L of the Building Regulations.
- 6.7.7 Local Plan Policy SP13 states that all development must protect and improve sites of biodiversity and nature conservation. Policy DM19 and London Plan Policy 7.19 make clear that wherever possible, development should make a positive contribution to the protection, enhancement, creation and management of biodiversity.
- 6.7.8 The application is supported by a Planting Strategy by Place Design + Planning. Bat and bird boxes are proposed within the site in addition to log stack biomes. Details of these can be secured in combination with detailed landscaping plans by condition.
- 6.7.9 Proposed lighting schemes must show sensitivity to potential bat roosting sites, including within the SINC, and areas of significant mature tree planting, and must be secured by condition. There is a building to be demolished within the SINC, but there are no specific details of how the demolition would occur in this sensitive location, and no details of replacement planting or other works. The principle of demolition is not opposed and therefore these details can be agreed by condition.
- 6.7.10 As such, the application is considered to be acceptable in terms of its sustainability and biodiversity provision, subject to the appropriate conditions.

6.8 Flood Risk and Water Management

- 6.8.1 Local Plan Policy SP5 makes clear that (amongst other things) development shall reduce forms of flooding and implement Sustainable Urban Drainage Systems (SUDS) to improve water attenuation, quality and amenity. Emerging Policies DM24 and DM25 call for measures to reduce and manage flood risk, and incorporate SUDS. London Plan Policies 5.12 and 5.13 also call for measures to reduce and manage flood risk.
- 6.8.2 Thames Water has raised no objections to the proposal in terms of either sewerage infrastructure capacity or water infrastructure capacity. Furthermore, the Environment Agency has not objected to the proposal.
- 6.8.3 Sustainable drainage systems are proposed as part of the development including the use of below ground geo-cellular storage and attenuation tanks. These systems will eventually discharge surface water to existing sewers.
- 6.8.4 The Council's Drainage Officer has commented on the application and is satisfied with the proposed drainage strategy. However, a management and maintenance plan including details of long-term maintenance responsibility and final detailed drawings would be required at a later stage, and can be secured by condition.
- 6.8.5 As such, it is considered that the proposal is acceptable as it would not lead to an increase in local flood risk or any other water management issues.

6.9 Pollution and Land Contamination

- 6.9.1 London Plan Policy 7.14 states that developments shall minimise increased exposure to existing poor air quality and make provision to address local problems of air quality and promote sustainable design and construction.
- 6.9.2 The application site is located back from the nearest main road St Anns Road, a major route for which modelling indicates likely exceedances of the Government's air quality objectives for nitrogen dioxide (NO₂) and PM2.5. The whole of the borough of Haringey is a designated Air Quality Management Area (AQMA).
- 6.9.3 The main air polluting operations associated with the proposed development include 211 car parking spaces and 150 deliveries each week.
- 6.9.4 Details of dust and air quality management during construction have been provided within the submitted Environmental Management Plan. The proposed measures generally relate to methodologies such as no crushing of demolition material and water suppression to prevent demolition dust.

- 6.9.5 The site contains no residential properties as all ancillary buildings on the site are concerned with the running of the hospital, such as administrative buildings.
- 6.9.6 The Council's Pollution team has commented in respect of air quality, and stated that there are no objections to the proposal subject to the detailed assessment of site emissions prior to the commencement of the development, which would be secured by condition.
- 6.9.7 Boilers for the development must have ultra low NOx levels and this requirement, plus the exact location of any flues or chimneys, would also be secured by condition.
- 6.9.8 Dust management and plant/machinery conditions shall also be included with the permission in order to control dust and emissions.
- 6.9.9 Policy DM23 requires development proposals on potentially contaminated land to follow a risk management based protocol to ensure contamination is fully addressed and to carry out investigations to remove or mitigate any risks to local receptors. London Plan Policy 5.21 supports the remediation of contaminated sites and to bringing contaminated land back in to beneficial use.
- 6.9.10 A Phase 1 Preliminary Risk Assessment by RSK has been submitted with the application. Three redundant oil tanks are located on site, and asbestos is a potential risk. However, the site is generally considered to be a low to moderate contamination risk.
- 6.9.11 The Council's Pollution Officer has raised no objections to the application, although further information would be required to ensure adequate protection for environmental and public safety. Appropriate conditions would be included to the decision notice.
- 6.9.12 As such, the application is considered to be acceptable in terms of its impact on pollution and land contamination.

6.10 Archaeology

- 6.10.1 Policy DM9 of the DM Policies DPD requires proposals to consider the significance of the archaeological asset and its setting, the impact of the proposal on archaeological assets, and give priority to its preservation and management.
- 6.10.2 The Greater London Archaeological Advisory Service (GLAAS) has been consulted on this application. There may need to be some changes to the submitted WSI for archaeological trenching to ensure archaeological artefacts are not adversely affected.

6.10.3 As such, conditions are recommended requiring a written scheme of investigation and other documentation as necessary prior to the commencement of development.

6.10.4 Therefore, it is considered that the proposal would be acceptable in terms of its impact on local archaeology, subject to conditions.

6.11 Emergency Planning and Security

6.11.1 The London Fire Bridge have stated that they are not satisfied with the proposals due to the lack of fire safety information provided, but it is anticipated that the issues raised can be overcome by condition as they relate solely to the installation of sprinklers. In any case, fire safety considerations are a matter for building control and as such are not typically controlled at the Planning stage. Further information will be submitted by the applicant prior to committee.

6.11.2 Local Plan policy SP11 requires proposals to incorporate solutions to reduce crime and fear of crime. DM Policy DM2 makes clear that development should comply with the principles of 'Secured by Design'.

6.11.3 The applicant has made contact with the Met Police in respect of Secured by Design considerations, but no agreement has yet been reached in respect of appropriate security-rated products. However, there are no objections in principle as the development has the potential to achieve Secured by Design accreditation. This required will be secured by appropriate conditions.

6.11.4 As such, the development is acceptable from a security perspective, subject to conditions, and would be acceptable from a fire safety perspective subject to the further comments of the London Fire Bridge.

6.12 Employment

6.12.1 Local Plan Policies SP8 and SP9 aim to support local employment, improve skills and training, and support access to jobs.

6.12.2 The applicant is required to provide employment and training opportunities during the construction of the development and this would be secured by legal agreement.

6.12.3 As such, the development is acceptable in terms of employment provision.

6.13 Conclusion

6.13.1 This application is a major development that has generated comments from third parties. Having assessed all relevant material planning considerations, officers consider that:

- The development is acceptable in principle, given that the site is a current medical facility and also noting that the previously approved application ref. HGY/2014/1691 approved medical uses for this part of the St Anns Hospital site;
- The proposals demonstrate that they would not prejudice a realistic masterplan for the development of the remainder of the medical part of the St Anns Hospital site, and as such a western boundary wall is not approved under this application;
- The proposals are considered to be acceptable in terms of its impact on the character and appearance of the area, and their impact on local heritage assets, and in terms of its high quality internal layout;
- The development would not have a detrimental impact on the amenity of adjoining occupiers in terms of a loss of sunlight or daylight, outlook, or privacy, or in terms of a negative impact from excessive noise, light or air pollution;
- The development would provide a policy compliant number of parking spaces which is acceptable given the site's relatively low access to public transport, and noting proposed sustainable transport initiatives.
- The development would propose a high quality landscaping scheme and a significant degree of replacement tree planting, including high quality specimens, and would also provide bat and bird boxes;
- The development would be acceptable in terms of its impact on carbon reduction and sustainability through mitigation methods such as solar panels, as well as providing sustainable drainage systems to minimise surface water run-off;
- The development would not lead to excessive increases in air pollution and land contamination matters would be adequately dealt with by condition.

6.13.2 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION.

7 RECOMMENDATIONS

GRANT PERMISSION subject to conditions and subject to s.106 and s.278 Legal Agreements.

Drawing number of plans:

710-PL-001 Rev. P00, STA-THO-B00-XX-DR-CE-581-0005, STA-THO-B00-XX-DR-CE-581-0006, A_STA-MA-B00-ZZ-DR-BA-800-0001 Rev. 1; STA-MA-B01-ZZ-DR-BA-800-0001, 0002, 0003, 0004 (all Rev. 1); STA-MA-B00-ZZ-DR-BA-800-0005, 0006, 0007, 0008 (all Rev. 1); STA-MA-B00-ZZ-DR-BA-100-0012.

Supporting documents also assessed:

Transport Assessment dated June 2014, Planting Strategy dated January 2018, Archaeological Desk-Based Assessment (Heritage Statement) dated September 2017, Written Scheme of Investigation for Archaeological Evaluation dated October 2017, Energy Centre Noise Emission Limits document dated October 2017, Acoustic Design Criteria report dated October 2017, Environmental Management Plan Rev E dated January 2018, Site Waste Management Plan Rev 3 dated November 2017, Green Travel Plan Revision 2 dated November 2017, Construction Methodology and Logistics Plan Revision 5, Preliminary Risk Assessment October 2017, Arboricultural Implications Report January 2018, Proposed Drainage Statement January 2018, Daylight and Sunlight Summary, Energy Strategy dated January 2018, St Ann's Hospital Travel Plan, Statement of Community Involvement dated January 2018, Daylight and Sunlight Report dated January 2018, Transport Assessment Addendum dated February 2018. Design and Access Statement, Planning Statement.

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 accordance with the following approved plans and specifications:

710-PL-001 Rev. P00, STA-THO-B00-XX-DR-CE-581-0005, STA-THO-B00-XX-DR-CE-581-0006, A_STA-MA-B00-ZZ-DR-BA-800-0001 Rev. 1; STA-MA-B01-ZZ-DR-BA-800-0001, 0002, 0003, 0004 (all Rev. 1); STA-MA-B00-ZZ-DR-BA-800-0005, 0006, 0007, 0008 (all Rev. 1); STA-MA-B00-ZZ-DR-BA-100-0012

Supporting documents also approved:

Transport Assessment dated June 2014, Planting Strategy dated January 2018, Archaeological Desk-Based Assessment (Heritage Statement) dated September 2017, Written Scheme of Investigation for Archaeological Evaluation dated October 2017, Energy Centre Noise Emission Limits document dated October 2017, Acoustic Design Criteria report dated October 2017, Environmental Management Plan Rev E dated January 2018, Site Waste Management Plan Rev 3 dated November 2017, Green Travel Plan Revision 2 dated November 2017, Construction Methodology and Logistics Plan Revision 5, Preliminary Risk Assessment October 2017, Arboricultural Implications Report January 2018, Proposed Drainage Statement January 2018, Daylight and Sunlight Summary, Energy Strategy dated January 2018, St Ann's Hospital Travel Plan, Statement of Community Involvement dated January 2018, Daylight and Sunlight Report

dated January 2018, Transport Assessment Addendum dated February 2018. Design and Access Statement, Planning Statement.

Reason: In order to avoid doubt and in the interests of good planning.

3. Details of finishing materials (including samples) to be used for the external surfaces of the mental health unit block shall be submitted to, and approved in writing by, the Local Planning Authority before any development is commenced. Brick treatments shall be demonstrated to be appropriately variegated. Samples should include sample panels or brick types and a roofing material sample combined with a schedule of the exact product references. Details of the finishing treatments for windows, accesses, the proposed entrance canopy and amenity screens shall also be provided as appropriate.

Reason: In order for the Local Planning Authority to retain control over the exact materials to be used for the proposed development and to assess the suitability of the samples submitted in the interests of visual amenity consistent with Policy 7.6 of the London Plan 2065, Policy SP11 of the Haringey Local Plan 2017.

4. Details of finishing materials (including samples) to be used for the proposed entrances and new wall openings hereby approved, including those within the northern wall, shall be submitted to and approved in writing by the Local Planning Authority before any development is commenced. The exact treatment and design detailing for metal gates and fencing shall also be submitted for the Authority's approval.

Reason: In order for the Local Planning Authority to retain control over the exact materials to be used for the proposed development and to assess the suitability of the samples submitted in the interests of visual amenity consistent with Policy 7.6 of the London Plan 2016 and, Policy SP11 of the Haringey Local Plan 2017.

5. Notwithstanding the information shown on the approved plans, details of the proposed boundary treatment to the western edge of the site, including that of gates and access points (and their ongoing management), shall be submitted to and approved in writing by the Local Planning Authority before any development is commenced. The development shall thereafter only be carried out in accordance with the agreed details.

Reason: In order to protect the character and appearance of the area and so not to prejudice future development on adjoining sites in accordance with Policies DM1 and DM55.

6. No development shall take place on site until full details (including details of materials as appropriate) of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority and these works shall thereafter be carried out as approved.

Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; implementation programme]. The soft landscaping scheme shall include detailed drawings of:

- a. those existing trees to be retained.
- b. those existing trees to be removed.
- c. those existing trees which will require thinning, pruning, pollarding or lopping as a result of this consent. All such work to be approved in writing by the Local Planning Authority.
- d. Those new trees and shrubs to be planted together with a schedule of species shall be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of the development.

Such an approved scheme of planting, seeding or turfing comprised in the approved details of landscaping shall be carried out and implemented in strict accordance with the approved details in the first planting and seeding season following the occupation of the building or the completion of development (whichever is sooner). Any trees or plants, either existing or proposed, which, within a period of five years from the completion of the development die, are removed, become damaged or diseased shall be replaced in the next planting season with a similar size and species. The landscaping scheme, once implemented, is to be retained thereafter.

Reason: In order for the Local Planning Authority to assess the acceptability of any landscaping scheme in relation to the site itself, thereby ensuring a satisfactory setting for the proposed development in the interests of the visual amenity of the area consistent with Policy 7.21 of the London Plan 2016 and Policy SP11 of the Haringey Local Plan 2017.

7. The applicant is required to submit a fully detailed Construction Management Plan (CMP) and Construction Logistics Plan (CLP) for the Local Planning Authority's approval three months prior to construction work commencing on site. The Plans should provide details on how construction work (inc. demolition) would be undertaken in a manner that disruption to traffic and pedestrians on St Anns Road, Hermitage Road and the other roads surrounding the site is minimised. Construction vehicle movements shall be carefully planned and coordinated to avoid the AM and PM peak periods.

Reason: To reduce congestion and mitigate any obstruction to the flow of traffic on the transportation network.

8. Prior to the commencement of the development hereby approved the exact location and type of cycle parking to be provided shall be submitted to and

agreed in writing by the Local Planning Authority, in discussion with Transport for London. A minimum 5% of cycle spaces should be suitable for enlarged cycles and the type of stand proposed must be clarified. The recommendations and requirements of the London Cycle Design Standards document shall be followed.

Reason: In accordance with Policy 6.3 of the London Plan 2016.

9. The construction works of the development hereby granted shall not be carried out before 0800 hours or after 1800 hours Monday to Friday or before 0800 hours 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.

10. Prior to carrying out above grade works of each building or part of a building, details shall be submitted to and approved, in writing, by the Local Planning Authority to demonstrate that such building or such part of a building can achieve full 'Secured by Design' Accreditation. The development shall only be carried out in accordance with the approved details.

Reason: In accordance with Policy DM2 of the Development Management Policies DPD 2017.

11. Prior to the first occupation of each building or part of a building or use, a 'Secured by Design' accreditation shall be obtained for such building or part of such building or use.

Reason: In accordance with Policy DM2 of the Development Management Policies DPD 2017.

12. Prior to any work commencing on the site a full, detailed assessment of all site emissions, including emissions from all energy sources, is to be provided to the LPA for approval. The final design is to be Air Quality Neutral in line with the London Plan and emerging London Plan with respect to all emissions (NO₂, PM10 and PM2.5) from the site. If the proposed development is not air quality neutral, a scheme of mitigation is to be submitted and approved by the LPA and shall be installed as agreed and retained as such thereafter.

Reason: To protect local air quality.

13. Prior to installation, details of the Ultra Low NO_x boilers for space heating and hot water should be forwarded to the Local Planning Authority. The boilers to be provided for space heating and domestic hot water shall have dry NO_x emissions not exceeding 40 mg/kWh.

Reason: To protect local air quality.

14. Prior to commencement of the development details of any chimney/flue heights calculations, diameters and locations will be required to be submitted for approval by the LPA. Any locations considered unsuitable with regard to emissions shall be subject to re-locating.

Reason: To protect local air quality.

15. Before development commences other than for investigative work:

a) Using the information within the Phase 1 Preliminary Risk Assessment, (RSK, Reference: 29356-R02 (00), dated 27th October 2017), a site investigation shall be designed for the site using information obtained from the desktop study and Conceptual Model. This shall be submitted to, and approved in writing by the Local Planning Authority prior to that investigation being carried out on site. The investigation must be comprehensive enough to enable:-

- a risk assessment to be undertaken,
- refinement of the Conceptual Model, and
- the development of a Method Statement detailing the remediation requirements.

The risk assessment and refined Conceptual Model shall be submitted, along with the site investigation report, to the Local Planning Authority.

b) If the risk assessment and refined Conceptual Model indicate any risk of harm, a Method Statement detailing the remediation requirements, using the information obtained from the site investigation, and also detailing any post remedial monitoring shall be submitted to, and approved in writing by, the Local Planning Authority prior to that remediation being carried out on site.

Before development is occupied:

c) Where remediation of contamination on the site is required completion of the remediation detailed in the method statement shall be carried out and a report that provides verification that the required works have been carried out, shall be submitted to, and approved in writing by the Local Planning Authority before the development is occupied.

Reason: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety.

16. No works shall be carried out on the site until a detailed Air Quality and Dust Management Plan (AQDMP), detailing the management of demolition and construction dust, has been submitted and approved by the LPA. The plan shall

be in accordance with the GLA SPG Dust and Emissions Control and shall also include a Dust Risk Assessment.

Reason: To comply with Policy 7.14 of the London Plan 2016.

17. No works shall commence on the site until all plant and machinery to be used at the demolition and construction phases have been submitted to, and approved in writing by, the Local Planning Authority. Evidence is required to meet Stage IIIA of EU Directive 97/68/ EC for both NO_x and PM. No works shall be carried out on site until all Non-Road Mobile Machinery (NRMM) and plant to be used on the site of net power between 37kW and 560 kW has been registered at <http://nrmm.london/>. Proof of registration must be submitted to the Local Planning Authority prior to the commencement of any works on site.

An inventory of all NRMM must be kept on site during the course of the demolitions, site preparation and construction phases. All machinery should be regularly serviced and service logs kept on site for inspection. Records should be kept on site which details proof of emission limits for all equipment. This documentation should be made available to local authority officers as required until development completion.

Reason: To protect local air quality and comply with Policy 7.14 of the London Plan and the GLA NRMM LEZ.

18. The proposed new access within the northern boundary wall, prior to demolition of the bungalow or immediately after, but no later than the start of construction of the new Mental Health Unit, shall be used solely for the access and egress of construction vehicles until building works for the new Mental Health Unit project are completed.

Reason: To protect highway safety.

19. Prior to the commencement of the development hereby approved a parking layout plan and an internal road layout plan shall be submitted to the Local Planning Authority for its written approval. The approved layouts shall be installed as agreed and retained as such thereafter.

Reason: To protect highway safety.

20. Prior to commencement of the development hereby approved a management and maintenance plan for the proposed drainage system, detailing future responsibilities for the lifetime of the development, and final detailed drawings of the proposed systems, shall be submitted to the Local Planning Authority for its written approval. The system shall be installed and managed as approved and retained as such thereafter.

Reason: To ensure adequate site drainage and minimise risk of flooding.

21. Prior to commencement of the development hereby approved a revised eastern elevation shall be submitted to the Local Planning Authority for its written approval that amends the design of the proposed oriel windows to minimise impact on the amenity of neighbouring properties. The windows shall be installed as approved and retained as such thereafter.

Reason: To protect the private amenity of neighbouring residents.

22. No development shall take place until full details of a scheme for external lighting for that part of the site shall be submitted to and approved by the Local Planning Authority. Any artificial lighting within the development shall be designed to ensure that there is no light spill into the adjacent SINC and ecological corridor. Such agreed scheme to be implemented and permanently retained as such thereafter.

Reason: In order to ensure that the proposed development provides a safe and sound environment for patients and adjoining occupiers, and would not harm the ecology of an area through disruption of the natural diurnal rhythms of wildlife.

23. No demolition or development shall take place until a stage 1 written scheme of investigation (WSI) has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition or development shall take place other than in accordance with the agreed WSI, and the programme and methodology of site evaluation and the nomination of a competent person(s) or organisation to undertake the agreed works. If heritage assets of archaeological interest are identified by stage 1 then for those parts of the site which have archaeological interest a stage 2 WSI shall be submitted to and approved by the local planning authority in writing. For land that is included within the stage 2 WSI, no demolition/development shall take place other than in accordance with the agreed stage 2 WSI which shall include:

(a) The statement of significance and research objectives, the programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works

(b) The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. this part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the stage 2 WSI.

Written schemes of investigation will need to be prepared and implemented by a suitably qualified professionally accredited archaeological practice in accordance with Historic England's Guidelines for Archaeological Projects in Greater London. This condition is exempt from deemed discharge under schedule 6 of The Town

and Country Planning (Development Management Procedure) (England) Order 2015.

Reason: To protect local archaeological assets.

24. No works shall take place until the applicant has secured the implementation of a programme of historic buildings recording and analysis, which considers building structure, architectural detail and archaeological evidence. This shall be undertaken in accordance with a written scheme of investigation submitted by the applicant and approved by the local planning authority.

Reason: To protect local heritage assets.

25. The requirements of the Tree Protection Plan in Appendix 1 of the Arboricultural Implications Report shall be followed unless otherwise agreed in writing in advance by the Local Planning Authority.

Reason: To ensure trees on site are adequately protected.

26. Prior to commencement of the development hereby approved an internal inspection of all buildings assessed within the Environmental Management Plan as providing opportunities for roosting bats shall be completed as per the requirements of the Plan and provided to the Local Planning Authority for its written approval. Bat emergence and re-entry surveys shall also be undertaken on all buildings assessed as providing opportunities for roosting bats. Surveys shall be undertaken between May and August in suitable weather conditions. Any mitigation or other measures required by the assessments and surveys shall be undertaken in full at the most relevant point in the development process and retained as such thereafter.

Reason: To ensure that protected species are respected.

27. Prior to commencement of the development hereby approved a nesting bird check shall be completed (within the relevant survey season of March-September) and provided to the Local Planning Authority for its written approval. Any mitigation or other measures required by the assessments and surveys shall be undertaken in full at the most relevant point in the development process and retained as such thereafter.

Reason: To ensure that protected species are respected.

28. Demolition of the building identified on the Proposed Site Plan as Building 38 shall not take place until a Bat Roosting Survey has been undertaken in accordance with the requirements of Condition 25, and a demolition methodology for this building has been submitted to the Local Planning Authority for its written approval in accordance with the recommendations of that Survey. The

methodology shall ensure that the host SINC is protected and enhanced during the demolition process.

Reason: To ensure that protected species are respected, and to protect areas of nature conservation.

INFORMATIVE : In dealing with this application, Haringey Council has implemented the requirements of the National Planning Policy Framework and of the Town and Country Planning (Development Management Procedure) (England) (Amendment No.2) Order 2012 to foster the delivery of sustainable development in a positive and proactive manner.

INFORMATIVE: The development hereby approved shall be completed in accordance with the associated Section 106 & Section 278 agreements.

INFORMATIVE: The applicant must seek the advice of the Metropolitan Police Service Designing Out Crime Officers (DOCOs). The services of MPS DOCOs are available free of charge and can be contacted via docomailbox.ne@met.police.uk or 0208 217 3813.

INFORMATIVE : The London Fire Brigade strongly recommends that sprinklers are considered for new developments and major alterations to existing premises, particularly where the proposals relate to schools and care homes. Sprinkler systems installed in buildings can significantly reduce the damage caused by fire and the consequential cost to businesses and housing providers, and can reduce the risk to life. The Brigade opinion is that there are opportunities for developers and building owners to install sprinkler systems in order to save money, save property and protect the lives of occupier(s).

INFORMATIVE : The new development will require numbering. The applicant should contact the Local Land Charges at least six weeks before the development is occupied (tel. 020 8489 5573) to arrange for the allocation of a suitable address.

INFORMATIVE: Prior to demolition of existing buildings, an asbestos survey should be carried out to identify the location and type of asbestos containing materials. Any asbestos containing materials must be removed and disposed of in accordance with the correct procedure prior to any demolition or construction works carried out.

INFORMATIVE: Any piling or foundations should be as shallow as possible (ideally within the London Clay) to minimise the risk of creation of preferential pathways into the chalk aquifer where the groundwater is abstracted for public supply.

INFORMATIVE: Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

INFORMATIVE: The development of this site is likely to damage heritage assets of archaeological and historical interest. The applicant should therefore submit detailed proposals in the form of an archaeological project design. The design should be in accordance with the appropriate English Heritage guidelines.

INFORMATIVE: The development of this site is likely to damage structural remains. The applicant should therefore submit detailed proposals in the form of a project design for building recording. The design should be in accordance with the appropriate English Heritage guidelines.