

## NOTICE OF MEETING

# PLANNING SUB COMMITTEE

**Thursday, 11th May, 2023, 7.00 pm - George Meehan House, 294 High Road, Wood Green, London, N22 8JZ (watch the live meeting [here](#), watch the recording [here](#))**

**Members:** Councillors Barbara Blake (Chair), Reg Rice (Vice-Chair), Nicola Bartlett, John Bevan, Cathy Brennan, Lester Buxton, Luke Cawley-Harrison, George Dunstall, Ajda Ovat, Matt White, and Alexandra Worrell.

**Quorum:** 3

### 1. FILMING AT MEETINGS

Please note this meeting may be filmed or recorded by the Council for live or subsequent broadcast via the Council's internet site or by anyone attending the meeting using any communication method. Although we ask members of the public recording, filming or reporting on the meeting not to include the public seating areas, members of the public attending the meeting should be aware that we cannot guarantee that they will not be filmed or recorded by others attending the meeting. Members of the public participating in the meeting (e.g. making deputations, asking questions, making oral protests) should be aware that they are likely to be filmed, recorded or reported on. By entering the meeting room and using the public seating area, you are consenting to being filmed and to the possible use of those images and sound recordings.

The Chair of the meeting has the discretion to terminate or suspend filming or recording, if in his or her opinion continuation of the filming, recording or reporting would disrupt or prejudice the proceedings, infringe the rights of any individual, or may lead to the breach of a legal obligation by the Council.

### 2. PLANNING PROTOCOL

The Planning Committee abides by the Council's Planning Protocol 2017. A factsheet covering some of the key points within the protocol as well as some of the context for Haringey's planning process is provided alongside the agenda pack available to the public at each meeting as well as on the Haringey Planning Committee webpage.

The planning system manages the use and development of land and buildings. The overall aim of the system is to ensure a balance between enabling development to take place and conserving and protecting the environment and local amenities. Planning can also help tackle climate

change and overall seeks to create better public places for people to live, work and play. It is important that the public understand that the committee makes planning decisions in this context. These decisions are rarely simple and often involve balancing competing priorities. Councillors and officers have a duty to ensure that the public are consulted, involved and where possible, understand the decisions being made.

Neither the number of objectors or supporters nor the extent of their opposition or support are of themselves material planning considerations.

The Planning Committee is held as a meeting in public and not a public meeting. The right to speak from the floor is agreed beforehand in consultation with officers and the Chair. Any interruptions from the public may mean that the Chamber needs to be cleared.

### **3. APOLOGIES**

To receive any apologies for absence.

### **4. URGENT BUSINESS**

The Chair will consider the admission of any late items of urgent business. Late items will be considered under the agenda item where they appear. New items will be dealt with at item 10 below.

### **5. DECLARATIONS OF INTEREST**

A member with a disclosable pecuniary interest or a prejudicial interest in a matter who attends a meeting of the authority at which the matter is considered:

- (i) must disclose the interest at the start of the meeting or when the interest becomes apparent, and
- (ii) may not participate in any discussion or vote on the matter and must withdraw from the meeting room.

A member who discloses at a meeting a disclosable pecuniary interest which is not registered in the Register of Members' Interests or the subject of a pending notification must notify the Monitoring Officer of the interest within 28 days of the disclosure.

Disclosable pecuniary interests, personal interests and prejudicial interests are defined at Paragraphs 5-7 and Appendix A of the Members' Code of Conduct

### **6. MINUTES**

To confirm and sign the minutes of the Planning Sub Committee held on 16 January 2023 and 6 February 2023 as a correct record. **(To follow)**

## **7. PLANNING APPLICATIONS**

In accordance with the Sub Committee's protocol for hearing representations; when the recommendation is to grant planning permission, two objectors may be given up to 6 minutes (divided between them) to make representations. Where the recommendation is to refuse planning permission, the applicant and supporters will be allowed to address the Committee. For items considered previously by the Committee and deferred, where the recommendation is to grant permission, one objector may be given up to 3 minutes to make representations.

## **8. HGY/2022/2731 - 44-46 HAMPSTEAD LANE, N6 4LL (PAGES 1 - 182)**

**Proposal:** Demolition of existing dwellings and redevelopment to provide a 66-bed care home (Use Class C2); associated basement; side / front lightwells with associated balustrades; subterranean and forecourt car parking; treatment room; detached substation; side access from Courtenay Avenue; removal 4 no. trees in rear; amended boundary treatment; and associated works.

**Recommendation:** GRANT

## **9. UPDATE ON MAJOR PROPOSALS (PAGES 183 - 198)**

To advise of major proposals in the pipeline including those awaiting the issue of the decision notice following a committee resolution and subsequent signature of the section 106 agreement; applications submitted and awaiting determination; and proposals being discussed at the pre-application stage.

## **10. NEW ITEMS OF URGENT BUSINESS**

## **11. DATE OF NEXT MEETING**

To note the date of the next meeting as 22 May 2023.

Fiona Rae, Principal Committee Co-ordinator  
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Fiona Alderman  
Head of Legal & Governance (Monitoring Officer)  
George Meehan House, 294 High Road, Wood Green, N22 8JZ

Tuesday, 02 May 2023

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Planning Sub Committee

Item No. 8

**REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE****1. APPLICATION DETAILS****Reference No:** HGY/2022/2731**Ward:** Highgate**Address:** 44-46 Hampstead Lane N6 4LL

**Proposal:** Demolition of existing dwellings and redevelopment to provide a 66-bed care home (Use Class C2); associated basement; side / front lightwells with associated balustrades; subterranean and forecourt car parking; treatment room; detached substation; side access from Courtenay Avenue; removal 4 no. trees in rear; amended boundary treatment; and associated works

**Applicant:** SM Planning**Ownership:** Private**Case Officer Contact:** Samuel Uff**Date received:** 31/10/2022

1.1 This application has been referred to the Planning Sub-Committee for a decision as it is a major application that is also subject to a Section 106 agreement.

**1.3 SUMMARY OF KEY REASONS FOR RECOMMENDATION**

- The scheme optimises the development potential of the site for a new modern care home specialising in dementia care;
- The care home facility would provide 66 en-suite bedrooms of high quality dementia care, with specialist care nurses and associated treatment room;
- Clear justification has been presented to confirm substantial need for high quality dementia care homes in this area, functional requirements and public benefit that justifies the loss of two dwellings;
- The proposed development would be a high quality design of an appropriate scale to its context and would respect the visual amenity of the streetscape and locality generally;
- The proposed development will lead to a very low, less than substantial harm to the significance of the Conservation area balanced against significant public benefit of the end use;

- The proposed redevelopment will preserve the relationship with the setting of the listed buildings at Kenwood House and would not constitute harm to these designated heritage assets;
- The impact of the development on residential amenity would not be material and is acceptable;
- There would not be any significant adverse impacts on the surrounding highway network or on car parking conditions in the area;
- The proposed scheme will be more sustainable and energy efficient than the existing buildings currently on the site;
- The proposed development would result in the loss of 4 significant trees at the rear of the site and a small group of 4 trees at the front of the site. These would be replaced with ten multi-stemmed trees and fifteen proposed new trees within the scheme and landscaping proposals with improved SuDS;
- The scheme would provide a number benefits secured through section 106 obligations

## **2. RECOMMENDATION**

- 2.1 That the Committee resolve to GRANT planning permission and that the Head of Development Management 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 obligation set out in the Heads of Terms below.
- 2.2 That delegated authority be granted to the Head of Development Management or the Assistant Director Planning, Building Standards & Sustainability to make any alterations, additions or deletions to the recommended heads of terms and/or recommended conditions as set out in this report and to further delegate this power provided this authority shall be exercised in consultation with the Chair (or in their absence the Vice-Chair) of the Sub-Committee.
- 2.3 That the section 106 legal agreement referred to in resolution (2.1) above is to be completed no later than 24/05/23 or within such extended time as the Head of Development Management or the Assistant Director Planning, Building Standards & Sustainability shall in her/his sole discretion allow; and
- 2.4 That, following completion of the agreement(s) referred to in resolution (2.1) within the time period provided for in resolution (2.3) above, planning permission be granted in accordance with the Planning Application subject to the attachment of the conditions.

**Summary Lists of Conditions, Informatives and Heads of Terms**

1. Three years
2. Drawings
3. Materials
4. Boundary treatment and access control
5. Landscaping
6. Lighting
7. Site levels
8. Archaeological investigation
9. Secure by design accreditation
10. Secure by design certification
11. Land Contamination
12. Unexpected Contamination
13. NRMM
14. Demolition/Construction Environmental Management Plan
15. Construction Ecological Management Plan
16. Landscape Ecological Management and Maintenance Plan
17. Bird nesting protection
18. Arboricultural Method Statements
19. Tree Protection Plan
20. Landscape Plan and aftercare programme
21. Energy strategy
22. Sustainability strategy
23. Overheating
24. Living roof
25. BREEAM Certification
26. Qualified professionals (Basement development)
27. Movement monitoring (Basement development)
28. Construction Management Plan (Basement development)
29. Car Parking
30. Cycle Parking
31. Construction Logistics Plan
32. Internal layout – Stirling accreditation
33. Obscure glazing
34. Restriction to use class
35. Use of treatment Room
36. Treatment room hours of operation
37. Reservation system for visitors
38. Kitchen extract
39. Restriction to telecommunications apparatus
40. Satellite antenna
41. Fire safety
42. Plant noise
43. Piling Method Statement
44. Surface Water Drainage Condition

45. Sewage infrastructure
46. Details of generator room

### **Informatives**

- 1) Co-operation
- 2) Hours of construction
- 3) Party Wall Act
- 4) Street Numbering
- 5) Sprinklers
- 6) Asbestos
- 7) Refuse contract
- 8) Secure by design
- 9) Archaeology
- 10) Thames Water underground assets
- 11) Water pressure
- 12) Ramps

### **Section 106 Heads of Terms:**

1. NHS financial contribution of £152,283 to support local NHS resources.
2. Private healthcare arrangement offered to residents.
3. Site wide management plan
  - Treatment room – shell and core fit out;
  - Use to be determined in consultation with NHS and Haringey Council;
  - Use will only be permitted for 1 external appointment at a time.
4. Priority use for Haringey residents
  - Locally advertised;
  - Fast track to top of waiting list.
5. Carbon
  - Be Seen commitment to uploading energy data
  - Energy Plan and Sustainability Review
  - Offset Contribution of £63,327 (plus 10% management fee).
6. Travel Plan & Monitoring Contribution
  - Tube drop off and pick up;
  - Monitoring of travel plan contribution of £2,000 per year for a period of 5 years.
7. Employment Initiative – participation and financial contribution towards Local Training and Employment Plan
  - Provision of a named Employment Initiatives Co-Ordinator;

- Notify the Council of any on-site vacancies during and following construction;
- 20% of the on-site workforce to be Haringey residents during and following construction;
- 5% of the on-site workforce to be Haringey resident trainees during and following construction;
- Provide apprenticeships at one per £3m development cost (max. 10% of total staff);
- Provide a support fee of £1,500 per apprenticeship towards recruitment costs.

8. Monitoring Contribution

- 5% of total value of contributions (not including monitoring);
- £500 per non-financial contribution;
- Total monitoring contribution to not exceed £50,000

2.5 The above obligations are considered to meet the requirements of Regulation 122(2) of the Community Infrastructure Levy Regulations 2010 (as amended).

In the event that members choose to make a decision contrary to officers' recommendation members will need to state their reasons.

2.6 That, in the absence of the agreement referred to in resolution (2.1) above being completed within the time period provided for in resolution (2.3) above, the planning permission be refused for the following reasons:

1. The proposed development, in the absence of a legal agreement securing 1) NHS financial contribution. 2) Site wide management plan for the C2 operation and ancillary treatment room and 3) Priority for Haringey admissions, would give rise to local stress on services. As such, the proposal is contrary to London Plan policy H13, policies SP14 and SP16 of Haringey's Local Plan 2017 and Development Management DPD Policies DM15.
2. The proposed development, in the absence of a legal agreement securing implementation of a travel plan and monitoring fee would have an unacceptable impact on the safe operation of the highway network, and give rise to overspill parking impacts and unsustainable modes of travel. As such, the proposal is contrary to London Plan policies T1, Development Management DPD Policies DM31, DM32, DM48 and Highgate Neighbourhood Plan Policies TR3 and TR4.
3. The proposed development, in the absence of a legal agreement to work with the Council's Employment and Skills team and to provide other employment initiatives 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 Policy SP9 of Haringey's Local Plan 2017.

4. The proposed development, in the absence of a legal agreement securing sufficient energy efficiency measures and financial contribution towards carbon offsetting, would result in an unacceptable level of carbon dioxide emissions. As such, the proposal would be contrary to Policies SI 2 of the London Plan 2021, Local Plan 2017 Policy SP4 and Policy DM21 of the Development Management Development Plan Document 2017.
- 2.7. In the event that the Planning Application is refused for the reasons set out in resolution (2.6) 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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6. MATERIAL PLANNING CONSIDERATIONS
7. COMMUNITY INFRASTRUCTURE LEVY
8. RECOMMENDATION/PLANNING CONDITIONS & INFORMATIVES

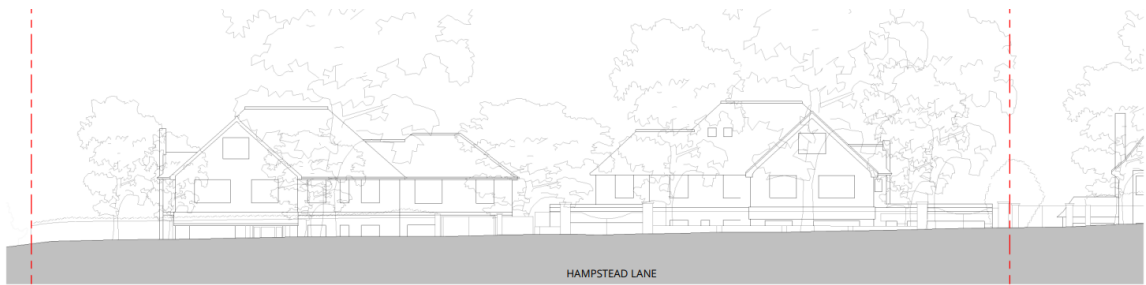
**APPENDICES:**

- Appendix 1 Consultation Responses – Internal and External Consultees and Neighbour Representations
- Appendix 2 Plans
- Appendix 3 Quality Review Panel
- Appendix 4 Basement Impact Assessment Audit

### 3.0 PROPOSED DEVELOPMENT AND SITE LOCATION DETAILS

#### 3.1 Proposed development

3.1.1. This is a planning application proposing demolition of two existing dwellings at nos. 44 and 46 Hampstead Lane and redevelopment of the two sites to provide a care home (C2 use Class), specialising in dementia care. The two adjoining plots will be amalgamated to become one larger site. The two sites are currently occupied by two dwellings, one on each site.



Existing Southern Elevation

3.1.2. The proposed building will have a two storey frontage stretching across the site, with accommodation in the roof. The rear of the building would appear as three storeys, with roof accommodation, as a consequence of the existing topography of the site. The proposed building will appear as two distinct masses with a central, glazed link above the ground floor. The link will be recessed at ground level with further stepped recess at first and second floor. The predominant facing material will consist of red multi-stock brick, a roof of predominantly bronze standing seamed with bronze framed dormers. Projecting upper ground floor and first floor balustrade terraces would be provided in the rear. The height and design of the roof will enable solar panels and a lift overrun to be accommodated without being visible from street level.



Proposed Southern Elevation  
1 : 150





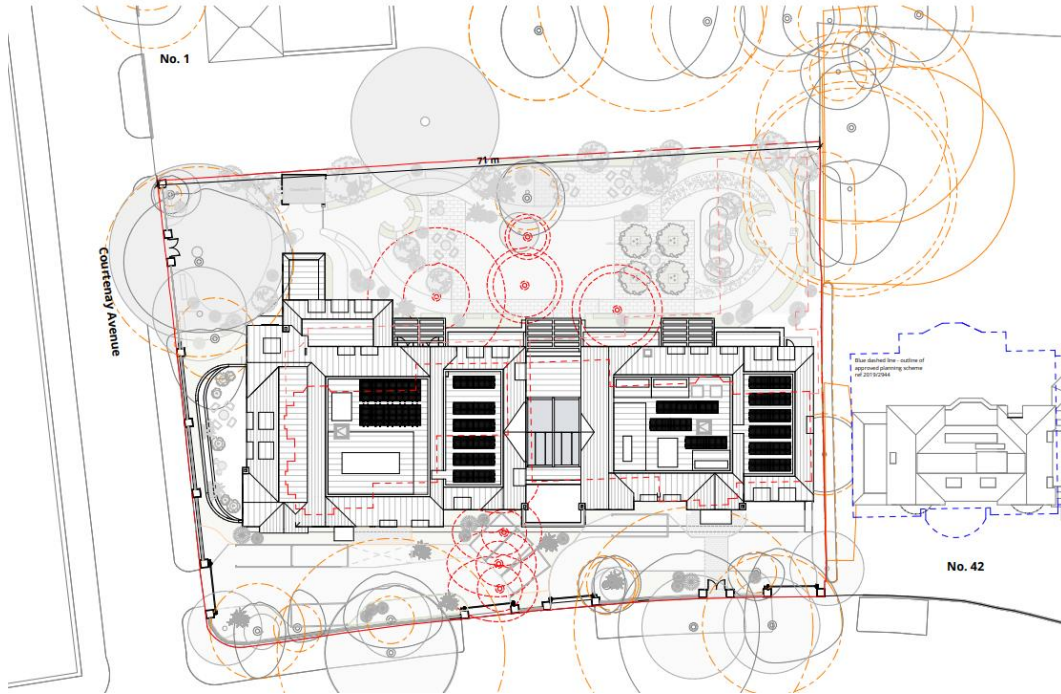
- 3.1.3. A basement car park is proposed, which will be served by a double car lift, providing 11 subterranean car parking spaces, two of which will be accessible bays. A further 7 parking bays will be provided in the re-landscaped forecourt. The basement configuration has been amended since the original submission, to accommodate improved accessible bays that result in the loss of one parking space overall. This amendment will improve the usability of the accessible bays, as well as improving servicing within the forecourt. The basement will also provide cycle storage provision for 42 bicycles, a pedestrian lift access, a kitchen, laundry room, stores, changing rooms, maintenance storage, reception, bin stores and plant rooms.
- 3.1.4 The natural topography of the site will result in a subterranean lower ground floor at the front of the building, which will open out onto garden level at the rear. Generous front and a side lightwells will provide light and outlook to the rooms in the front part of the lower ground floor. This floor would provide bedrooms on the western side and in the rear, a cinema room and a generous lounge and dining area.
- 3.1.4. The ground floor will house the main entrance lobby and reception area, leading to a café at the rear, as well as dining and lounge rooms for residents. These communal rooms will be served by external rear terraces. Bedrooms will be provided throughout the ground floor, as well as a goods lobby and a treatment room with independent access from the front of the site. The use of the treatment room is proposed as flexible use, with the suggestion of use for GP or dentist on a flexible basis to be determined. Although the end use is not finalised, it will constitute an ancillary medical use, with the exact purpose and management to be determined at time of construction through discussion with NHS, Integrated Care Boards (ICB), LBH and the end user.
- 3.1.5 The upper floors will consist of bedrooms, additional dining rooms, lounges and quiet rooms. Nurse rooms and associated facilities, communal toilets, sluice rooms and separate assisted bathrooms will be provided throughout the building.
- 3.1.6 The proposal would include comprehensive landscaping around the development including, generally retained trees along the Hampstead Lane and Courtenay

Avenue frontages. The landscaping will include the removal of existing hardstanding at the front which would be replaced with semi-permeable surface and dementia friendly landscaping in the rear garden. Four trees will be removed from the central part of the rear garden, as well as a group of 4 low grade trees along the front shared boundary between the two sites. These would be replaced as part of a comprehensive landscaping and ecological strategy, with proposed inclusion of ten multi-stemmed trees and fifteen proposed new trees. A single storey generator room will be provided in the rear garden, which would be used only in case of power outages. Boundary treatment would consist of dwarf wall and brick piers, of similar brickwork to the main building, with metal railings.



3.1.7 Access crossovers will remain as existing, with the crossovers currently serving No.46 utilised as a trades entrance on the junction of Courtenay Avenue and trades exit on Hampstead Lane. The existing crossover in front of No.44 will provide access to the basement car park lifts. An additional access will be provided at the rear of the site in the boundary of Courtenay Avenue, which will be for pedestrian access and maintenance only. Main pedestrian accesses will be provided within the Hampstead lane frontage.

3.1.8 The neighbouring site at No.42 has been approved for demolition and redevelopment as a single dwelling. This is shown in the plan below as a blue dashed line but permission has not been implemented as yet. The existing dwelling at no.42 is shown as are the existing two dwellings on the two sites, which are depicted with red dashed line.



### Site and Surroundings

3.1.9 The site contains two detached dwellings, which are predominantly two storeys, with roof accommodation provided in front gables and rear dormers. Both dwellings have been previously extended and No.44 has an outdoor swimming pool and tennis court in the rear garden.



3.1.10 The site is located within the Highgate Conservation Area. It does not contain any listed buildings or structures but is located opposite the statutory Grade I Listed Kenwood House and Grade II Listed West Lodge and associated listed parks and



## 4. CONSULTATION RESPONSE

### 4.1 Planning Committee Pre-Application Briefing

4.1.1 There was no Pre-Application briefing to Planning Sub Committee.

#### 4.1.2 Quality Review Panel

4.1.3 The scheme has been presented to Haringey's Quality Review Panel on two occasions – comments below.

### 4.2 Development Management Forum

4.2.2 There was no Development Management Forum.

4.2.3 The following were consulted regarding the application:  
(comments are in summary – full comments from consultees are included in Appendix 1)

#### Design Officer

Comments provided are in support of the development.

#### Conservation Officer

Comments provided are in support of the development.

#### Transportation

No objections raised, subject to conditions and S106 obligations for sustainable travel.

#### Refuse Management

No objection

#### NHS Haringey

No objection, subject to S106 obligation for financial contribution of £152,283.

#### Arboricultural Officer

No objection, subject to conditions.

#### Building Control

No comments received.

Nature Conservation

No objection, subject to conditions for bat toolkit, bird nesting, lighting and ecological management.

Pollution Lead Officer

No objection, subject to conditions for land contamination and registration of non-road mobile machinery (NRMM).

Surface and flood water

No objection, subject to condition for SuDS.

Carbon Management

No objection, subject to conditions and S106 clause for energy plan, suitability review and carbon offset and conditions for energy strategy, sustainability strategy, overheating, BREEAM certificate, living roofs and biodiversity.

Public Health

No objection, subject to conditions and S106 clause for management plan and use of treatment room.

Supported Accommodation

No objection, subject to the NHS contribution and conditions for layout.

EXTERNAL

CampbellReith (Specialist engineers)

No objection subject to conditions for basement.

Historic England

No objection – advised to seek views of LBH conservation officers.

Thames Water

No objection, subject to conditions for sewage infrastructure and surface water.

Designing out crime

No objection, subject to condition for SBD and accreditation.

Environment Agency

No comments received.

London Fire Brigade

No objection, subject to condition for fire safety.

GLAAS

No objection, subject to condition for exploration.

Tree Trust for Haringey

No comments received.

## **5. LOCAL REPRESENTATIONS**

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

No of individual responses: 24  
Objecting: 24  
Supporting: 0

5.2 The following local groups/societies made representations:

- Highgate CAAC
- English Heritage Trust
- Friends of Kenwood House

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

Principle:

- Questionable demand for this product;
- Demand is for affordable, but none provided;
- Lack of clarity of end use / user;
- Loss of local housing stock;
- Residential not commercial area / area of change;
- No assessment of suitability of retaining existing dwellings;
- Is in an Area of Limited Change (Local Plan SP1)

Design / Heritage:



- Out of character scale – bulky, relative scale, proximity to boundaries;
- Contrary to detached dwelling in generous plot character;
- Not Arts & Crafts style;
- Too many examples of large replacement dwellings in the area;
- Other large purpose-built developments on the Bishops Road;
- Overdevelopment and detrimental to Conservation Area character;
- Proximity to listed Kenwood Park and Garden, Kenwood House and associated buildings;
- Demolition contrary to Highgate policies – if use not compatible with existing then consider other uses;
- Existing buildings make positive impact;
- No public benefits to outweigh harm;
- Backland development;
- Insufficient details regarding site levels;
- Scale would tower over No.1 Courtenay Avenue;
- No break in the frontage of the proposed building.

Amenity:

- Disturbance from use;
- Overlooking exacerbated by large windows, sloping site and removal of trees and commercial use of the site;
- Overbearing / enclosing from larger scale;
- Overshadowing.

Basement:

- Issue of stability, water diversion, ecology;
- Water drainage and water table issues.

Transport impacts:

- Unsustainable site – will encourage car use;
- Low PTAL;
- Parking stress;
- Car use of staff questioned;
- Bus services infrequent;
- Issues of servicing plan - narrowness / restricted width on Sheldon Avenue;
- Increased traffic movements at entry to Courtenay Avenue – safety concerns;
- Construction issues around gate and vehicle movements;
- Visitor numbers at peak time;
- Number of carers per patient questioned;
- Safety issues from use of Courtenay entrance;
- Pollution from additional cars;
- Potential waste issues;



- Pedestrian entrance should be removed as no permission granted from Courtenay Avenue residents.

**Impact on MOL:**

- MOL should be given same weight as green belt;
- Development adjacent to MOL should retain openness, character historical significance and not harm public enjoyment;
- No verified views from MOL.

Other issues:

- Internal layout issues including some non-compliance with BRE;
- Loss of trees – questionable level of replacement;
- Lack of ambition for biodiversity;
- Impact on sewage network;
- Electricity use so high it would need own substation (generator room);
- Lack of renewable energy solutions;
- No assessment of embodied carbon.

5.4 The following issues raised are not material planning considerations:

- Potential expansion of site to include Longwood (1 Courtenay) (Officer Comment: the scheme submitted does not include this and any such addition would require a further planning submission). Lack of verified views to show impact on MOL and heritage setting (Officer Comment: This would be beyond validation requirement and the level of detail provided is considered sufficient to assess this relationship).

## **6 MATERIAL PLANNING CONSIDERATIONS**

The main planning issues raised by the proposed development are:

1. Principle of the development:
  - a. Proposed use;
  - b. Affordable housing;
  - c. Type and tenure;
  - d. Accessibility of the site;
  - e. Loss of family housing;
  - f. Summary.
2. The impact of the proposed development on the character and appearance of the conservation area;
  - a. Statutory test;
  - b. Heritage character assessment;
  - c. Demolition;
  - d. Proposed building;
  - e. Streetscene and context;
  - f. Broader heritage setting;

- g. Impact on MOL;
- h. Summary.
- 3. Design;
- 4. Quality of accommodation;
- 5. Accessible accommodation;
- 6. Basement development
- 7. The impact on the amenity of adjoining occupiers;
- 8. Parking and highway safety;
- 9. Trees, ecology and landscaping;
- 10. Sustainability and biodiversity;
- 11. Flood risk and drainage;
- 12. Archaeology;
- 13. Employment; and
- 14. Fire safety.

## 6.1 Principle of the development

### Proposed use

- 6.1.1 The NPPF seeks to support balanced communities providing a range of homes to meet needs of present and future generations. This also specifies a need for a full range of retirement and specialised housing for those with support or care needs. The London Plan policy H13 specifically refers to predicted increases stating that: *“To meet the predicted increase in demand for care home beds to 2029, London needs to provide an average of 867 care home beds a year.”*
- 6.1.2 London Plan Policy H13 states that care home accommodation (C2) is an important element of the suite of accommodation options for older Londoners and this should be recognised by boroughs and applicants and that Boroughs should work positively and collaboratively with providers to identify sites which may be suitable for specialist older persons housing taking account of:
- 1) *local housing needs information including data on the local type and tenure of demand, and the indicative benchmarks set out in Table 4.3*
  - 2) *the need for sites to be well-connected in terms of contributing to an inclusive neighbourhood, having access to relevant facilities, social infrastructure and health care, and being well served by public transport*
  - 3) *the increasing need for accommodation suitable for people with dementia.*
- 6.1.3 London Plan Policy H13 also specifically refers to dementia care and recognises that whilst this does not just affect older people, the total of older people with dementia will increase by 31% between 2017-2029 to a forecasted 96,939 people.
- 6.1.4 Local Plan Policy SP14 considers health and well-being and the issues faced by the borough. This outlines socio-economic and other demographic differences

within the borough, such as male life expectancy in the west being 6.5 years higher than the east, that dementia is among the main health problems faced by the borough for an aging population and increased prevalence of dementia with age. The plan recognises the challenges and sets out goals to address them. These goals emphasise the importance of providing local and accessible care through neighbourhood health centres and delivering good quality, cost effective services.

- 6.1.5 Local Plan Policy SP16 states that in 2008, it was estimated there were 20,800 people aged 65+, making up approximately 9.2% of the total population (2006 Mid-Year Population Estimates, POPPI) and that this will be exacerbated due to the population of Haringey expected to increase to 24,200 people aged 65 and over in the next 25 years.
- 6.1.6 DPD Policy DM15 'Specialist Housing' considers criteria for special needs housing, including care homes and accommodation for older people. This reiterates that such uses will be supported where it can be shown that there is an established local need, sufficient standard of accommodation and care, a good level of accessibility to transport, services and community facilities and that the impact is not detrimental to amenity or local services. The body of the policy text goes on to state that the supply of such facilities will be market led but will be monitored.
- 6.1.7 Haringey's Older People Strategy (HOPS) 2011-2021 is now beyond the plan period but continues to offer relevant background of demographics in the borough. Map 1 of the HOPS document indicates a higher percentage of population of retirement age in Highgate than other areas of the borough. This document also reiterates expected increases in elderly population and resultant increase in dementia, as well as other diseases.
- 6.1.8 These policies present a requirement for care homes and an increasing need for dementia specific accommodation across England, London and at Borough and local level. In this regard the proposed use of the site for a care home with high quality dementia care services is supported as an overall principle. The proposed use can clearly be defined as a managed care facility, under single ownership, with rooms rented on an individual basis for older people with specific care needs, which would be catered for in-house. As such the use is considered to fall within the C2 use class for care home facilities.
- 6.1.9 The proposal is supported by two Planning Needs Assessments, which further justify the need for additional dementia care facilities nationally and locally. These have referenced extensive data sources including Laing Buisson (health care data specialists), Office for National Statistics (ONS) and Protecting Older People Population Information System (POPPI). The POPPI data was specifically requested by officers to understand the local need for dementia care and to align with data sources from the HOPS document.

- 6.1.10 The supporting assessments highlight that by 2026 the specific catchment area will have an estimated under supply of 278 suitable beds and that approximately 44% of existing bedrooms do not comprise suitable future proof accommodation, as they do not have the required en-suite wet rooms. Furthermore, the documents highlight that 73% of existing care beds do not provide specific dementia care. These documents go on to reference the operational advantages of purpose-built facilities over smaller facilities and converted properties and relative quality of service provision as well as difficulties of future proofing existing constrained facilities. The data collected in the two needs assessments show some variation in terms of under supply quantum, but both show a significant under provision. These detailed submissions have been reviewed by the Council's Supported Housing and Public Health teams who are satisfied that the proposed use is both needed in the area and that proposed layout will provide quality provision.
- 6.1.11 Officers and consultation comments for the previous withdrawn application (HGY/2021/2703) questioned the use of the designated catchment area for the Knight Frank assessment, which appeared somewhat arbitrary, with some care homes just outside this boundary and therefore not included. These assessments also omitted the Mary Feilding Guild Care Home, which is currently closed, but has recently been approved for redevelopment. However, even taking such considerations into account, including the additional 43 dedicated dementia care beds expected to be delivered on Mary Feilding Guild site, there would be a significant deficit in provision.
- 6.1.12 A further proposed local nursing home is also expected to be completed in Barnet on The Bishops Avenue (Signature Care Home), which is in relatively close proximity to this site. That site would be for more independent living, rather than the specialised dementia and care facility, proposed in this application. The additional submission from HPC also noted that Hammerson House in Barnet is another active care home within a mile of the site, but is specialised for, and predominantly in use by, the Jewish community. The proximity of these uses has been included in the assessment of need and consideration of whether this would create an over-concentration or significant change to the area. However, overall it is clear from these assessments that there is a local shortfall of care facilities, especially in dementia care, and that this supply deficit is likely to worsen. Furthermore, that the addition of the proposed use would be compatible with, and would not alter, the residential character of the area.
- 6.1.13 An end user for this proposal has been identified as Care Concern Group, a UK wide operator. The internal and external layout of the proposed use would provide exemplary care home provision compatible with the requirements of dementia sufferers and would achieve high industry standard specification. On this basis it is the principle of the use is acceptable in meeting policy requirements.

*Affordable Homes*

6.1.14 London Plan Policy H4, H5 and H13 consider requirements for affordable housing provision but the supporting text for Policy H13 considers exceptions for 'Specialist older persons housing' where they are considered to be providing 'care home accommodation' in accordance with the following criteria:

- *Personal care and accommodation are provided together as a package with no clear separation between the two;*
- *The person using the service cannot choose to receive personal care from another provider;*
- *People using the service do not hold occupancy agreements such as tenancy agreements, licensing agreements, licences to occupy premises, or leasehold agreements or a freehold;*
- *Likely CQC-regulated activity will be 'accommodation for persons who require nursing or personal care'.*

6.1.15 The proposed use would be a managed facility where accommodation and care are provided as standard and the rooms will be rented accordingly with care on-site. The bedrooms will not have self-contained accommodation and will be part of the wider managed facility.

6.1.16 A management plan for admissions will ensure that the use is in accordance with these criteria. On this basis it is considered that the proposal meets the exceptions set out the London Plan and affordable housing contributions are not required by Policy. A condition has also been imposed which restricts the use of the building as a class C2 – a care facility specialised in dementia only and for no other use within Class C2.

*Type and tenure*

6.1.17 Assessment of suitability of provision should not only be limited to a need but to socio-economic factors that relate to type and tenure, as required in London Plan Policy H13, DPD Policy DM15 and HOPS. Consultation comments have highlighted a more acute level of need at the lower end of socio-economic scale. This is also reflected in the needs assessments, which highlight residents being sent to other Boroughs, who are broadly categorised as those most in need and with less socio-economic choices. Consultation comments further note that economic disparity within Haringey may mean such siting in this affluent area will be unaffordable for many residents.

6.1.18 Whilst there is a need for affordable care homes, that does not diminish the requirement for private care homes. POPPI data highlights that there is a relatively higher proportion of older people in this part of the Borough who this type and tenure would appeal to, as a means of staying within their locality in the

next phase of life. It is accepted that there is a local need for the high quality provision proposed and such choice in housing supply is supported by policy.

6.1.19 The applicant has also expressed a desire to ensure that local residents are prioritised through targeted advertising in the local community and favourable admission for Haringey residents. This will ensure the additional care home places would be primarily of benefit to Haringey and minimise the potential impact on local services from residents moving from other areas, although such factors are also considered. An obligation in the S106 will achieve this through avoidance of any waiting lists and advertisement of the service in the local community. Overall the type and tenure proposed is considered to provide appropriate choice of quality care provision in this part of the borough.

*Accessibility of the site*

6.1.20 The relevant policies highlight the need for access to relevant facilities, public transport accessibility, social infrastructure and health care. The level of care to be provided on-site, as well as hairdressers and cosmetic on-site treatments, will mean occupants will have relatively limited need for local services. These prospective residents will however be vulnerable adults that will likely require greater access to health care than the single occupancy dwellings currently on site. As such, the site will provide 24-hour nursing care in-house and will provide a treatment room to shell and core finish, as an additional access facility on-site. The application is further supported by details of a number of services such as internet provision for the end users, which will also be available to the site.

6.1.21 The future use of the treatment room will be decided in conjunction with the end user and local stakeholders (NHS, ICB and Local Authority) closer to the time of construction and has potential for use by wider community depending on end use. Use of the treatment room will form part of a management plan for the site that will also ensure suitable private access to GP and other health services.

6.1.22 A financial contribution to the NHS of £152,283 will further mitigate the impact on local GP and emergency services and will be specifically provided to the NHS. This figure has been generated using the NHS Healthy Urban Development Unit (HUDU) model and based on an additional 45 residents who may move to the area from out of Borough, calculated in terms of estimated new residents. This figure is assuming that not all the residents will be new to the Borough and that a new household from outside of the Borough will not necessarily move into their former homes. The use of treatment room, management and financial obligations will form part of the Section 106 agreement.

6.1.23 The low PTAL of 1b indicates poor access to public transport. In reality, the site has a bus stop in close proximity, with a service running to Highgate, Archway and East Finchley tube stations. There are also two other bus routes in the vicinity. LBH Transport Officers have noted that not all buses were included in

the WebCAT calculation and that standard practice for these calculations does not take into consideration any station outside of 960m distance from the site. As such the distance of approximately 1 mile to Highgate and Archway Tube stations and connectivity to these would not have been factored into the PTAL figure.

- 6.1.24 Regardless of the low PTAL, it is relevant that this is aimed at the local community and that there is a shortfall in this area, which is generally less well connected. It is also considered that the relatively low accessibility can in part be mitigated through a robust travel plan, alongside the generous proposed on-site parking and cycle provision. Local need for this provision in the area is evident and with priority access to Haringey residents, the relatively low accessibility is considered acceptable.

*Loss of family housing (Use Class C3)*

- 6.1.25 London Plan Policy H8 considers that any loss of existing housing should be replaced by new housing at existing or higher densities with at least the equivalent level of overall floorspace. Policy DM10 of the Council's Development Management Development Plan Document states that the Council will resist the loss of all existing housing, including affordable housing and specialist forms of accommodation, unless the housing is replaced with at least equivalent new residential floorspace. Highgate Neighbourhood Plan Policy SC1 aims to facilitate the delivery of Highgate's housing needs by optimising the use of land, while Policy SC2 recognises the need to maintain supply for older people.
- 6.1.26 The site is within a suburban, residential setting of predominantly large single dwellings. The proposal would lead to the loss of two self-contained (C3) family dwellings but would provide a significant uplift in residential accommodation and density on site for the proposed specialist residential (C2) use. The high quality specialist housing proposed would help address a significant shortfall of care home provision in the local community. Such provision would be compatible with the residential character of the area and provide choice of accommodation to residents.
- 6.1.27 The assessment of need outlined above highlights a significant demand for the proposed use in this area, which is considered to provide a public benefit beyond the two large family dwellings. Given the proposed specialist housing use of the site, it would not be appropriate to re-provide family dwellings as part of the development unlike in other conversions. The proposed use would also have potential to free up other accommodation within the area, as dwellings are vacated by future residents. As such the loss of 2 family sized houses is considered acceptable given the benefits of the proposed redevelopment.
- 6.1.28 Overall it is considered that the proposed use would provide a high quality option of specialist housing provision compatible with the residential character of the

area, which will optimise the use of the land. A condition will restrict use Class C2 to the proposed care home product proposed.

*Summary*

6.1.29 Planning policy and local evidence provided has highlighted an established need for dementia care homes and this type and tenure in general and in this locality. The relatively low accessibility of the site is considered to be mitigated by local demand, provision of on-site services and through conditions and planning obligations.

6.1.30 The provision of such specialist housing is not considered to substantially change the character of the area but would create a mix of housing options. As such the proposed principle of development is considered acceptable.

**6.2 Impact of the proposed development on the character and appearance of the Conservation Area**

6.2.1 London Plan Policy HC1 seeks to ensure that development proposals affecting heritage assets and their settings, should conserve their significance. This policy applies to designated and non-designated heritage assets. Local Plan Policy SP12 and DPD Policy DM9 set out the Council's approach to the management, conservation and enhancement of the Borough's historic environment.

6.2.2 DPD Policy DM9 states that proposals affecting a designated or non-designated heritage asset will be assessed against the significance of the asset and its setting, and the impact of the proposals on that significance; setting out a range of issues which will be taken into account. The policy also requires the use of high-quality matching or complementary materials, in order to be sensitive to context. Policy DH2 of the Highgate Neighbourhood Plan (2017) states that development proposals, including alterations or extension to existing buildings, should preserve or enhance the character or appearance of Highgate's conservation areas.

*Statutory test*

6.2.3 Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 gives rise to a statutory duty to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas in the exercise of planning functions. The Court of Appeal decisions in the cases of *Barnwell Manor Wind Farm Energy Limited v East Northamptonshire District Council* and *The Queen (on the application of The Forge Field Society) v Sevenoaks District Council* indicate that the duty in section 72 should be given considerable importance and weight. Where a proposed development would cause harm to the character or appearance of a conservation area, decision makers must give that harm considerable importance and weight, irrespective of whether the harm is substantial or less than substantial. Any finding of harm gives rise to a strong presumption against planning permission being granted,



unless that harm is clearly and convincingly justified and outweighed by public benefits.

- 6.2.4 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.”
- 6.2.5 The case of the Queen (on the application of The Forge Field Society) v Sevenoaks District Council sets out 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 of 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 emphasized 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 irrebuttable. 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 statutory presumption in favour of preservation and if it demonstrably applies that presumption to the proposal it is considering.
- 6.2.6 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.
- 6.2.7 Chapter 16 of the NPPF states that heritage assets are an “irreplaceable resource” that contribute to quality of life and should be conserved accordingly. Paragraph 194 requires that any harm to the significance of a designated heritage asset should require clear and convincing justification. Paragraph 196

requires that, where the harm would be less than substantial, it should be weighed against the other public benefits of the scheme.

*Heritage character assessment*

- 6.2.8 The 'Highgate Conservation Area Appraisal and Management Plan' (2013) includes an appraisal of the significance of the area and guidelines for development that have been taken in to account in assessment of this proposal. This notes that incremental loss of features through remodelling and complete demolition of houses has had a detrimental effect on the Bishop's area (10.10.1). Furthermore, that many original houses in the Bishop's area have been replaced in recent years and that "it is now evident that some of these replacement houses are too big, too wide, and too deep, and are over-scaled compared to the size of the original houses" and that "the effect of this is eroding the special early twentieth century architectural and historic interest of the conservation area" (11.1.2). The Management Plan and Design Guide, included in the 2013 document, states that there will be presumption in favour of retaining assets that make a positive contribution to the conservation area, and that proposals for demolition should address the criteria for demolition set out in the NPPF (12.3.3). Furthermore, that: "In general, consent will not be granted for the demolition of buildings which make a positive contribution to the character or appearance of the conservation area" (12.3.25).
- 6.2.9 Paragraph 10.10.1 of the Highgate Conservation Area Appraisal and Management Plan states that the streets within the Bishops Area are an excellent example of high quality residential development of the period. It goes onto to note that loss of features, remodelling or complete demolition of houses have a detrimental effect on the conservation area and that future development should resist the loss of any buildings making a positive contribution to the area and should respect its layout and spaciousness. Paragraph 10.81 of the HCCAAMP sets out that most of the existing buildings contribute to the homogenous character of the sub-area, so the positive contributors are not individually identified.
- 6.2.10 The Highgate Neighbourhood Plan (HNP) (July 2017) Policy DH1 'Demolition in Highgate's Conservation Areas' states that demolition of non-designated heritage assets will be subject to a balance judgement with regard to the scale of the loss and the significance of the asset. Any proposed replacement should make a positive contribution to the conservation area.
- 6.2.11 The development site includes two adjoining plots in the southern part of the leafy and suburban Bishop's part of Highgate Conservation Area. This was historically the Bishop's Wood, later developed by the Ecclesiastical Commissioners from c.1900 to 1930 into a suburban area of large, detached houses set in mature gardens and surrounded by the ancient woodland. The original character of the Bishop's area has substantially changed over recent

years due to the replacement of several original buildings with new houses of various scale, style and design quality.

6.2.12 The Bishop's area is still a high quality residential and largely landscaped development characterised by suburban villas of various age and style well set into their generous plots, with a prevailing original arts and crafts character in the area and in some cases designed by renowned architect CHB Quennel and his associates. The layout and spaciousness of the area, with significant gaps between houses, allow the incidental views into their generous gardens, which are key component of the special character of the Conservation Area. Hampstead Lane itself is characterised as a historic ridge road with varying directions and gradient as a winding country lane flanked by a variety of houses with the development site prominently located in its western section that is characterised by large houses in substantial plots, large trees, and large green spaces.

6.2.13 The development site itself is largely screened by the dense and mature vegetation in views from any heritage asset within or around Kenwood Park whose leafy boundary along Hampstead Lane marks the inward-looking nature of the Kenwood estate despite its physical proximity to the Bishop's part of the Highgate Conservation Area.

#### *Demolition*

6.2.14 The proposal is accompanied by supporting documents that provides a comprehensive and detailed description of the historic evolution of the site, corroborated by extensive archival evidence of the outline conformity of these houses to the prevailing original character without possessing any special architectural quality as demonstrated in the thorough assessment of the special interest and significance of these houses in the context of the Conservation Area. The applicant has referred to other demolition and rebuilding schemes within this part of the conservation area, many of which likely form the response of the Conservation Area Appraisal of *"too big, too wide, and too deep, and are over-scaled compared to the size of the original houses"*. The proposed demolition and rebuilding over two sites would reasonably considered to fall within this category and being out of character, so mitigation in design of proposed building and justification of demolition require careful consideration.

6.2.15 The development site is prominently located along Hampstead Lane and Courtenay Avenue and forms an integral part of the visual experience of this part of the Highgate Conservation Area. The siting, proportions of existing buildings, together with their generous front and rear gardens, are established, positive features of the Conservation Area. However, the existing pair of unrefined late 1930s Arts and Crafts style houses were constructed by little known developers

and of modest intrinsic architectural interest and low heritage value. These have been considered by LBH Conservation officer to provide a neutral contribution to the character and appearance of the Conservation Area. The policy position can be summarised that even where individual dwellings are neutral contributors, such as these buildings, there is collective value in terms of the 20<sup>th</sup> Century and historic character to the area, so lack of intrinsic heritage value does not in its own right warrant demolition. However, the NPPF is clear that where the harm would be less than substantial, it should be weighed against the other public benefits of the scheme.

6.2.16 Unlike other demolition and extensive redevelopment of single dwellings referred to in the policy and character assessments, the proposed demolition and redevelopment of the site would be for a proposed use as a care home, with intrinsic public benefit beyond rebuilding a single large dwelling. The case for demolition is that such a use could not be reasonably accommodated within the existing buildings and that operational requirement of connectivity by amalgamating the sites is required to enable such a use. The supporting documents state that the proposed use would require level floor plate and floor to ceiling heights to allow mechanical operation and scale of development that could not reasonably be accommodated within the existing buildings. Potential for façade retention is considered to have similar issues, especially when considering how this would appear in a scaled-up massing and given the lack of architectural importance of the existing buildings.

6.2.17 The principle section of this report sets out the local need for the proposed use and as such provides justifiable public benefit of redevelopment. As such, it is considered reasonable that the loss of the neutral contributors for the specific proposed use is considered acceptable in principle. Overall this harm would be classed as 'less than substantial' as defined by the Framework and is considered to be justified in this instance by the appropriate proposed redevelopment.

6.2.18 Prominent within this application is the context of the approved demolition and rebuilding of a larger dwelling on the adjoining site of No.42 Hampstead Lane, which although not built does provide a relatable context. The applicant has further referenced demolition and rebuilding approvals in the vicinity, especially within Courtenay Avenue and that such examples provide no public benefit. The proposed drawings indicate that massing of the two forms of the building would not be significantly greater than that approved at No.42. On this basis it is relevant to consider the significantly greater public benefit of housing 66 vulnerable adults in a high quality, purpose built facility, rather than a precedent for any other such development for single dwelling use.

*Proposed building*

6.2.19 Further assessment of the detailed design of the proposed buildings is undertaken in this report, but in terms of the acceptability of demolition there is a

requirement for an assessment of scale, form and general design of the proposed replacement buildings, to ensure a positive contribution to the character and appearance of the conservation area.

6.2.20 The proposal has been informed by a thorough understanding of the potential for re-development offered by the site. The proposed form would predominantly be as two asymmetrical buildings with glazed link visually connecting the two existing parts of the site. The footprint of the proposed building will still sit well back from the highway frontage and space along the side western and northern side and rear boundaries would preserve the appearance of a building within a large plot. The proposed development represents a change in terms of scale, architectural language and built presence on this corner of the conservation area but the site is considered to be able to absorb a degree of change and proposed design is considered to complement the established features of the conservation area.

6.2.21 The connecting of two sites will create massing between two existing buildings, but the glazed link above ground floor would be recessed in a staggered form at first and second floor level, rather than a single continuous massing. This would create a clear distinction from the bold language of the brick gable frontages and a means of sympathetically linking the sites to best serve the operational requirement of the proposed use. This concept is considered to have been successfully integrated and a contemporary response to the established relationship between buildings and their side gardens in this part of the conservation area and is supported by the Council's Conservation Officer.

6.2.22 The Council's Conservation and Design Officers consider the proposed design to elegantly complement the prevailing Arts and Crafts original character of the area, which succeeds in expressing an imaginative response to the suburban, domestic character of the area through fluid, well-articulated masses, heights, traditional roof forms and materials. Further complimentary design features include the characterful red brick, articulated and steeply pitched roofscape, interesting and varied pattern of fenestration and semi projecting dormers. The proposed building would sit comfortably within a leafy boundary treatment, a well-integrated landscape scheme and a gently down-sloping rear elevation that connects with the topography of the site and rear garden.

6.2.23 The Council's Conservation Officer further considers that the proposed care home, despite the additional scale and proximity to the boundaries of Courtenay Avenue and No.42, will integrate with the surrounding development in views along Hampstead Lane by virtue of its architectural expression and affinity with the character, landscape, and topography. The retention of the front garden and side boundary, together with the mature trees along Hampstead Lane and proposed boundary treatment would complement and mitigate the presence of the new development on this prominent corner of the Conservation Area. Retention of a generous rear garden will retain the established spatial and visual

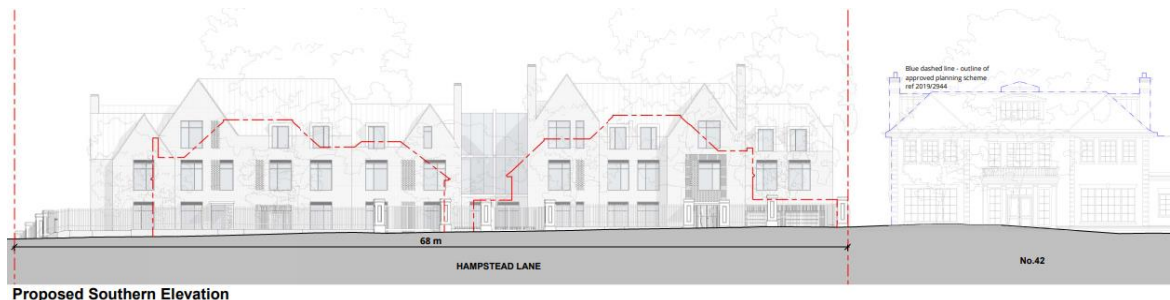
gap with No. 1 Courtenay Avenue. The carefully designed frontage and architectural language along Courtenay Avenue will largely retain the established spatial relationship between buildings and garden settings. The side and rear elevation of the proposed building will be experienced as part of the established residential environment along Courtenay Avenue in views from the playing fields of Highgate School.

6.2.24 The harmoniously integrated architectural and landscape design, especially at the rear of the site, respect the spatial and landscaped qualities that underpin and still legibly tie together this part of the Conservation Area. The site layout and plan form of the proposed scheme, articulation of height and massing, architectural expression, boundary treatment and landscape design altogether positively respond to the Conservation Area context. This would preserve the generous, now unified, rear gardens, whilst retaining an appropriate distance from No.1 Courtenay Avenue and the landscaped character of adjacent sites. Such design features will substantially help the new development to sit comfortably within this evolving heritage setting.

6.2.25 The proposed scheme will not impact any important features of any heritage asset and will add architectural and landscape quality to the site that will cause no harm to the Conservation Area and will preserve and enhance this character.

*Streetscene and context*

6.2.26 The approved (and extant) development at No.42 has not been implemented and there is no guarantee of this being developed. The applicant has provided existing plans that show the existing dwelling at No.42 but has shown a dashed line to indicate the proposed development of that site, which is considered as a maximum massing if both proposed and approved sites were developed. The existing building at No.42 is set further off the shared boundary and has a lower height relative to the approved scheme. Regardless, in either scenario (of No.42 remaining as is or being developed) the space between these sites is considered to be sufficient preserve the character of the conservation area.



6.2.27 The larger scale approved at No.42 in relation to existing building at No.44 was considered to be acceptable despite a variation in height. Such variation would

be apparent if this application were to be developed adjacent to the existing dwelling at no.42 but would be attenuated by a lower massing adjacent to that boundary, stepping up into the site. As with that approval at No.42, the proposed relative massing between these existing and proposed buildings would have an acceptable relationship. If both proposed and approved sites were to be developed then this staggered massing would still retain sufficient relief between sites and would be acceptable in light of the context of this proposed use.

6.2.28 The existing dwelling at no.44 appears significantly greater and more prominent in relation to No.1 Courtenay Avenue, which has a distinct low form. Such massing and design of this neighbour is contrary to the more vertical form and architectural language along Hampstead Lane and is greatly exaggerated by the steep fall in topography to the rear. Although the additional height and massing of the proposed development will exacerbate this hierarchy of massing it is considered to be an acceptable relationship which will preserve and enhance the character of the conservation area. Overall the relationship with neighbours and streetscene will be acceptable.

#### *Heritage setting*

6.2.29 The site is located opposite the grounds of Kenwood House and statutorily listed buildings within these grounds. These are separated by a significant distance from the site and the two lane highway of Hampstead Lane. Kenwood House's entrance point contains the Grade II Listed East lodge and gates, with Grade I Kenwood House set further back from the road frontage. Regardless of distance between these buildings and the development site, there is consideration the wider setting of these heritage assets.

6.2.30 English Heritage have been consulted on the impact of demolition and redevelopment on the site and impact on designated heritage assets. Their response confirms that they do not consider it necessary to comment and have deferred to the Council's conservation specialists.

6.2.31 The proposed building would have a greater scale and massing in relation to the highway and particularly the most western point of the building would project beyond the existing building line. However, the scale and massing would sit comfortably within the site and retain significant relief from front and side boundaries. As such this is not considered to harm the significance of the setting of these listed buildings.

#### *Impact on Metropolitan Open Land (MOL)*

6.2.32 The NPPF paragraph 147 states that MOL should be afforded the same protection as Green Belt and that "*inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances*".

6.2.33 Local Plan Policy SP13 requires new development to protect and improve Haringey's Parks and Open Spaces. The policy gives protection to the existing boundaries of the designated MOL and designated Open Spaces from inappropriate development, and *"requires the impacts of new developments in areas adjacent to designated open space to be appropriately managed and to preserve the historic significance of the designated parks and gardens"*. This goes on to state that development adjacent to open space should seek to protect and enhance the value and visual character of the open land. Furthermore, that the Council will only allow development on designated open spaces or sites adjacent to an open space that respects the size, form and use of that open space and does not detract from the overall openness and character of the site, the appearance and historical significance of the setting, or harms the public enjoyment.

6.2.34 The site is not within any designated MOL but Highgate School playing field and Kenwood House grounds are designated as such. The playing fields are part of adopted Site Allocation SA41, which covers all of the Highgate School estate, but is not relevant to neighbouring sites such as this one. There would be no infringement on the MOL and although the site can be considered in broad terms to be adjacent to MOL, the sites are significantly distinct from the MOL.

6.2.35 The proposed development retains at least a 20m set-in from the side boundary of Highgate School playing fields, which is a separation which includes the highway of Courtenay Avenue. The western block of the proposed building would also have a modest projection beyond the existing footprint to the front of the site but would retain at least 30m separation between from the boundary of Kenwood House Gardens, including a two-lane highway of Hampstead Lane.

6.2.36 The additional scale and massing are not considered significantly greater to consider there to be harm to the open character of the adjacent MOLs and that this would not detract from overall openness nor character of these sites. As such the impact on these adjacent MOL sites is considered appropriate to the historic significance of this setting.

### *Summary*

6.2.37 The proposed demolition is considered to be justified for the operational requirements of the proposed use, for which an established demand has been outlined. As such, this would provide a public benefit considered to outweigh the loss of the neutral contribution from the two buildings. The response to massing in combining the two sites is considered to preserve the distinction between these sites and the character and appearance of the conservation area. The high quality architectural language, design and materiality would preserve and enhance aspects of the conservation area. There would be no demonstrable harm to the significance of the setting of the character and appearance of the designated heritage assets in the vicinity, nor the openness and character of



nearby MOL. On this basis it is considered that demolition and redevelopment of the site would be acceptable.

### 6.3 Design

6.3.1 The NPPF 2021 states that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. The NPPF further states that proposed developments should be visually attractive, be sympathetic to local character and history, and maintain a strong sense of place.

6.3.2 DPD Policy DM1 requires that development proposals should relate positively to their locality, having regard to, building heights, form, scale & massing prevailing around the site, urban grain, sense of enclosure and, where appropriate, following existing building lines, rhythm of any neighbouring or local regular plot and building widths, active, lively frontages to the public realm, and distinctive local architectural styles, detailing and materials. Local Plan (2017) 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. The Highgate Neighbourhood Plan refers to Highgate's rich history of innovative design and many landmark buildings and its fine mix of Georgian, Victorian, Edwardian, Arts and Crafts and modern architecture.

#### *Quality Review Panel (QRP)*

6.3.3 As noted above, the proposal has been assessed by Haringey's QRP at pre-application stage. The first QRP was in 2019, with significant changes made prior to the subsequent February 2021 discussion. The most recent QRP review was prior to the subsequently withdrawn scheme HGY/2021/2703, which had a greater footprint with a significantly greater rear projection along both sides of the rear elevation. There has been no review of the current scheme, but the current proposal has a similar appearance and frontage to that reviewed and has incorporated design suggestions from QRP, in conjunction with overall scale reductions. The Panel's final review broadly supported the scheme, which has since been further refined and scaled down. They noted that it was progressing well, so further review has not been deemed necessary. These comments noted the following:

6.3.4 *The panel supports the design development of the scheme, subject to further refinements on the architectural expression, the treatment on the corner of Courtenay Avenue, and the relationship with the topography. The development currently sits heavily on the ground, and the design needs to balance built form with open landscape, a key aspect of the local character. The design team should also continue to explore alternative approaches for stepping down the mass on the corner of Courtenay Avenue, to allow for views into the valley below.*

*There is an opportunity for the proposal to become a more architecturally expressive building. The panel feels that a contemporary Arts and Crafts approach is appropriate to the site and context. However, a stronger expression of the architectural form is needed, strengthening the relationship between the internal layout, the facade elements and the materiality. This includes simplifying the arrangement of gables, chimneys and roofs to express a sense of calmness and elegance. Construction details and materiality should also be carefully developed to ensure high-quality design and integration with the area's heritage character. The bridge between the two buildings could celebrate views of the landscape, and its materiality could be integrated into the Arts and Crafts architectural language to transform it into a unique feature of the proposal.*

6.3.1 A summary of the most recent Chair's review is below, in addition to the applicant's response and officer comments.

Quality Review Panel Chair's Comment	Officer Response
<b>Overall Design</b>	
<p>The panel supports the care home use at this location, and the proposed increase in the building's footprint. However, it feels the development sits heavily on the topography, instead of celebrating and integrating with the local landscape.</p> <p>The reading of the development as two distinct buildings is also welcomed. Symmetry between the two volumes should be avoided, and their individual, yet coherent, architectural expression explored in terms of solids and voids.</p> <p>The current clear, glazed material used in the bridge between the two buildings might become too bright and overly dominant at night. The panel suggests investigating materials related to the Arts and Crafts language and the scheme's overall character. A stronger mass, for example using timber, could transform this link into a unique feature of the proposal.</p>	<p>The rear elevation has been amended to better integrate with the sloping site to the rear. The significant projection along Courtenay Avenue and adjacent to No.42 have also been removed. Massing has been reduced and landscaping increased.</p> <p>The asymmetrical design will emulate Arts and Crafts' style. Architectural features such as fenestration details, where side panels on the windows have been mixed with contrasting brickwork panels, creating points of interest on the solid parts of the elevations. The asymmetrical, modern arts and crafts style aesthetic has been carefully considered throughout the design development process.</p> <p>This was a suggestion from QRP, but officers consider the glazed material and recessing as a preferable means of retaining visual separation between the buildings. Light would be controlled by condition. The timber framing is considered a reasonable compromise that will encase the glazed link.</p>

<p>The bridge between the two buildings could also be a meeting point as well as a connecting structure, celebrating views of the landscape.</p> <p>There is an opportunity to integrate the fire escapes facing north with the architectural language of the building.</p> <p>The panel feels that the council is best placed to judge whether the proposal provides sufficient public benefit to the borough to justify demolition of the existing buildings.</p>	<p>This is a functional route to connect the sites and the glazed material would allow such views in passing when in use and would avoid cluttering of this feature.</p> <p>These have been integrated in this updated proposal and are considered subtle and understated.</p> <p>Noted and assessed in detail in this report.</p>
<p><b>Conservation Area Context</b></p>	
<p>The panel reiterates the importance of a balance between built form and open landscape as a critical feature of the character. It therefore asks the team to reconsider the relationship between the buildings and the topography.</p> <p>The corner on Courtenay Avenue is very prominent and provides important views of the valley. The design team should continue to develop alternative approaches for stepping down the mass at this point. These alternatives should also consider the materiality of the roof, which will be visible. Textured materials such as tiles, rather than sheeting, would contribute to enhancing the roof expression.</p> <p>It is crucial that construction details and materiality are carefully developed, to ensure</p>	<p>The southwest corner has been revised since the QRP comments to improve its response to the Conservation Area. The Courtenay Avenue corner element has been set-back at the top, lessening the impression on the view towards the building from the southeast and on Courtenay Avenue, resulting in a more domestic (rather than institutional) feel. The building also has reduced massing on this elevation, allowing greater garden amenity provision between the site and this neighbour.</p> <p>The projecting two storey wing to the rear (north) is smaller than the west-facing gable, maintaining the step-down with the topography towards 1 Courtenay Avenue enhancing the experience of the building sitting within the landscape and working with the topography, as aforementioned. The reduced option as currently proposed seeks to enhance the open feeling and character as noted within the QRP feedback.</p> <p>The windows will have deep recesses and include decorative brick features and</p>

<p>that the design's high quality and its integration with the conservation area character are delivered.</p>	<p>Flemish bond. The roof materials are proposed as a high quality bronze seem, which will provide articulation beyond continuous sheets. This is considered appropriate in this contemporary Arts and Crafts style. The details of materials will be covered by condition.</p>
<p><b>Arts and Crafts approach</b></p>	
<p>The panel commends the design team on the development of the architectural language, and feels that a contemporary Arts and Crafts approach is appropriate to the site and its context. However, the panel asks the team to further investigate the spirit and philosophy of the Arts and Crafts language, reflecting aspects such as form and craftsmanship.</p> <p>There is an opportunity for the proposal to become a more architecturally expressive building. The panel feels that a better expression of the architectural form is needed, strengthening the relationship between the internal layout, the facade elements and the materiality.</p> <p>It is essential that elements on the facade follow a narrative and are justified. Currently, they appear over-articulated and complex. Simpler elements, expressing a sense of calmness and elegance, should be explored.</p> <p>The gables compete with roof forms and massing, rather than act as punctuation elements. Separating and rationalising the gables could also help to simplify the roofs and drainage systems.</p> <p>The gables on the corner of Courtenay</p>	<p>Positive comments noted. The scheme has evolved since the QRP's comments to further satisfy the points raised. The form of the building emulates Arts and Crafts' style by being asymmetrical, with one primary front facing gable on the western half of the building. The scheme is balanced, with smaller projecting gables and recessed elements giving it an overall harmonious composition.</p> <p>The spirit of craftsmanship of Arts and Crafts' movement has been combined with contemporary architectural style so as not to appear pastiche. Simple eave and gutter details retain an overall contemporary feel to the building, taking note of some of the solutions found in other contemporary Arts and Crafts examples (refer to DAS statement by Wolff Architecture).</p> <p>The external elevation has been simplified since the QRP comments were provided. The southwestern corner has been rationalised with fewer chimneys and more orderly arrangement of the gables and dormers.</p> <p>Gables have been amended to better punctuate the levels and this as an end.</p> <p>The use of chimney design and textured brickwork has been amended in response</p>

<p>Avenue should also be rationalised and integrated with the chimneys in a creative and contemporary interpretation of the Arts and Crafts language.</p> <p>The panel notes that the precedents of contemporary expressions of Arts and Crafts language used in the presentation have successful relationships between gables and roof massing, as well as brick, rainwater and gutter detailing; other precedents could suggest ways to integrate gables with chimneys.</p>	<p>to the Arts and Crafts language. Finer detailing of materials will be conditioned.</p>
<p><b>Service Access</b></p>	
<p>The design team should investigate whether an alternative service access on Courtenay Avenue is viable without interfering with the existing trees and the garden. If kept at the front of the site, servicing should be smart, clean and well-managed.</p>	<p>Servicing entrance will have a one way system through and will largely retain existing trees as part of coherent landscaping strategy. The delivery entrance to the front of the site has been revised to become more subtle and further integrated into the holistic elevation.</p>
<p><b>Landscape</b></p>	
<p>The panel questions the relationship between the garden and the site's topography. It feels that it might not be accessible to residents with limited mobility. Cross-sections would help to reveal the extent to which the garden will be successful in use.</p>	<p>The rear landscaping has been amended and reviewed by LBH specialist housing colleagues who support the design.</p> <p>The two main accessible landscape areas are now largely located on flat ground. This is achieved using a terraced stepped approach in which landscape and architecture are coordinated to offer flat usable space at either end of the development. The main level difference is absorbed within the footprint of the building, with lower ground floor area predominantly level with the main accessible communal garden to the north of the site.</p> <p>Landscaping of the outdoor space to the north has been largely designed with resident accessibility and mobility in mind. As a result, flat terraces and gathering spaces, located amongst planting and lawn areas, are now connected by a continuous</p>

	level path that provides full accessibility and engagement to the proposed communal garden. The looped design of paving is considered beneficial for dementia sufferers.
<b>Internal Layout</b>	
There is an opportunity to enhance the experience of residents and visitors by extending the cafe through to the front of the building. This could increase its exposure to sunlight, and also enhance the building's relationship with Hampstead Lane.	The internal arrangement has focused on specific dementia care and incorporating such a relationship in lower ground floor lounge garden and dining room. The café has been re-designed to flow further towards the front of the building as suggested. There are security and safeguarding implications but the intention is to create an open, inviting café as you first enter the reception area.

### *Streetscape*

- 6.3.5 The streetscene contains large detached two storey dwellings with roof accommodation, prominent gables and variety of roof designs. The proposed scale and massing will be greater than that of the existing buildings on the site but are considered to successfully retain the existing streetscape character of individual large houses, set within front, side and rear gardens but at a greater scale than existing. This is considered appropriate in urban design terms, reflecting the corner site and main street frontage whilst respecting the strongly prevailing character of individual houses, by treating the building architecturally as two separate “houses” with lightweight, transparent link.
- 6.3.6 The street frontage is characterised by front gardens dominated by car parking and gated entrances. This is apparent in the existing sites, which have extensive hardstanding behind dwarf wall and railings, with solid vehicular gates on Courtenay Avenue and Hampstead Lane, serving the existing dwelling of No.46. The proposed layout will increase the level of soft landscaping and permeable materials, albeit with vehicular forecourts to accommodate some parking. Front garden walls and railings are considered to be appropriate and in-keeping with this character and such detailing should be preserved in the detailed submission of boundary treatment.
- 6.3.7 It is considered that the two parts of the proposed building will clearly address the street, with plentiful windows facing both street frontages and that the clearly visible main entrance and servicing entrance, with distinct, different purposes, mark and anchor each of these distinct “houses”. The land falls away steeply along the Courtenay Avenue boundary revealing a row of bedroom windows below entrance level emerging from a wide, level bottomed lightwell with sloped

sides. A wide gap between the rear of the proposed building and No.1 Courtenay Avenue will maintain a sense of hierarchy between the more important Hampstead Lane and the less important Courtenay frontages. Modest single storey buildings sit below street level in these lower rear gardens. Overall it is considered that the proposed development would sit comfortably within the site and existing streetscape.

*Form, Bulk, Height, and Massing*

- 6.3.8 The proposed additional height represents a modest increase, which includes a disguised lower ground floor, which casually observed would retain the appearance of a pair of large, two to three storey dwellings. The site is located on a major highway and marks the junction of this highway with Courtenay Avenue. The siting lends itself to the larger form required for the institutional use but has been design in a sympathetic manner which retains a residential aesthetic, in-keeping with the area, as supported by the officer advice and QRP.
- 6.3.9 The roofscape will consist of large sweeping pitched roofs, with steeply pitched roofs broken up with gabled bays and dormer windows, which would punctuate the massing and level changes. The Design Officer commends this design as a strong and important part of how the proposal will appear as a contemporary reinterpretation of the Arts and Crafts style that is so prevalent in the area. The roof form has further functional advantages of providing a recessed flat roof area that can provide green roof and solar panels and disguise lift overrun, whilst appearing as a coherent form.
- 6.3.10 Further design elements are considered to be contemporarily reinterpreted successfully such as the asymmetrically breaking up pitched form with gabled projecting bays, as well as insertion of tall brick chimneys, wide pitched dormers, asymmetrical windows within bays, all of which are considered to successfully incorporate this contemporary Arts and Crafts design. Such details alongside the façade detailing and strongly expressed front doors with decorative surrounds are commended by the Design Officer.





6.3.11 The topography of the site results in a proposed rear massing with the appearance of a larger, taller building, as the lower ground floor appears from the sloping ground. The side elevation mitigates this by dropping the roof lower to the rear over the very short projecting wing on this side and into this corner of the main massing of the building. The slightly recessed central portion of the rear elevation is designed as a series of terraces and balconies, with the potential for balcony and trellis planting to further obscure the building. There will be limited visibility of the rear from the public realm, but residents of Courtenay Avenue will be aware of the massing and detailing as they emerge from the private road and less prominently in views from private back gardens. However, the size of sites and perpendicular relationship of rear gardens to the application site will help mitigate such views of massing.



6.3.12 The bulk and massing of the proposal achieves a broken-up form by virtue of the main (upper) ground level, with entrances set low to the ground level, which is itself well below Hampstead Lane street level. The design as two separate “houses”, linked only at ground floor and below, or at upper floors by only a lightweight link, breaks up the facades into several projecting bays. The second floor is contained within the roof, with their bedrooms and communal rooms served by full and semi-dormer windows and windows in gables of bays, which further mitigates massing and avoids an institutional appearance.

6.3.13 Overall, the size, height, bulk, and massing of the proposal is unavoidably larger than the two existing houses, but only represents a modest increase, which can be considered reasonable considering the location. The design officer considers this to be a successful approach to the setting and proposed use, through well disguised, ingenious design and a successful contemporary reinterpretation of Arts & Crafts that balances referencing the context, breaking down the height and bulk and specialist residential function.



*Elevational Treatment, Fenestration, Balconies, Materials & Detailing*

- 6.3.14 The detailed design has been agreed in discussion with the Design Officer and with consideration to QRP observations. This is considered to be a successful contemporary reinterpretation of Arts and Crafts design, composed in a balanced, asymmetrical manner, made up of two “house” sections defined by their encompassing roofs. This is modified by asymmetrical gabled projecting bays, containing arrays of large, vertically proportioned windows. Deep window will increase the weight and quality of the elevations, whilst dormer window surrounds are appropriately light and slender as possible. Detailing of cills, lintels, dormer surrounds, eaves, verges, chimneys, main front door surrounds and decorative brick panels will be simple and elegant but provide sufficient enlivening and decoration to raise these design features and compliment the overall composition.
- 6.3.15 The predominantly brick based architecture references good quality dark red, variegated multi-stock brickwork. Roofs are proposed to be in bronze standing seam metal, of a similar colour to traditional clay tiles but more contemporary and with a simpler, smoother rhythm and pattern, appearing as a contemporary reinterpretation of traditional construction. Similar bronze finishes will be used on metalwork such as window frames, dormer surrounds and solid panels inserted into selected windows. Each of these elements will have subtly different colour and reflectivity, beneficial to the overall appearance. The materiality is considered to be high quality and suitable for the setting and character of the area and will be subject to condition to ensure this is the case. All of which is commended in comments from the Design Officer.
- 6.3.16 Rear balconies would be composed of more chunky timber loggia detailing and glass balustrades within substantial timber frames and handrails. These will provide a robust appearance that references the firm, simple garden structures of Arts and Crafts language in a contemporary manner. The profile of user will likely be sitting outside, or wheelchair bound so the glazed screening will be functional for allowing views. Given that this will be a managed facility and the needs of the end user, it is considered unlikely that there would be large amounts of clutter visible. As such, glazed balustrades are considered to be appropriate.
- 6.3.17 The lightweight link between the two parts of the building at second and third floor is also to be detailed in chunky, robust timber framing with plain clear glass between. This also references Arts & Crafts garden features and secondary structures such as loggias and canopies, but more importantly limits the bulkiness of the link and distinguishes the two “houses”. The link is carefully designed to prevent clutter and light spillage (including recessed electric lighting), to ensure it will appear from transparent at day and night.

*Summary*

6.3.18 This proposed development is to provide comprehensive response to the street context and architectural form predominant in the area. The proposal is on the edge of the Conservation Area and respects the form, pattern and character in a contemporary reinterpretation of Arts and Crafts. This design balances contextual reference to mitigate height and bulk and honestly expressing the contemporary, specialist residential function. The Design Officer further notes that the height, bulk, and massing is unavoidably larger than the two existing houses, but only represents a modest increase, which can be considered to be reasonable considering the location, setting and specialised use and that the proposed design will ensure that this is well disguised in an ingenious design. In summary, the design is considered to provide an excellent addition to the architectural heritage of the borough, neighbourhood and this special location, subject to requirement for material submission.

#### **6.4 Quality of Residential Accommodation**

6.4.1 London Plan Policy H13 and DPD Policy DM15 require proposed specialist housing be of a suitable standard. Local Plan (2017) Strategic Policy SP2 and Policy DM12 of the Development Management DPD 2017 reinforce this approach for all residential development.

6.4.2 The proposed use will operate as an entirely managed facility, with no self-contained units and will be staffed 24-hours a day by qualified nurses, with care included in any resident contract. All rooms benefit from generous floor space and have wheelchair friendly wet room en-suites, which are large enough to allow for staff assistance.

6.4.3 The rooms have sensitively designed window heights to allow for specific needs of residents. All rooms have good amenity levels, as confirmed in the supporting Daylight, Sunlight and Overshadowing Report. A proposed side lightwell, adjacent to Courtenay Avenue, would provide light and outlook to future residents in this lower ground floor. The lightwell has a sufficient size to allow for views into the stepped landscaped terrace. The slope of the site means the depth of this lightwell reduces to ground level as it approaches the rear, which will be appropriately landscaped. All other bedrooms also have views onto landscaped settings and trees.

6.4.4 There are two lift cores, stairwells and a glazed link to ensure interconnectivity throughout the site. Corridors provide a minimum 2m width, to allow for moving of hospital beds and to provide sufficient width for wheelchairs to pass. All doors to resident areas will be designed with a minimum clear width of 800mm, allowing for wheelchair access. The floor to ceiling height and floor levels will ensure suitable mechanical equipment for the use.

6.4.5 The groupings of bedrooms, with separate communal areas would allow residents to be grouped accordingly depending on severity of condition and stage

of life. Activity space will be provided throughout the home and includes large lounges, dining rooms and quiet spaces for residents to undertake a variety of social, physical and cognitively stimulating activities. Residents will have access to communal gardens and specific terraced areas, for more private amenity. On-site service provision for cosmetic and medical care will also be provided.

6.4.6 Nurse stations and medication stores are provided throughout. A private treatment room is provided at ground floor, which will be available for residents and the wider community. The exact use of this will be determined through consultation with relevant stakeholders at the time of development.

6.4.7 This design has been guided by the end user, who have experience of such uses and purpose-built development. LBH Public Health and Supported Housing officers have reviewed the internal layout throughout the design process and are satisfied with the dementia specific design and layout. The applicant has expressed a desire to ensure compliance with Stirling University research that dictates optimal design of care homes. A condition has been imposed requiring the site to achieve the Stirling accreditation is recommended to ensure this is continued in the detailed internal design.

6.4.8 Therefore, the quality and layout of the proposed accommodation is considered to be suitable for the intended occupiers in terms of the provision of appropriate amenity space, parking and servicing; the level of independence; and level of supervision, management and care/support in line with the requirements of Policy DM15.

## **6.5 Accessible Accommodation**

6.5.1 London Plan Policy D5 seeks to provide suitable housing and genuine choice for London's diverse population, including disabled people, older people and families with young children. Local Plan Policy SP2 is consistent with this as is DPD Policy DM2 which requires new developments to be designed so that they can be used safely, easily and with dignity by all.

6.5.2 Each floor will provide level access throughout and each entrance into the building will have level thresholds for ease of access throughout. Strategically placed lifts will allow for ease of access to the upper floors. The proposed ground floor and garden amenity will be accessible throughout, with suitable ramps with gradient no steeper than 1:20. Two accessible car parking spaces are provided in the basement, with further spaces provided at ground floor that can be utilised as such if need be. The proposal is therefore acceptable in this regard.

## **6.6 Basement development**

6.6.1 London Plan policy D10 states Boroughs should establish policies in their Development Plans to address the negative impacts of large-scale development beneath existing buildings, where this is identified as an issue locally.

- 6.6.2 Policy SP11 of Haringey's Local Plan requires that new development should ensure that impacts on natural resources, among other things, are minimised by adopting sustainable construction techniques.
- 6.6.3 Policy DH7: basements of the Highgate Neighbourhood Plan (2017) seeks to ensure that full consideration is given to the potential impacts of basement developments at application stage.
- 6.6.4 A Basement Impact Assessment (BIA) has been submitted with the application, which seeks to demonstrate that the impacts of the works would be acceptable, as required by Policy DM18 of the Council's 2017 DMDPD. This policy requires proposals for basement development to demonstrate that the works will not adversely affect the structural stability of the application building and neighbouring buildings, does not increase flood risk to the property and nearby properties, avoids harm to the established character of the surrounding area, and will not adversely impact the amenity of adjoining properties or the local natural and historic environment.
- 6.6.5 The submitted BIA has been reviewed by officers as well as by external structural consultants at CampbellReith advising the Council, in part due to the scale of proposed, sensitivity of the site and comments received raising concerns of structural stability, flooding and drainage. The response from CampbellReith references the previous planning reference, which was for a larger footprint and basement, as well as the proposed scheme.
- 6.6.6 The site has a significant slope from front to rear, which results in a total difference in levels of three metres from the front of the site to the rear corner of the site. As such the proposed basement will appear as two subterranean storeys below the front elevation, with excavation of 7.2m below ground level, but as single storey basement and lower ground floor, opening onto the rear garden level, at the rear.
- 6.6.7 The predominant use of the lower proposed basement level will be for car park, mechanical plant, refuse/recycling and cycle storage, with some staff facilities. The front part of the lower ground floor will be for stores, cinema room and car lift to the lower basement. Some residential and lounge areas in the front part of the building would benefit from lightwells to serve these rooms. A dining and lounge area would have dual aspect from a front lightwell into the rear elevation. The rear elevation would have a conventional relationship with the rear ground level.
- 6.6.8 The BIA provides details of screening and scoping assessments of the proposed basement, which includes on-site boreholes and desktop studies. This states that the site is at low and very low probability of flooding from all sources and the associated Flood Risk Assessment has outlined suitable solutions to ensure the

proposal will not increase surface water drainage. A SUDs Assessment has also been reviewed by LBH Drainage Officers who concur.

- 6.6.9 A Building Impact Assessment (including the sensitivity analysis) indicates damage to neighbouring structures will not exceed Burland Category 1 (Very Slight). This will be monitored throughout construction with contingency measures will be agreed should predefined trigger levels be exceeded. While it is recognised that certain aspects of the works here cannot be determined absolutely at the planning stage (i.e. structural works to the party walls) a detailed construction management plan is adequately able to be provided prior to the commencement of works, which can be secured by condition.
- 6.6.10 Other legislation provides further safeguards to identify and control the nature and magnitude of the effect on neighbouring properties. Specifically, the structural integrity of the proposed basement works here would need to satisfy modern day building regulations. In addition, the necessary party-wall agreements with adjoining owners would need to be in place prior to the commencement of works on site. In conclusion, the proposal is considered acceptable in this regard.

## **6.7 Impact on the amenity of adjoining occupiers**

- 6.7.1 London Plan Policy D6 outlines that design must not be detrimental to the amenity of surrounding housing, in specific stating that proposals should provide sufficient daylight and sunlight to surrounding housing that is appropriate for its context, while also minimising overshadowing. London Plan Policy D14 requires development proposals to reduce, manage and mitigate noise impacts.
- 6.7.2 DPD Policy DM1 'Delivering High Quality Design' states that development proposals must ensure a high standard of privacy and amenity for a development's users and neighbours. Specifically, proposals are required to provide appropriate sunlight, daylight and aspects to adjacent buildings and land, and to provide an appropriate amount of privacy to neighbouring properties to avoid overlooking and loss of privacy and detriment to amenity of neighbouring residents.
- 6.7.3 The main impact on neighbours will be on 42 Hampstead Lane and 1 Courtenay Avenue, to the rear of the site. The proposal would increase the footprint of the rear projection beyond that of No.42. However, No. 42 has planning permission demolish and rebuild with a significantly larger footprint, which this proposed development would approximately align with. The rear elevation of this neighbour is also extensive, in both existing and proposed layout, resulting in rooms and garden area that would not be oppressed by the proposed footprint. As such, the

proposed development would not have a significant impact on amenity of the neighbouring occupier.

- 6.7.4 The site slopes considerably to the rear, making the relationship with the perpendicular site of no.1 Courtenay Avenue more sensitive. There are single storey elements of the backup generator room and plant room closer to the boundary but the main bulk of the rear elevation would be approximately 14m from the boundary and 25m from the side elevation of that dwelling. The footprint proposed has been designed to respect the relationship with the rear boundary and would sit comfortably in this context.
- 6.7.5 The proposed balcony / terraced areas and windows in the rear elevation would be 16m from the rear fence line and 30m from the side elevation of No.1 Courtenay Avenue. There would be more windows than currently existing but this would not result in any significant level of overlooking beyond the existing situation. Terraced areas would also be set in from the shared boundary with no.42 and therefore there would not be a material increase in overlooking of neighbours gardens.
- 6.7.6 The impact on overshadowing to the garden of no.1 Courtenay Avenue has been raised as a potential concern, especially given the proposed increase in massing and relative land levels. The BRE guidelines recommend that at least half of the garden or open space can receive at least two hours sunlight on March 21 or less than 0.8 times its former value. Following these concerns the applicant has provided an additional calculation to show that there would not be a significant impact in this regard. As such it is considered that the separation between the proposed building and relatively modest increase in massing are considered sufficient to retain such BRE guidance for sites.
- 6.7.7 Side windows are proposed at first and second floor which serve the nurse rooms, which will be obscure glazed and fixed shut below a height of 1.7m. These are not windows serving primary living accommodation and as such the obscure glazing would not be harmful to occupiers of the development.
- 6.7.8 Associated noise from air source heat pumps and any ventilation and extraction equipment will be restricted through a condition controlling noise levels. The substation is for backup power and will only be used if there is any power outage. Regardless, this is set far enough from any side windows of No.1 Courtenay Avenue for this not to be a concern and a noise condition will ensure mitigation of any on-site mechanical equipment.
- 6.7.9 Staff entering and leaving site would be early evening and morning so there would not be regular comings and goings throughout the night. The proposed managed facility would have control over noise on site, which is considered to be retained within the building.

6.7.10 A construction logistics management plan will be required via condition to ensure minimal disruption in construction. Overall the impact on neighbouring amenity is considered acceptable.

## **6.8 Parking and highway safety**

6.8.1 Local Plan Policy SP7 Transport states that the Council aims to tackle climate change, 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 is supported by DM Policy (2017) DM31 'Sustainable Transport'.

6.8.2 London Plan Policy T1 sets out the Mayor's strategic target for 80% of all trips in London to be made by foot, cycle or public transport by 2041. This policy also promotes development that makes the most effective use of land, reflecting its connectivity and accessibility by existing and future public transport. Policy T6 sets out cycle parking requirements for developments, including minimum standards. T7 concerns car parking and sets out that 'car-free' development should be the starting point for all development proposals in places that are well-connected by public transport. Policy T6.1 sets out requirements for residential car parking spaces.

6.8.3 This site is located to the north side of Hampstead Lane, in between the junctions with Compton Avenue and Courtney Avenue. The site has a PTAL value of 1b which is considered 'very poor' access to public transport services. The site will employ 20 daytime and 10 night-time staff and will provide 18 parking bays, including 2 disabled bays. A treatment room will be provided at ground floor, with potential for external visitors. Visitors will be required to pre-book visiting appointments.

### *Public Transport Accessibility*

6.8.4 Transportation officers have been consulted and note that the PTAL for the site does not depict a site with good public transport links, as required in policy. However, PTAL ratings are a theoretical measure of accessibility only and should be considered in context.

6.8.5 TfL's walk distance criteria for inclusion into the site's PTAL value only includes one bus service (the 210 route), which is accessible within a 3 to 4-minute walk of the site. However, this fails to note further bus service (H3 bus route) accessible from the site. The H3 bus route is accessible from the stops on the Bishops Avenue, which is approximately a 5 minute walk from the site and a 4 minute bus journey to East Finchley. As such, the WEBCAT/PTAL assessment output under reports bus service availability to and from the site.

6.8.6 More broadly, PTAL ratings do not consider any train / tube station that is over 960m from a site in their calculations. In this instance both Highgate, Archway Golders Green and East Finchley tube stations are well served by buses and within reasonable walking or cycle distance, so could be easily accessible for staff and visitors.

6.8.7 Regardless of these anomalies in theoretical accessibility, the low PTAL does not necessarily make this inappropriate for the proposed use. However, management of the relatively low public transport accessibility of the site and attenuation is encouraged through the vehicle and parking provision and mitigation through a commercial travel plan, considered in more detail below. The travel plan will be subject to a S106 obligation.

#### *Parking stress*

6.8.8 Transportation officers note that a parking stress survey provided within the TA, from June 2021 recorded very high parking stresses during the daytime period, with only 2 spaces available out of 101 in the survey area during the 10AM to 11AM period. The TA does comment that the weather was warm and many visitors to the Heath were observed parking and accessing it. As there are no formal CPZ arrangements in place it is not possible to control on street parking directly.

6.8.9 The profile of arrivals and departures is derived from the TRAVL data so not referenced to a visiting time regime but estimate car arrivals/departures for visitors are detailed at 47 arrivals and 47 departures per day, based on 60% of residents receiving a visitor a day. Visitors will be required to pre-book an arrival through a booking system, which will therefore ensure that the number of visitors is managed. This will mean that any visitors arriving by car can be monitored.

6.8.10 Transportation officers note that the TA estimates that peak car parking demands will be between 1 and 2pm (10 cars), at which time 8 basement spaces are estimated to be in use by staff, which will retain 9 spare spaces. Furthermore, it is anticipated that the 40% staff who may travel to work by car should be reduced through the workplace travel plan, thus freeing up more spaces. On this basis it is considered that even at peak demand parking will be able to be accommodated on site rather than adding to on street parking demands.

#### *Parking layout and access*

6.8.11 Transportation officers note that the accesses to the site will remain as existing, with service entrance from Courtenay Avenue and exiting onto Hampstead Lane from what is the existing entrance for no.46. Staff and visitor access will be from the existing crossovers serving no.44. The service entrance will have a one-way system and a servicing and delivery plan will ensure vehicles are not backing up onto the road. Pedestrian and cyclist access will be via the main lobby, also



accessed from Hampstead Lane. The busiest hour in terms on entries/exists is the AM peak hour where there are 10 arrivals and 4 departures to the site, so the absolute number of movements navigating the site during any given hour are relatively low. This is considered to be a suitable access arrangement, subject to condition for servicing.

6.8.12 It is noted in comments received that there may be some concern regarding the proposed additional pedestrian and maintenance entrance at the rear side boundary onto Courtenay Avenue. The addition of this access is acceptable from a planning perspective but the development would remain acceptable if this access could not be implemented.

6.8.13 Car parking will accommodate up to 18 vehicles on-site, with 7 spaces in the forecourt and 11 spaces, including the 2 disabled bays, located in the basement. This has been revised from 19 to accommodate disabled parking bays in the basement, at the cost of one bay, on the advice of LBH Transportation officers. The basement car park will be served by two car lifts and a separate pedestrian lift, so these will be acceptable for disabled access. The pedestrian lift shall accommodate bicycles, which will be stored in the basement. There will be space for up to 42 cycle spaces in the basement and potential for some additional short stay cycle storage at street level.

6.8.14 London Plan policy requires 6% of parking bays to be accessible, which would equate to 3 bays. The ground floor bays were proposed to be disabled parking bays and had sufficient space for this but would have had potential conflict with servicing vehicles due to a fairly tight arrangement. Accordingly, LBH transport officers have suggested formally designating accessible bays in the basement at the cost of one standard bay, with the ground floor bays retaining potential to be used as accessible bays if required. This is considered to be a suitable solution to the shortfall of one designated accessible bay, especially given that this is a managed facility.

6.8.15 Four parking bays will be provided with active electric vehicle charging points, with the remaining spaces provided with passive provision, which is compliant with London Plan Policy T6.1. Overall the parking layout and access are considered acceptable, subject to the pedestrian lift being able to accommodate bicycles.

#### *Trips and transport demand*

6.8.16 Transportation officers note that the Transport Assessment (TA) predicts the total number of trips to be made by staff, visitors and delivery and servicing vehicles and these are not going to create any adverse impacts with respect to highway and public transport capacities and networks. The proposed mode split/shares for staff are in the table below;

<b>Table 2.2: Method of Travel to Work Data</b>	
<b>Method of Travel</b>	<b>Percentage</b>
Underground	14%
Train	8%
Bus	17%
Taxi	0%
Motorcycle	1%
Driving a Car	40%
Passenger in a Car	2%
Bicycle	3%
On Foot	15%
<b>Total</b>	<b>100%</b>

6.8.17 The mode share of 40% for staff is considered by Transportation Officers to be relatively high however it is recognised that those staff working a night shift may for personal security reasons prefer use of a private car or lift rather than public transport. Twenty staff is the maximum number of staff predicted with the daytime shift, and visitors to patients are expected to be at 60% of patients per day. A further 17 delivery and servicing movements are predicted per day.

#### *Workplace Travel plan*

6.8.18 Transportation Officers note that a draft workplace travel plan has been included within the application. This does include the initiatives expected such as the issuing of packs to advise as to public transport services, however other documents in the application reference car sharing and use of a minibus to pick up and drop off staff. Broadly speaking it is considered that the provision of bus services in both directions throughout the day will enable bus and tube travel to the site, but the proposal for minibus provision as an additional means of encouraging less staff use of cars is welcomed.

6.8.19 Transportation Officers advise that a Monitoring fee will be required to cover officer time in reviewing the travel mode surveys and any other travel plan or transportation related aspects of the development and travel plan once occupied and operational. This fee will be £10,000 for a 5 year travel plan and can be covered by the S106 agreement for the development.

#### *Delivery and servicing arrangements*

6.8.20 Transportation Officers note that it is proposed that all delivery and servicing activity can be accommodated on site. A one-way route is proposed through the

site and therefore access and egress can occur in forward gear. A service bay is included at ground floor level. Waste will be stored at basement level in a dedicated storage area. The commercial nature of the site requires a private refuse collection, which will take place within the site. LBH waste team are understood to be supportive of the proposed arrangements which include collection from both within the site and from the public highway with arrangements to store bins without impeding the footway.

#### *Construction Logistics Plan*

6.8.21 Transportation Officers note that an outline Construction Logistics Plan has been submitted. This references a two year build out. It also comments that all construction activity can take place within the site without the need for any temporary arrangements on the highway, however widening of the existing vehicular access off Courtenay Avenue is required. A basement excavation and construction plan is required, including import and export of materials and plant, and measures to avoid impacting the safe operation of the public Highway.

#### *Potential use of treatment room at ground level*

6.8.22 Transportation Officers note that the proposed use of a room at ground floor is unclear but has been informally referred to as potential GP / dentist or similar. The applicant has confirmed that if this is to be the case, a single patient will be seen at any one time, so at most one or two extra trips will be generated, aside from extra staff. Transportation Officers advise that is not a concern however this should be capped by condition, so as to prevent undesirable uplift in traffic.

#### *Summary*

6.8.23 Transportation Officers advise that despite the low PTAL the proposed development is considered to provide reasonable accessibility to public transport, with easy access to and from three tube stations and buses. The site would provide suitable levels of car parking for staff and visitors, further mitigated through visitor requirement to make reservations. The access arrangements will ensure free flow of serving and delivery vehicles. The site would provide suitable levels of cycle parking. A Green Travel Plan, including minibus drop off and pick up for staff, will encourage lower car use. On this basis it is considered that the impact on parking, transport and highway safety will be acceptable.

### **6.9 Tress, Ecology and Landscaping**

6.9.1 London Plan Policy G7 states that wherever possible existing trees of value should be retained, if a development necessitates removal of trees then there should be adequate replacement, in line with. The planting of new trees should generally be included in new developments. Developments that are likely to be

used by children and young people should increase opportunities for play and informal recreation, in accordance with London Plan Policy S4.

- 6.9.2 Local Plan Policy SP11 notes that development should promote high quality landscaping on and off site. Development should protect and improve sites of biodiversity and nature conservation, in line with Local Plan Policy SP13. Opportunities for biodiversity enhancement should be maximised, in accordance with DM DPD Policy DM21.
- 6.9.3 The supporting text to Local Plan 2017 Policy SP13 recognises, “trees play a significant role in improving environmental conditions and people’s quality of life”, where the policy in general seeks the protection, management and maintenance of existing trees. Policy SO4.4 of the Highgate Neighbourhood Plan seeks to ‘protect and enhance the area’s village character through conservation of its natural features, including trees’ while policy OS2 of the Highgate Neighbourhood Plan states that there should be no net loss of trees as a result of development and pro rata replacement will be expected.
- 6.9.4 The site falls within an Area TPO which covers an area bounded on the north side by the Highgate Golf Course, on the east side by Sheldon Avenue, on the south side by Hampstead Lane and on the west side by the rear boundaries of properties on the west side of Courtenay Avenue. The Area TPO was made in 1954 and covers the trees that were in situ at that time. 44-46 Hampstead Lane also falls within the Highgate Conservation Area.
- 6.9.5 The proposed development would involve the loss of 4 large trees in the rear of the site. These are defined as T15 (Leyland Cypress), T17 (Common Oak), T18 and T33 (Lawson Cypresses). These are mature trees but only T33 is classed as moderate quality (Category B), with the other three trees categorised as low grade (Category C). T15 and T33 were both previously refused permission to be removed on the basis that there was lack of evidence to justify the works in isolation. However, the proposed removal has been considered in this application and reviewed by the Council’s Arboriculturalist agrees that the removal would be acceptable and can be sufficiently mitigated.
- 6.9.6 A group of 4 trees would also be removed from the front of site but these are low quality and not worthy of retention in planning terms. The proposals include the planting of ten multi-stemmed trees and fifteen proposed new trees within the scheme, as detailed in the Biodiversity Net Gain document. This would constitute an uplift of 17 trees on site. The proposed trees will be required to provide a net gain in tree canopy and will form part of a comprehensive landscaping scheme. This mitigation is considered to be suitable justification for the removal of trees.
- 6.9.7 There are a number of other trees within or adjacent to the site, which will require protection during construction and suitable conditions will be attached accordingly. Specific concern was raised with regard to the root protection area

(RPA) of the large Plane tree in front of the site (T26 and T27) but subsequent clarification has confirmed this and that these will also be protected in construction through a detailed methodology and tree protection condition.

- 6.9.8 The loss of any trees is regrettable but will be compensated by re-planting and a comprehensive landscape plan. A provisional Master Landscape Plan has been reviewed by the Council's Arboroculturalist, who confirms that this provides suitable mitigation.

#### *Ecology*

- 6.9.9 The site has no ecological designation but is adjacent to Metropolitan Open Land (MOL) of Highgate Playing Fields to the west. Kenwood House is located to the south, on the opposite side of Hampstead Lane highway. Kenwood House grounds are also designated as MOL, Site of Special Scientific Interest and Site of Importance for Nature Conservation. These do not result in any specific restrictions over the application site, beyond considering setting and openness (as addressed elsewhere in this report) but do form part of the wider ecological context.
- 6.9.10 Ecology Reports (Ecology Ecological Impact Assessment, Ecology Addendum and information collated in Bat Assessment Report), comprising a desk study search for baseline information on designated sites, habitats and protected species have been provided. Site visits and Habitat Surveys seek avoidance, mitigation and compensation measures for vegetation, trees, continued roosting opportunities for bats, ecological enhancement opportunities measures and Biodiversity Net Gain are also referenced. These have been reviewed by the Council's Ecological officer and considered acceptable.
- 6.9.11 The reports confirm a low potential of bat roostings, but make reference to a 'toolbox talk' from an ecologist to ensure all contractors are aware of any potential signs. This is considered to be sufficient protection given the preliminary assessment. Any light spill is considered to be reasonably contained within the building and can be managed externally, subject to condition. As such this is not considered to harm adjacent ecological areas.
- 6.9.12 All preliminary works are recommended outside of any nesting season of breeding birds and with site clearance works recommended to be undertaken between September and middle of March. If this is not possible then a suitably qualified ecologist will be required to review the site prior to the commencement of works, which will be conditioned. Furthermore, a Landscape and Ecological Management Plan shall be included to inform the Biodiversity Net Gain Report. On this basis, it is considered that the proposed removal of trees, replacement landscaping and ecological mitigations are acceptable.

#### *Urban Greening Factor*

6.9.13 London Plan Policy G5 notes that major development proposals should contribute to the greening of London by including urban greening as a fundamental element of site and building design. The Mayor recommends a target urban greening factor score of 0.4 for developments that are predominantly residential. London Plan Policy G6 outlines that proposals should manage impacts on biodiversity and aim to secure net biodiversity gain. The Biodiversity Net Gain calculation shows a net gain of 10.18%, which is above the 10% requirement due to come into force in November 2023, as set out in the Environment Act 2021. This is supported in principle, but this should be evidenced with measurable and implemented biodiversity benefits. An Urban Greening Factor Statement will require a target score of 0.4 for developments which are predominately residential, to be achieved through condition.

## 6.10 Sustainability

6.10.1 The NPPF requires development to contribute to the transition to a low carbon future, reduce energy consumption and contribute to and conserve the natural environment.

6.10.2 London Plan Policy SI 2 'Minimising greenhouse gas emissions', states that major developments should be zero carbon, and in meeting the zero-carbon target, a minimum on-site reduction of at least 35 per cent beyond Building Regulations is expected. Local Plan Policy SP4 requires all new developments to introduce measures that reduce energy use and carbon emissions. Residential development is required to achieve a reduction in CO<sub>2</sub> emissions. Local Plan Policy SP11 requires all development to adopt sustainable design and construction techniques to minimise impacts on climate change and natural resources.

6.10.3 DPD Policy DM1 states that the Council will support design-led proposals that incorporate sustainable design and construction principles and Policy DM21 expects new development to consider and implement sustainable design, layout and construction techniques.

6.10.4 The proposed development has sought to adopt a progressive approach in relation to sustainability and energy to ensure that the most viable and effective solution is delivered to reduce carbon emissions. An energy statement was submitted with the application which demonstrates that consideration has been given to sustainable design principles throughout the design of the proposal. Overall this shows a site-wide improvement of approximately 37% in carbon emissions with SAP10.2 carbon factors, from the Baseline development model

(which is Part L 2021 compliant). This represents an annual saving of approximately 13 tonnes of CO<sub>2</sub> from a baseline of 35.2 tCO<sub>2</sub>/year.

- 6.10.5 The proposal would represent a saving of 5.7 tCO<sub>2</sub> in carbon emissions (16%) through improved energy efficiency standards in key elements of the build, based on SAP10.2 carbon factors. Such elements include floor, windows, wall and roof u-values, cooling, heating, lighting and thermal bridging. Further details and clarification for these inputs are required to be provided as the energy strategy evolves and will be required through planning conditions and obligations. This is considered to be acceptable as the proposal will meet the minimum 15% reduction set in London Plan Policy SI2 for non-residential developments.
- 6.10.6 The site is not within reasonable distance of a proposed Decentralised Energy Network (DEN), so 'Be Clean' carbon reductions are not suitable. Likewise, a Combined Heat and Power (CHP) plant would not be appropriate for this site.
- 6.10.7 'Be Green' carbon reductions require a minimum reduction of 20% from on-site renewable energy generation to comply with Policy SP4. The application has reviewed the installation of various renewable energy technologies and concludes that air source heat pumps (ASHPs) and solar photovoltaic (PV) panels are the most viable options to meet this requirement. A total of 7.3 tCO<sub>2</sub>/year (21%) reduction of emissions are proposed under Be Green measures, which is considered acceptable.
- 6.10.8 The total solar array peak output would be 24 kWp. The 60 panels of 400W would be installed horizontally or at a low angle of 10° or less on the flat roof areas. The communal air-to-water ASHP systems (min. SCOP of 3.99) will provide space heating to the habitable rooms through wet underfloor heating, as well as hot water generation and space cooling (SEER 4.92). Further clarification on PV coverage and any surplus storage and distribution and interaction with the living roofs will be required through condition, as will further details on heating and hot water demand and the functioning of the ASHPs.
- 6.10.9 London Plan Policy SI2 requests all developments to 'be seen', to monitor, verify and report on energy performance. The GLA requires all major development proposals to report on their modelled and measured operational energy performance. The intention is to improve transparency on energy usage on sites, reduce the performance gap between modelled and measured energy use, and provide the applicant, building managers and occupants clarity on the performance of the building, equipment, and renewable energy technologies. Further detail on metering strategy, unregulated emissions and proposed demand-side response to reducing energy: smart grids, smart meters, battery storage and planning stage energy performance will be required through conditions and obligations.

- 6.10.10 Overall a carbon shortfall of 22.2 tCO<sub>2</sub>/year remains. The remaining carbon emissions will need to be offset at £95/tCO<sub>2</sub> over 30 years, which is estimated to be £63,327 with a 10% management fee resulting in total of £69,659.70 carbon offset. This is an estimate and will be subject to the detailed design stage. This figure will be secured by legal agreement should consent be granted.
- 6.10.11 An Overheating Assessment has been submitted which details various measures that have been incorporated to minimise the risk of overheating as part of the overall energy strategy. Details of the proposed mitigation measures for the future weather will need to be modelled however the Council's Carbon Officer is satisfied this can be adequately addressed at a later stage, and as such this matter can be secured by condition.
- 6.10.12 A BREEAM Design Stage accreditation certificate confirming that the development will achieve a BREEAM 'Very Good' outcome (or equivalent), aiming for 'Excellent' will be prior to the commencement of works, and as such this matter can be secured by condition should consent be granted.

*Further requirements*

- 6.10.13 No reference has been made to reducing whole-life carbon within the proposed development. The applicant is strongly encouraged to consider using low-carbon materials, sourced as locally as possible. Likewise, no reference has been made to integrating circular economy principles within the proposed development and consider implementing circular economy principles, such as designing for disassembly and reuse in the demolition. These will form part of the wider sustainability strategy condition.

*Summary*

- 6.10.14 The development achieves a reduction of 37% carbon dioxide emissions on site against Part L2021, which is acceptable in principle. Further information and clarifications are required regarding overheating assessment and mitigation strategy, and overall sustainability strategy. Appropriate planning conditions and obligations are considered appropriate in achieving successful outcomes for the site.

**6.11 Flood Risk and Drainage**

- 6.11.1 London Plan (2021) Policy SI.13 (Sustainable drainage) and Local Plan (2017) Policy SP5 (Water Management and Flooding) require developments to utilise Sustainable Urban Drainage Systems (SUDS) unless there are practical reasons for not doing so, and aim to achieve greenfield run-off rates and ensure that surface water run-off is managed as close to its source as possible in line with the drainage hierarchy.



6.11.2 Policy also requires drainage to be designed and implemented in ways that deliver other policy objectives, including water use efficiency and quality, biodiversity, amenity and recreation. Further guidance on implementing Policy SI.13 is provided in the Mayor's Sustainable Design and Construction SPG (2014) including the design of a suitable SUDS scheme. The site is located within Flood Zone 1 and is therefore considered to have a low probability of flooding. The applicant has submitted a Flood Risk Assessment (FRA) which is considered acceptable in this regard.

6.11.3 A Sustainable Urban Drainage report has been submitted with hydraulic modelling for all surface water runoff. Overall, this verifies that less impermeable surface will be present in the proposed development on the basis of the proposed landscaping alongside additional SuDS measures. Six raingarden planters and approximately 300sqm of green roofs have been included to allow gradual release of rainwater. All surface water runoff will discharge into a below ground attenuation tank and be released at a reduced rate. Overall, the reduction in surface water run off for a 1 in 100 year storm event following the inclusion of the SuDS proposed will be 93.35%.

6.11.4 The SuDS report outlines methodology for maintenance of the site and associated drainage infrastructure and landscaping, including green roofs and raingarden planters to ensure such methods remain efficient. Accordingly the proposed SuDS arrangements are considered to be beneficial to the site and in accordance with policy.

6.11.5 Thames Water raises no objection with regards to foul water sewerage network infrastructure, surface water network infrastructure capacity, water network and water treatment infrastructure capacity. Thames Water recommends a condition regarding piling and sewage and further informatives regarding Thames Water's underground assets and water pressure.

6.11.6 As such, it is considered that the proposal is acceptable in terms of its water management arrangements subject to the relevant informative being imposed.

## **6.12 Archaeology**

6.12.1 Section 16 of the NPPF recognises the positive contribution of heritage assets of all kinds and make the conservation of archaeological interest a material planning consideration and that applications should provide an archaeological assessment if their development could affect a heritage asset of archaeological interest. These considerations are reiterated in London Plan Policy HC1 and DPD Policy DM9.

6.12.2 The site is located within a recently defined Archaeological Priority Area for the mediaeval hunting park of the Bishop of London, sited on the southern edge of

the park's extent, Hampstead Lane having followed its boundary since at least the middle ages. A Heritage Statement has been submitted with the application, which states that the site is of low archaeological potential but Historic England Greater London Archaeological Advisory Service officers have suggested that there is an unusual narrow strip of land that crosses the site on nineteenth century mapping and this may reflect a pre-modern land use and that further investigation will be required. As such a condition regarding written scheme of investigations will be required and any findings suitably addressed.

### **6.13 Employment**

6.13.1 Local Plan Policies SP8 and SP9 aim to support local employment, improve skills and training, and support access to jobs. The Council's Planning Obligations SPD requires all major developments to contribute towards local employment and training.

6.13.2 There would be opportunities for borough residents to be trained and employed as part of the construction process and once the proposed development is occupied. The Council requires the developer (and its contractors and sub-contractors) to notify it of job vacancies, to employ a minimum of 20% of the on-site workforce from local residents (including trainees nominated by the Council) during and following construction. These requirements would be secured by legal agreement. As such, the development would have a positive impact on local employment provision.

### **6.14 Fire Safety**

6.14.1 London Plan Policy D12 states that all major development proposals should be submitted with a Fire Statement, which is an independent fire strategy, produced by a third party, suitably qualified assessor.

6.14.2 The applicant has submitted a fire safety strategy report which confirms that that fire safety details are sufficient for the purpose of planning. A formal detailed assessment will be undertaken for fire safety at the building control stage. The London Fire Brigade has confirmed that there are no objections to the application in respect of fire safety.

### **6.15 Conclusion**

- The need for care homes and specifically dementia care have been suitably justified;
- The scheme optimises the potential of the site for a new modern care home, specialising in dementia care;
- The care home facility would provide 66 bedrooms alongside specialist staff and tailored care;

- The proposed development would be a high quality design of an appropriate scale to its context and would respect the visual amenity of the streetscape and locality generally;
- The proposed development will lead to a very low, less than substantial harm to the significance of the Conservation area and its assets while optimising the use of the site and its garden;
- The proposed redevelopment will preserve the relationship with the setting of the listed buildings at Kenwood House and would not constitute harm to these designated heritage assets;
- The impact of the development on residential amenity is acceptable;
- There would be no significant adverse impacts on the surrounding highway network or on car parking conditions in the area;
- The proposed scheme will be more sustainable and energy efficient than the existing buildings;
- The proposed development would result in the loss of 4 significant trees in the rear of the site and small group of 4 trees in the front of the site but would be replaced with newly planted trees - ensuring there is no net loss of crown coverage and improved biodiversity The new trees will form part of a high quality and substantially sized landscaping scheme as part of the proposed development;
- The scheme would provide a number of section 106 obligations

6.15.1 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

## **7.0 CIL**

The use of the site will be for a managed care facility and as such is subject to a Nil Rate for CIL.

## **8.0 RECOMMENDATIONS**

GRANT PERMISSION subject to conditions subject to conditions in Appendix 1 and subject to sec.106 Legal agreement.

Conditions:

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:

Drawings:

1627/PL-001; 002; 100; 101; 102; 110; 111; 120; 199/G; 200/G; 201/H; 202/H; 203/H; 204/H; 206/G; 210/F; 211/F; 212/F; 213/C; 220/E; 221/E; 222; 251/F; 252/F; 253/F; 254/F; 600/B; 6678/M/101/P; 6678/ PH/101/P1; 102/P1; 103/P1; 104/P1; 105/P1; 106/P1; 707/P\_LG\_100/P02; 00\_1-1/P02; XX\_105/P02

Documents:

1627/PL/DAS/C; Statement of Community Involvement (September 2022);  
BVP – Daylight & Sunlight (August 2022);  
11860 – Two hours sunlight to Amenity – Neighbour Analysis  
SM Planning – Planning Statement (September 2022);  
HPC Care Home Needs Assessment (June 2022);  
Knight Frank – Planning Needs Assessment – July 2022; HPC letter (30 November 2022);  
Landmark Trees HVL/44HSL/AIA/01d;  
Caneparo Associates – Transport Statement (July 2022);  
Caneparo Associates – Workplace Travel Plan (July 2022);  
Caneparo Associates – Framework Delivery & Servicing Plan (July 2022);  
Caneparo Associates – Outline Construction Logistics Plan (July 2022);  
Air Quality Consultants – J10/12544A/10 (September 2022);  
FHP ESS Ltd – Energy & Sustainability Statement (06 September 2022);  
FHP ESS Ltd – 6678/Iss\_4 (9 September 2022);  
Eight Versa - 10032 - 44 - 46 Hampstead Road - Bat Assessment Report - 2210-12snc rw/Issue\_1;  
Eight Versa - 10032 - 44-46 Hampstead Lane – Biodiversity Net Gain - 2210-13snc sc/Issue\_1;  
Eight Versa - 10032 - 44-46 Hampstead Lane - Ecology Addendum - 2210-12snc rw;  
KP Acoustics - 22320.NIA.01;  
Ashton|Fire - AF2389 (Issue P03);  
Nimbus Engineering Consultants - C2823-R1-REV-A;  
GEA – Desk Study & Basement Impact Assessment - J21167A (December 2021);  
Heritage Statement - Volume 1 – Background and Significance Assessment;  
Heritage Statement - Volume 2 – Impact Assessment and Policy Consideration;  
Email from ESP@safedigs.co.uk (16 June 2021);  
Linesearch beforeudig – LSBUD Ref 22423513 (16/06/2021);  
Thames Water- RFB/VM/6678/5a (16 June 2021);  
UK Power Networks - RFB/SAS/6678/03 (16 June 2021);  
Virgin Media email;  
Cadent Gas ALS Maps;  
BT Openreach ALS maps;  
BT Infinity Postcode search results.

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

3. Prior to the commencement of buildings works above grade, detailed drawings, including sections, to a scale of 1:20 to confirm the detailed design and materials of the:
  - a) Detailed elevational treatment;
  - b) Detailing of roof treatment;
  - c) Details of windows, including recess and obscuring of the flank windows;
  - d) Details of entrances;

- e) Details and locations of rain water pipes;
- f) Details of any external extract, ventilation and filtration equipment;
- g) Details of balustrades; and
- h) Details of any standalone storage buildings.

Shall be submitted to and approved in writing by the Local Planning Authority. Samples of brickworks, windows, roof, glazing, balustrade, should also be provided. The development shall thereafter be carried out solely in accordance with the approved details (or such alternative details the Local Planning Authority may approve).

Reason: To safeguard and enhance the visual amenities of the locality in compliance with Policy SP11 of Haringey's Local Plan Strategic Policies 2017, Policies DM1 and DM9 of the Development Management Development Plan Document 2017, Policies D4 and HC1 of the London Plan 2021 and Policy DH2 of the Highgate Neighbourhood Plan 2017.

- 4. Prior to occupation of the development details of exact finishing materials to the boundary treatments and site access controls shall be submitted to the Local Planning Authority for its written approval. Once approved the details shall be provided as agreed and implemented in accordance with the approval.

Reason: In order to provide a good quality local character, to protect residential amenity, and to promote secure and accessible environments in accordance with Policy D4 of the London Plan 2021, Policies DM1, DM2 and DM3 of the Development Management Development Plan Document 2017 and Policy DH2 of the Highgate Neighbourhood Local Plan 2017.

- 5. Prior to the commencement of the development above slab level full details of both hard and soft landscape works that shall achieve an urban greening factor of 0.4 shall be submitted to and approved in writing by the Local Planning Authority, and these works shall thereafter be carried out as approved. These details shall include information regarding, as appropriate:

- a) Proposed finished levels or contours;
- b) Means of enclosure;
- c) Hard surfacing materials;
- d) Minor artefacts and structures (e.g. Furniture, storage units, signs, lighting etc.); and
- e) Proposed and existing functional services above and below ground (e.g. Drainage power, communications cables, pipelines etc. Indicating lines, manholes, supports etc.).

Soft landscape works shall include:

- f) Planting plans;
- g) Written specifications (including details of cultivation and other operations associated with plant and/or grass establishment);
- h) Schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate;
- i) Implementation and management programmes;
- j) Any new trees and shrubs to be planted together with a schedule of species to provide at least a net gain of tree canopy.

The 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 Policies D4 and G5 of the London Plan 2021, Policy SP11 of Haringey's Local Plan Strategic Policies 2017 and Policies DM1 and DM2 of the Development Management Development Plan Document 2017.

6. Prior to first occupation of the development hereby approved details of a lighting strategy for all external lighting to building facades, internal lighting, street furniture, communal and public realm areas shall be submitted to and approved in writing by the Local Planning Authority. Outdoor lighting will aim to minimise light spill, with light spread near to or below the horizontal; use light sources that emit minimum ultra-violet light to avoid attracting large numbers of insects; be as low-level and directional as possible; and be the minimal level required for health and safety. The agreed lighting scheme shall be installed as approved and retained as such thereafter.

Reason: To ensure the design quality of the development and also to safeguard residential amenity and ecology in accordance with Policies D4 and D11 of the London Plan 2021, Policy SP13 of Haringey's Local Plan Strategic Policies 2017 and Policy DM1 and DM23 of the Development Management Development Plan Document 2017.

7. No development shall proceed until details of all existing and proposed levels on the site in relation to the adjoining properties be submitted and approved by the Local Planning Authority. The development shall be built in accordance with the approved details.

Reason: In order to ensure that any works in conjunction with the permission hereby granted respects the height of adjacent properties through suitable levels on the site in accordance with Policy D4 of the London Plan 2021, Policy DM1 of the Development Management Development Plan Document 2017, Policy SP11 of Haringey's Local Plan Strategic Policies 2017 and Policy DH2 of the Highgate Neighbourhood Local Plan 2017.

8. 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 a stage 2 WSI shall be submitted to and approved in writing by the local planning authority for those parts of the site which have archaeological interest. 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. Where appropriate, details of a programme for delivering related positive public benefits
- C. 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.

Reason: To ensure any heritage assets of archaeological interest are identified and suitably analysed and assessed in accordance with the NPPF and London Plan Policy HC1 and Policy DM9 of the Development Management Development Plan Document 2017.

- 9. Prior to the commencement of above ground works to 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 'Secured by Design' Accreditation. The development shall only be carried out in accordance with the approved details.

Reason: To ensure a safe and secure development and reduce crime in accordance with Policies D4 and D11 of the London Plan 2021, Policy SP11 of Haringey's Local Plan Strategic Policies 2017 and Policies DM1 and DM2 of the Development Management Development Plan Document 2017.

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

Reason: To ensure a safe and secure development and reduce crime in accordance with Policies D4 and D11 of the London Plan 2021, Policy SP11 of Haringey's Local Plan Strategic Policies 2017 and Policies DM1 and DM2 of the Development Management Development Plan Document 2017.

- 11. Prior to commencement of development, other than for investigative work, the following shall be submitted and approved by the Local planning Authority:

- a. A desktop study to include the identification of previous uses, potential contaminants that might be expected, given those uses, and other relevant information.
- b. Using this information, a diagrammatical representation (Conceptual Model) for the site of all potential contaminant sources, pathways and receptors shall be produced. The desktop study and Conceptual Model shall be submitted to the Local Planning Authority. If the desktop study and Conceptual Model indicate no risk of harm, development shall not commence until approved in writing by the Local Planning Authority.
- c. If the desktop study and Conceptual Model indicate any risk of harm, a site investigation shall be designed for the site using information obtained from the desktop study and Conceptual Model. The site 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.
- D. The risk assessment and refined Conceptual Model shall be submitted, along with the site investigation report, to the Local Planning Authority which shall be submitted to, and approved in writing by, the Local Planning Authority prior to that remediation being carried out on site.
- e. 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 in accordance with Policy DM23 of the Development Management Development Plan Document 2017.

12. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall be implemented as approved.

Reason: To ensure that the development is not put at unacceptable risk from, or adversely affected by, unacceptable levels water pollution from previously unidentified contamination sources at the development site in line with paragraph 109 of the National Planning Policy Framework and in accordance with Policy DM27 of the Development Management Development Plan Document 2017.

13. (A) 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 IIIB of EU Directive 97/68/ EC for both Nox 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. ( B) 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 SI1 of the London Plan 2021 and the GLA NRMM LEZ

14. (A) No demolition or development works shall commence until a Demolition Environmental Management Plan (DEMP) has been submitted to and approved in writing by the local planning authority.

(B) Development shall not commence (other than demolition) until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the local planning authority.

The following applies to both Parts (a) and (b) above:

- a) The DEMP/CEMP shall include a Construction Logistics Plan (CLP) and Air Quality and Dust Management Plan (AQDMP).
- b) The DEMP/CEMP shall provide details of how demolition/construction works are to be undertaken respectively and shall include:
  - i. A construction method statement which identifies the stages and details how works will be undertaken;



- ii. Details of working hours, which unless otherwise agreed with the Local Planning Authority shall be limited to 08.00 to 18.00 Monday to Friday and 08.00 to 13.00 on Saturdays;
- iii. Details of plant and machinery to be used during demolition/construction works;
- iv. Details of an Unexploded Ordnance Survey;
- v. Details of the waste management strategy;
- vi. Details of community engagement arrangements;
- vii. Details of any acoustic hoarding;
- viii. A temporary drainage strategy and performance specification to control surface water runoff and Pollution Prevention Plan (in accordance with Environment Agency guidance);
- ix. Details of external lighting; and,
- x. Details of any other standard environmental management and control measures to be implemented.

Reason: To safeguard residential amenity, reduce congestion and mitigate obstruction to the flow of traffic, protect air quality and the amenity of the locality, in accordance with Policy SI 1 of the London Plan 2021, Policy SP7 of Haringey's Local Plan Strategic Policies 2017 and Policy DM19 and DM23 of the Development Management Development Plan Document 2017.

15. Prior to any demolition works a Construction Ecological Management Plan incorporating the mitigation and enhancements options from the Bat survey report, including toolbox talk to all contractors onsite by a suitably qualified bat licenced ecologist shall be submitted to and approved, in writing, by the Local Planning Authority and thereafter shall be implemented and retained in accordance with the approval.

Reason: In order to ensure that the authorised development makes a positive contribution to biodiversity in accordance with Policy DM1, DM23 and DM27 of the Development Management Development Plan Document 2017.

16. Prior to the commencement of above ground works a Landscape Ecological Management and Maintenance Plan to ensure the safeguarding of the proposed net gain shall be submitted to and approved, in writing, by the Local Planning Authority and thereafter shall be implemented and retained in accordance with the approval.

Reason: In order to ensure that the authorised development makes a positive contribution to biodiversity in accordance with Policy G6 of the London Plan 2021, Policy SP13 of Haringey's Local Plan Strategic Policies 2017, Policy DM19 of the Development Management Development Plan Document 2017 and Policy OS4 of the Highgate Neighbourhood Plan 2017.

17. No removal of vegetation or demolition shall take place between 15<sup>th</sup> March and 1<sup>st</sup> September unless evidence is provided to the Local Planning Authority detailing a site visit by a suitably qualified ecologist undertaken and that any active nests are suitably removed no later than 4 weeks prior to the commencement of works.

Reason: To prevent disturbance of nesting birds in bird breeding season Policy G6 of the London Plan 2021, Policy SP13 of Haringey's Local Plan Strategic Policies 2017, Policy DM19 of the Development Management Development Plan Document 2017 and Policy OS4 of the Highgate Neighbourhood Plan 2017.

18. No development should take place until an arboricultural method statement for any works within the root protection areas is submitted to and approved in writing by the Local Planning Authority and thereafter shall be implemented and retained in accordance with the approval.

Reason: In order to ensure the safety and well-being of the trees on the site during constructional works that are to remain after building works are completed in accordance with Policy G7 of the London Plan 2021, Policy SP13 of Haringey's Local Plan Strategic Policies 2017 and Policy OS2 of the Highgate Neighbourhood Plan 2017.

19. The development hereby approved shall be constructed in accordance with the tree protection plan and method statements and shall be overseen by an Arboriculturist to be retained until completion of the development.

Reason: In order to ensure the safety and wellbeing of the trees on the site during constructional works that are to remain after building works are completed in accordance with Policy G7 of the London Plan 2021, Policy SP13 of Haringey's Local Plan Strategic Policies 2017 and Policy OS2 of the Highgate Neighbourhood Plan 2017.

20. Prior to the commencement of above ground works a Landscape Plan and aftercare programme shall be submitted to and approved, in writing, by the Local Planning Authority and thereafter shall be implemented and retained in accordance with the approval.

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 Policies D4 and G1 of the London Plan 2021, Policy SP11 of Haringey's Local Plan Strategic Policies 2017, and Policies DM1 and DM2 of the Development Management Development Plan Document 2017.

21. The development hereby approved shall be constructed in accordance with the Energy and Sustainability Statement prepared by PHP Engineering Services Solutions Ltd (dated 6 Sep 2022) delivering a minimum 37% improvement on carbon emissions over 2021 Building Regulations Part L, with SAP10.2 emission factors, high fabric efficiencies, air source heat pumps (ASHPs) and a minimum 24 kWp solar photovoltaic (PV) array.

(a) Prior to above ground construction, details of the Energy Strategy shall be re-submitted to and approved by the Local Planning Authority. This must include:

- Confirmation of how this development will meet the zero-carbon policy requirement in line with the Energy Hierarchy;
- Confirmation of the necessary fabric efficiencies to achieve a minimum 15% reduction with SAP10.2 carbon factors;
- Details to reduce thermal bridging;
- Calculated Primary Energy Factor, Energy Use Intensity and its performance against GLA benchmarks for a similar use.
- Annotated floorplans showing which spaces will be cooled.
- Location, specification and efficiency of the proposed ASHPs (Coefficient of Performance, Seasonal Coefficient of Performance, and the Seasonal Performance Factor), with plans showing the ASHP pipework and noise and visual mitigation measures;
- Specification and efficiency of the proposed Mechanical Ventilation and Heat Recovery (MVHR), with plans showing the rigid MVHR ducting and location of the unit;

- Details of the PV, demonstrating the roof area has been maximised, with the following details: a roof plan; the number, angle, orientation, type, and efficiency level of the PVs; how overheating of the panels will be minimised; their peak output (kWp); and how the energy will be used on-site before exporting to the grid;
- Updated GLA Carbon Emission Spreadsheet for Part L 2021 to demonstrate that the solar PV generation has been appropriately reflected in the above energy hierarchy.
- Specification of any additional equipment installed to reduce carbon emissions;
- Details on how lighting energy demand has been improved.
- A metering strategy

The development shall be carried out strictly in accordance with the details so approved prior to first operation and shall be maintained and retained for the lifetime of the development. The solar PV array shall be installed with monitoring equipment prior to completion and shall be maintained at least annually thereafter.

(b) The solar PV arrays and air source heat pump must be installed and brought into use prior to first occupation of the relevant block. Six months following the first occupation of that block, evidence that the solar PV arrays have been installed correctly and are operational shall be submitted to and approved by the Local Planning Authority, including photographs of the solar array, installer confirmation, an energy generation statement for the period that the solar PV array has been installed, and a Microgeneration Certification Scheme certificate.

(c) Within six months of first occupation, evidence shall be submitted to the Local Planning Authority that the development has been registered on the GLA's Be Seen energy monitoring platform.

(d) Within one year of first occupation, evidence shall be submitted to and approved by the Local Planning Authority to demonstrate how the development has performed against the approved Energy Strategy and to demonstrate how occupants have been taken through training on how to use their homes and the technology correctly and in the most energy efficient way and that issues have been dealt with. This should include energy use data for the first year and a brief statement of occupant involvement to evidence this training and engagement.

Reason: To ensure the development reduces its impact on climate change by reducing carbon emissions on site in compliance with the Energy Hierarchy, and in line with Policy S12 of the London Plan 2021, Policy SP4 of Haringey's Local Plan Strategic Policies 2017 and Policies DM21 and DM22 of the Development Management Plan Document 2017.

22. Prior to above ground commencement of development, details of the sustainability strategy shall be submitted to and approved by the Local Planning Authority. This shall include specifications, plans and sections that demonstrate sustainable design, layout, construction techniques and proposed measures to improve the sustainability of the scheme including but not limited to sustainable transport, health and wellbeing, reduction of material use and waste, water consumption, and flood risk, drainage improvements, and biodiversity enhancement. The report shall include:

- Urban greening and biodiversity enhancement measures;
- Details on electric vehicles charging points, cycle parking facilities;

- A target percentage for responsibly sourced, low-impact materials used during construction;
- Justification for the demolition of the existing buildings in terms of its impact on the whole life carbon of the development and the circular economy principles;
- Details on how any demolition materials can be reused;
- Details on how surface water runoff will be reduced and overall sustainable drainage strategy;
- Climate Change mitigation measures to be considered for the external spaces and the impact of the increase in severity and frequency of weather events on the building structures.

Reason: To ensure the development provides the maximum provision towards increasing the level of sustainability in line with London Plan (2021) policies G6, SI7 and Haringey Local Plan Policy SP4, DM21, DM25, and DM29.

23. Prior to the above ground commencement of the development, an updated Overheating Report shall be submitted to and approved by the Local Planning Authority. The report will assess the overheating risk in line with CIBSE TM59 (using the London Weather Centre TM49 weather DSY1-3 files for the 2020s, and DSY1 for the 2050s and 2080s) and demonstrate how the overheating risks have been mitigated and removed through design solutions. These mitigation measures shall be operational prior to the first occupation of the development hereby approved and retained thereafter for the lifetime of the development.

This report shall include:

(a) Revised modelling of units modelled based on CIBSE TM59, using the CIBSE TM49 London Weather Centre files for the DSY1-3 (2020s) and DSY1 2050s and 2080s, high emissions, 50% percentile;

- Demonstrating the mandatory pass for DSY1 2020s can be achieved following the Cooling Hierarchy and in compliance with Building Regulations Part O, demonstrating that any risk of crime, noise and air quality issues are mitigated appropriately evidenced by the proposed location and specification of measures;
- Annotated floorplans showing which spaces/units have been modelled. The report should model all single-aspect dwellings, min. 75% of rooms facing south or south-west, min. 50% of top-floor rooms, rooms closest to any risk of crime / noise and / or air pollution source, with windows closed at all times.
- In addition, the report should model other communal areas: in particular, the south-west facing treatment room and north-east facing café on the ground, lounge and the quiet room on south-west part of the first floor.
- One or two worst-case hallways need to be included, with a realistic assumption of the heat gains from communal heating pipework.
- Modelling of proposed mitigation measures required to pass future weather files, clearly setting out which measures will be delivered before occupation and which measures will form part of the retrofit plan;
- Confirmation who will be responsible to mitigate the overheating risk once the development is occupied.
- Confirmation whether the MVHR will have a summer bypass.

(b) Prior to occupation of the development, details of internal blinds to all habitable rooms must be submitted for approval by the local planning authority. This should include the fixing mechanism, specification of the blinds, shading coefficient, etc. Occupiers must retain internal blinds for the lifetime of the development or replace the blinds with equivalent or better shading coefficient specifications.

(c) Prior to occupation, the development must be built in accordance with the approved overheating measures and retained thereafter for the lifetime of the development:

- Individual continuous mechanical ventilation units with heat recovery;
- Glazing g-value of 0.40;
- Active cooling;
- Any further mitigation measures as approved by or superseded by the latest approved Overheating Strategy.

Reason: In the interest of reducing the impacts of climate change, to enable the Local Planning Authority to assess overheating risk and to ensure that any necessary mitigation measures are implemented prior to construction, and maintained, in accordance with Policy SI4 of the London Plan 2021, Policy SP4 of Haringey's Local Plan Strategic Policies 2017 and Policy DM21 of the Development Management Development Plan Document.

24. (a) Prior to the above ground commencement of development, details of the living roof be submitted to and approved in writing by the Local Planning Authority. Living roof must be planted with flowering species that provide amenity and biodiversity value at different times of year. Plants must be grown and sourced from the UK and all soils and compost used must be peat-free, to reduce the impact on climate change. The submission shall include:
- i) A roof plan identifying where the living roof will be located;
  - ii) A section demonstrating settled substrate levels of no less than 120mm for extensive living roofs (varying depths of 120-180mm), and no less than 250mm for intensive living roofs (including planters on amenity roof terraces);
  - iii) Roof plans annotating details of the substrate: showing at least two substrate types across the roof, annotating contours of the varying depths of substrate
  - iv) Details of the proposed type of invertebrate habitat structures with a minimum of one feature per 30m<sup>2</sup> of living roof: substrate mounds and 0.5m high sandy piles in areas with the greatest structural support to provide a variation in habitat; semi-buried log piles / flat stones for invertebrates with a minimum footprint of 1m<sup>2</sup>, rope coils, pebble mounds of water trays;
  - v) Details on the range and seed spread of native species of (wild)flowers and herbs (minimum 10g/m<sup>2</sup>) and density of plug plants planted (minimum 20/m<sup>2</sup> with roof ball of plugs 25m<sup>3</sup>) to benefit native wildlife, suitable for the amount of direct sunshine/shading of the different living roof spaces. The living roof will not rely on one species of plant life such as Sedum (which are not native);
  - vi) Roof plans and sections showing the relationship between the living roof areas and photovoltaic array; and
  - vii) Management and maintenance plan, including frequency of watering arrangements.
  - viii) A section showing the build-up of the blue roof and confirmation of the water attenuation properties, and feasibility of collecting the rainwater and using this on site;
- (b) Prior to the occupation of 90% of the development, evidence must be submitted to and approved by the Local Planning Authority that the living roof has been delivered in line with the details set out in point (a). This evidence shall include photographs demonstrating the measured depth of substrate, planting, and biodiversity measures. If the Local Planning Authority finds that the living roof has not been delivered to the approved standards, the applicant shall rectify this to ensure it complies with the condition. The living roof shall be retained thereafter for the lifetime of the development in accordance with the approved management arrangements.

Reason: To ensure that the development provides the maximum provision towards the creation of habitats for biodiversity and supports the water retention on site during rainfall. In accordance with Policy G1, G5, G6, SI1 and SI2 of the London Plan 2021, Policies SP4, SP5, SP11 and SP13 of Haringey's Local Plan Strategic Policies 2017 and Policies DM21, DM24 and DM25 of the Development Management Development Plan Document 2017.

25. a) Prior to the commencement of development, a sustainability assessment should be submitted to the planning authority which achieves the highest possible standard have been achieved through measurable outputs to demonstrate how environmental sustainability has been integrated into the development. This may be achieved through a BREEAM Pre-Assessment with a minimum 'Very Good' rating but aiming for Excellent, or similar independently audited assessment where measurable outputs can be demonstrated. This should include a table to demonstrate which credits will be met, how many are met out of the total available, under which category, which could be achieved, and justification for which credits will not be met.

(b) Upon approval, the measures shall be implemented on site prior to occupation and maintained thereafter for the lifetime of the development. A post-construction certificate shall be submitted to the Council within six months of occupation of the development.

Reasons: In the interest of addressing climate change and securing sustainable development in accordance with Policies SI2, SI3 and SI4 of the London Plan 2021, Policy SP4 of Haringey's Local Plan Strategic Policies 2017 and Policy DM21 of Development Management Development Plan Document 2017.

26. The basement works hereby approved shall not commence until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body. Details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the Council prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith and retained for the duration of the construction works.

Reason: The details are considered to be material to the acceptability of the proposal, and for safeguarding the amenity of neighbouring residential properties and to comply with the policy DM18 of the Development Management DPD 2017.

27. Notwithstanding the information submitted with the application no development shall take place until the result of site specific geotechnical investigations and a final method statement for the construction of the basement, including a plan for structural monitoring of the adjoining property has been submitted to and approved in writing by the local planning authority. The Method Statement shall also demonstrate that the predicted Burland Scale at the time of the construction phase is no more than Burland Scale 1. The development thereafter shall be carried out in accordance with this approved methodology and detail.

Reason: In the interests of residential amenity and safety, and Policy DM18 of the Development Management Development Plan Document 2017 and Policy DH7 of the Highgate Neighbourhood Local Plan 2017.

28. Notwithstanding the submitted details and prior to commencement of the development hereby approved a final Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority, detailing the programme of works and providing details in respect of the construction traffic movements, material and plant storage areas, details of necessary suspended car parking spaces, details of conveyor and gantry to transfer material over the footway. The approved details thereafter shall be implemented throughout the project period.

Reason: To ensure there are no adverse impacts on the free flow of traffic on local roads and to safeguard the amenities of the area consistent with Policies T4, T7 and D14 of the London Plan 2021, Policies SP0 of the Haringey Local Plan 2017 and with Policy DM1 of The Development Management DPD 2017

29. Prior to occupation of the proposed development, disabled parking bays and parking layout shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure there are no adverse impacts on the free flow of traffic on local roads and to safeguard the amenities of the area consistent with Policies T4, T6 of the London Plan 2021, Policies SP7 of the Haringey Local Plan 2017 and with Policy DM1 and DM32 of The Development Management DPD 2017.

30. Prior to any above ground works, details of proposed cycle storage for 42 spaces, including a provision of short stay spaces in the front forecourt and basement changing facilities must be provided in line with the London Plan 2021 and the design and implementation must be in line with the London Cycle Design Standards as produced by TfL, with such provision retained thereafter.

Reason - To ensure high quality long and short stay cycle parking for employees and visitors and contribute towards the uptake of active travel modes in accordance with Policy T5 of the London Plan 2021, Policy SP7 of Haringey's Local Plan Strategic Policies 2017, Policy DM32 of the Development Management Development Plan Document 2017 and Policy TR1 of the Highgate Neighbourhood Plan 2017.

31. A Construction Logistics Plan will be required to be submitted three months before commencement of the works on site. The Construction Logistics Plan shall include:

- a survey of the existing conditions of adjacent public highways;
- an assessment of the cumulative impacts of demolition and construction traffic;
- details of the likely volume of demolition and construction trips and any mitigation measures;
- site access and exit arrangements including wheel washing facilities and swept paths where required;
- vehicular routes, booking systems and an assessment for the scope of consolidating loads to reduce generated road trips;
- proposed temporary access and parking suspensions and any temporary access and parking solutions required;
- Site compound arrangements including arrival of vehicles, parking, loading, storage and waste arrangements;
- methods for of protection of adjacent highway infrastructure; and,

- an assessment of all matters as are likely to cause nuisance to adjoining occupiers (including but not limited to; noise, dust, smoke, road cleaning, odour control) accompanied by mitigation measures addressing all matters relevant to this particular site.

Works shall only be carried out in accordance with the approved Construction Logistics Plan.

Reason: To safeguard the amenities of the area, the local highway and manage the impacts of the development in accordance with Policies T7 and D14 of the London Plan 2021, Policy DM23 of the Development Management Development Plan Document 2017 and Policy TR2 of the Highgate Neighbourhood Plan 2017.

32. Prior to the commencement of the approved use detail of internal and external layout achieving high quality dementia care accommodation to Stirling University standards and accreditation shall be submitted to and approved in writing by the Local Planning Authority and shall be implemented as such.

Reason: to ensure the use is optimised for dementia care use within the C2 Use Class in accordance with Policies D5 and H13 of the London Plan 2021, SP14 of Haringey's Local Plan Strategic Policies 2017, Policies DM1, DM12 and DM15 of the Development Management Development Plan Document 2017

33. Notwithstanding the plans hereby approved, the first and second floor side windows on the eastern side elevation facing no.42 Hampstead Lane shall be obscured glazed to level 3 or higher on the Pilkington scale of privacy or equivalent and shall be non-opening up to a minimum height of 1.7 m above the internal floor level of the room in which it is installed. This specification shall be complied with before the extension/ development is occupied and thereafter be retained for the lifetime of the development unless otherwise agreed in writing by the local planning authority.

Reason: To safeguard against overlooking and loss of privacy in the interests of amenity of neighbouring occupiers and to comply with Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

34. Notwithstanding the provisions of the Town & Country Planning (Use Classes) Order 1987, or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order, the care home shall be occupied by Use Class C2 dementia care provision only with a smaller component for the ancillary treatment room and shall not be used for any other purpose, unless approval is obtained to a variation of this condition through the submission of a planning application

Reason: In order to restrict the use of the premises in the interest of the amenities of the area in line with Policy DM1 of the Haringey Development Management Development Plan Document 2017.

35. Prior to the first occupation of the use hereby approved, a use plan for the use of the treatment room hereby approved, detailing discussion with ICB and NHS, and how the treatment room will be used and operated shall be submitted to the Local Planning Authority and such be retained as such unless otherwise agreed in writing.



Reason: In order to restrict the use of the premises in the interest of the amenities of the area in line with Policy DM1 of the Haringey Development Management Development Plan Document 2017.

36. The proposed treatment room facility should only be opened to patients between the hour of 08:00 to 20:00 hours and should be used by no more than 1 patient at a time.

Reason: To reduce the number of trips generated by the development and the resulting car parking demand on local roads in accordance with Policies T1 and T6 of the London Plan 2021, Policy SP7 of Haringey's Local Plan Strategic Policies 2017, Policies DM31 and DM32 of the Development Management Development Plan Document 2017 and Policies TR3 and TR4 of the Highgate Neighbourhood Plan 2017.

37. All visitors to residents of the site shall be required to make a reservation through the online / telephone booking system prior to arrival and shall provide details of the mean of travel to be used.

Reason: To minimise impacts on parking around local roads and to safeguard the amenities of the area and to encourage greater use of public transport consistent with Policies T4, T6 of the London Plan 2021, Policies SP7 of the Haringey Local Plan 2017 and with Policy DM1, DM31 and DM32 of The Development Management DPD 2017.

38. Prior to the implementation of the permission, details of any extract fans or flues shall be submitted to and approved by the Local Planning Authority prior to commencement of use and thereafter shall be implemented and retained in accordance with the approval.

Reason: In order to ensure that the proposed development does not prejudice the enjoyment by neighbouring occupiers of their properties in accordance with Policy DM23 of the Development Management Development Plan Document 2017 and Policy DH9 of the Highgate Neighbourhood Plan 2017.

39. Notwithstanding any provisions to the contrary, no telecommunications apparatus shall be installed on the building without the prior written agreement of the Local Planning Authority.

Reason: In order to control the visual appearance of the development in accordance with Policies DM1 and DM3 of the Development Management Development Plan Document 2017 and Policy DH5 of the Highgate Neighbourhood Plan 2017.

40. The placement of a satellite dish or television antenna on any external surface of the development is precluded, with the exception of a communal solution for the residential units details of which are to be submitted to the Local Planning Authority for its written approval prior to the first occupation of the development hereby approved. The provision shall be retained as installed thereafter.

Reason: To protect the visual amenity of the locality in accordance with Policies DM1 and DM3 of the Development Management Development Plan Document 2017 and Policy DH5 of the Highgate Neighbourhood Plan 2017.

41. The proposed development should include appropriate fire safety solutions and represent best practice in fire safety planning in both design and management and should include a more detailed fire strategy/fire engineered design in order to satisfy Part B of the Building Regulations - Fire Safety. This will be subject to a more detailed check by Building Control and the Fire Authority.

Reason: In the interest of fire safety to comply with Policy D12 of the London Plan 2021.

42. Noise arising from the use of any plant and associated equipment shall not increase the existing background noise level (LA90 15mins) when measured (LAeq 15mins) 1 metre external from the nearest residential or noise sensitive premises. The applicant shall also ensure that vibration/structure borne noise derived from the use of any plant or equipment does not cause nuisance within any residential unit or noise sensitive premises.

Reason: To protect residential amenity in accordance with Policies DM1 and DM23 of the Development Management Development Plan Document 2017 and Policy DH9 of the Highgate Neighbourhood Plan 2017.

43. No piling shall take place until a Piling Method Statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Reason: The proposed works will be in close proximity to underground sewerage utility infrastructure.

44. No development shall take place until a detailed Surface Water Drainage scheme for site has been submitted and approved in writing by the Local Planning Authority. The detailed drainage scheme shall demonstrate that:
- a) For the calculations above, we request that the applicant utilises more up to date FEH rainfall datasets rather than usage of FSR rainfall method.
  - b) Any overland flows as generated by the scheme will need to be directed to follow the path that overland flows currently follow. A diagrammatic indication of these routes on plan demonstrating that these flow paths would not pose a risk to properties and vulnerable development.
  - c) The development shall not be occupied until the Sustainable Drainage Scheme for the site has been completed in accordance with the approved details and thereafter retained.

Reason : To ensure that the principles of Sustainable Drainage are incorporated into this proposal and maintained thereafter in accordance with Policies SI1 of the London Plan 2021, Policy SP5 of Haringey's Local Plan Strategic Policies 2017 Policies DM25 and DM29 the Development Management Development Plan Document 2017.

45. Prior to first occupation of the development hereby approved the applicant shall provide detailed management plan to the Local Planning Authority, in consultation with Thames

Water, of sufficient existing foul water capacity off site to serve the development or if no such capacity exists will be required to provide an infrastructure phasing plan. Where required the development will be required to ensure all foul water network upgrades required to accommodate the additional flows from the development have been completed.

Reason – Any reinforcement works identified will be necessary in order to avoid sewage flooding and/or potential pollution incidents in accordance with Policies SI1 of the London Plan 2021, Policy SP5 of Haringey's Local Plan Strategic Policies 2017 Policies DM25 and DM29 the Development Management Development Plan Document 2017.

46. Prior to commencement of above ground works details of the proposed generator room, justification for requirement and details of how this will be used and managed shall be submitted to and approved by the Local Planning Authority.

Reason: To ensure this is used in a compatible manner with the site and surroundings in accordance with Policy DM23 of the Development Management Development Plan Document 2017.

**Informatives:**

**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:**

Hours of Construction Work: The applicant is advised that under the Control of Pollution Act 1974, construction work which will be audible at the site boundary will be restricted to the following hours:-

- 8.00am - 6.00pm Monday to Friday
- 8.00am - 1.00pm Saturday
- and not at all on Sundays and Bank Holidays.

**INFORMATIVE:**

Party Wall Act: The applicant's attention is drawn to the Party Wall Act 1996 which sets out requirements for notice to be given to relevant adjoining owners of intended works on a shared wall, on a boundary or if excavations are to be carried out near a neighbouring building.

**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:**

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. .

INFORMATIVE:

Prior to demolition or any construction work of the 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:

The waste contractor used will be required to be a licenced waste carrier that complies with the [waste duty of care code of practice](#). Details on the waste and recycling containers and services Haringey provides can be found at <https://www.haringey.gov.uk/environment-and-waste/refuse-and-recycling>

INFORMATIVE:

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

INFORMATIVE:

The proposed development is located within 15 metres of Thames Waters underground assets and as such, the development could cause the assets to fail if appropriate measures are not taken. Please read our guide 'working near our assets' to ensure your workings are in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures. <https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes>. Should you require further information please contact Thames Water. Email: [developer.services@thameswater.co.uk](mailto:developer.services@thameswater.co.uk) Phone: 0800 009 3921 (Monday to Friday, 8am to 5pm) Write to: Thames Water Developer Services, Clearwater Court, Vastern Road, Reading, Berkshire RG1 8DB

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:

There is Institution of Structural Engineers Guidance for the design and detailing of ramps and underground car parks and the applicant will need to adhere to this guidance.

**Appendix 1: Consultation Responses from internal and external agencies**

Stakeholder	Comment	Response
<p><b>Arboricultural Officer</b></p>	<p><b>Response 22/12/2022</b>                      I hold no initial concerns, from an arboricultural point of view to the above proposal.</p> <p>A tree survey, arboricultural impact assessment (AIA) has been carried out by Landmark Trees and is dated 29th July 2022. The report has been carried out to British Standard 5837 2012: Trees in relation to design, demolition and construction- Recommendations.</p> <p>I concur with much of the findings and statements including the tree quality classification. Four trees have been highlighted for removal to facilitate the development. These are T15, T17, T18, &amp; T33. Three are low grade category C and one tree T33 Cypress tree is classed as category B (moderate quality).</p> <p>There is some encroachment into the root protection areas (RPAs) T31 Wild Cherry (category C) 12.7% and T32 Sycamore (category B) 1%. This is acceptable minimum encroachment.</p> <p>T22- T30 have existing hardstand within their root protection areas (RPAs). Any new hardstand will need to be permeable surface and no dig.</p> <p>Master Landscape Plans have been submitted with adequate tree planting to mitigate for the loss of the four trees We will require a species list, and a five-year aftercare plan to establish independence within the landscape and replace any losses. An on board Arboriculturist will need to be kept on board with the project until completion.</p> <p>I note several of the basement plans show encroachment into the RPA of the large mature London Plane street tree T26. This is not mentioned within the report.</p> <p>Until we have confirmation whether the RPA of T26 is compromised I must object to the proposal.</p> <p>The London Plane trees T26 &amp; T27 will also require tree protection as this will be the access and egress for any future development.</p>	<p>Further detail for the RPA of T26 has been received and is considered acceptable, subject to conditions.</p>

	<p><b>Response 21/03/2023</b></p> <p>I concur with the statement below (<i>“In terms of the tree matter and specifically encroachment, our Arboriculturalist had originally calculated a 5% impact to the RPA of a healthy specimen of a robust species although the latest calculation slightly exceeds this at 6.04%. The impact is on disturbed ground and the other side of boundary wall foundations and so the impact should be rated as very low: the tree will not be compromised. The submitted report sets this out on page 16 and at para 6.1.7 which I hope is sufficient for your purposes”</i>). The species can take disturbance, and encroachment is minimum.</p> <p>There will be a need for replanting with an overall net gain of tree canopy. They have supplied a tree species list within the Arb report. This can be confirmed.</p>	
<p><b>Conservation</b></p>	<p>The development site includes two adjacent plots respectively located at Nos 44 and 46 Hampstead Lane, on the corner with Courtenay Avenue and on the southern boundary of the leafy and suburban Bishop’s part of Highgate Conservation Area that was historically the Bishop’s Wood, and later developed by the Ecclesiastical Commissioners from c.1900 to 1930 into a suburban area of large, detached houses set in mature gardens and surrounded by the ancient woodland.</p> <p>The original character of the Bishop’s area has substantially changed over the last decades due to the replacement of several original buildings with new houses of various scale, style and design quality which have complemented to varying degrees of success the original character of the area.</p> <p>This development site is surrounded by large green spaces such as the extensive Kenwood house parkland on the opposite side of the road within the London Borough of Camden and the generous playing fields of Highgate School flanking the development site along Courtenay Avenue.</p> <p>The Bishop’s area is still a high quality residential and largely landscaped development characterised by suburban villas of various age and style well set into their generous plots, with a prevailing original arts and crafts character in the area and in some cases designed by renowned architect CHB Quennel and his associates . The layout and spaciousness of the area, the significant gaps between houses that allow the enjoyment</p>	<p>Comments noted</p>

of incidental views into their generous gardens are key component of the special character of the Conservation Area.

Hampstead Lane is characterised as an historic ridge road with varying directions and gradient as a winding country lane flanked by a variety of houses with the development site prominently located in its western section that is characterised by large houses in substantial plots, large trees, and large green spaces.

Properties at Nos 44 and 46 are original yet much altered and unrefined late 1930s Arts and Crafts style houses erected by little known developers and of modest intrinsic architectural interest, low heritage value that provide a neutral contribution to the character and appearance of the Conservation Area. The application provides a comprehensive and detailed description of the historic evolution of the site that is corroborated by extensive archival evidence of the outline conformity of these houses to the prevailing original character without possessing any special architectural quality as demonstrated in the thorough assessment of the special interest and significance of these houses in the context of the Conservation Area.

The development site is prominently located along Hampstead Lane and Courtenay Avenue and forms integral part of the visual experience of this part of the Highgate Conservation Area. The siting, the proportions of existing and emerging buildings, together with their generous front and rear gardens, are the key, established, positive features of the Conservation Area to consider when assessing the proposed change on site and in the area. The development site is also largely screened by the dense and mature vegetation in views from any heritage asset within or around Kenwood Park whose leafy boundary along Hampstead Lane marks the inward-looking nature of the Kenwood estate despite its physical proximity to the Bishop's part of the Highgate Conservation Area.

The proposed scheme is for demolition of the houses at Nos 44-46 Hampstead Lane and erection of two linked three storey buildings with pitched roofs, basement level and further subterranean car park level; the above ground their storey buildings will be linked by a glazed structure visible along Hampstead lane. This new care home is to be erected on the unified sites at Nos 44-46 that are characterised by a down sloping topography to the rear of the sites along Courtenay Avenue, where the proposed residential basement level will be fully exposed in the proposed rear elevation as shown in the

submitted views along Courtenay Avenue. The loss of the neutral contributing buildings would cause no harm to the significance of the Conservation Area; however, the new development represents a change in terms of scale, architectural language and built presence on this corner of the conservation area. This neutrally contributing site can absorb a degree of change and change needs to conserve and complement the established features of the conservation area, hence the architectural expression of the proposed care home acknowledges and reinterprets the established, positive architectural features that define the prevailing built character of the area.

The proposal has been informed by a thorough understanding of the potential for re-development offered by the site and by the constraints imposed by the conservation area context.

The scale and proportions of the new development are indeed consistent with the progressive increase in built scale of this area, and very desirably retain the front and rear gardens with their amenity value as key features of the site and its area.

The proposed plan form is inspired by two houses connected by means of a link; this concept has been successfully inserted and developed within a generous site that still allows to express in a revisited, contemporary fashion the established relationship between buildings and their gardens.

The new scheme is elegantly contemporary yet complementary to the prevailing Arts and Crafts original character of the area and succeeds to express in an imaginative way the suburban, domestic character of the area through fluid, well-articulated masses, heights, traditional roof forms and materials. The new buildings are indeed characterised by red brick, an articulated and steeply pitched roofscape, an interesting and varied pattern of fenestration and semi dormers, a leafy boundary treatment, a well-integrated landscape scheme and a gently down-sloping rear elevation that connects with the rear garden.

The proposed care home, despite its scale, will blend in with the surrounding development in views along Hampstead Lane by virtue of its architectural expression and its affinity with the area character, landscape, and topography; the retention of the front garden and green boundary treatment, together with the mature trees along Hampstead Lane would substantially complement and mitigate the presence of the new development on that corner of the Conservation Area. The height of the proposed



	<p>development will not be significantly taller than the surrounding buildings and the new development will be located along the spacious Hampstead lane on the opposite side of the leafy and well screened northern boundary of the Kenwood House estate where the new development will have no impact on the significance of Kenwood House and its contributing setting.</p> <p>The generous rear garden, the established spatial and visual gap with No 1 Courtenay avenue and the carefully designed frontage along Courtenay Avenue will largely retain the established spatial relationship between buildings and between buildings and gardens where the rear elevation of the new Care Home will be experienced as part of the established residential environment along Courtenay Avenue in views from the playing fields of Highgate School.</p> <p>The harmoniously integrated architectural and landscape design, especially at the rear of the site, respect and take cues from the spatial and landscaped qualities that underpin and still legibly tie together this part of the Conservation Area.</p> <p>The site layout and plan form of the proposed scheme, the articulation of mass and height, the architectural expression, boundary treatment and landscape design altogether positively respond to the Conservation Area context, preserve the generous, now unified, rear garden feature, retain the established distance from property at No 1 Courtenay Avenue and the landscaped character of adjacent sites, and substantially help the new development to settle into its evolving heritage setting.</p> <p>The proposed scheme will not impact any important feature of any heritage asset, will instead add architectural and landscape quality to the site and will cause no harm to the Conservation Area, will conserve its significance and it is therefore supported from the conservation standpoint.</p>	
<b>Design</b>	<p><u>Site Location &amp; Context</u></p> <p>The site is in the very far south-western corner of the Borough of Haringey; it faces Hampstead Lane, which forms the boundary with the Borough of Camden, with the boundary with the Borough of Barnet being one street, the width of a school playing field, to the west. It is therefore approximately mid-way between the centres of the two iconic hill-top, North London suburban “villages” of Highgate and Hampstead.</p>	Comments noted

However, this application site effectively forms the south-western corner of a large area of detached houses of consistent character, known as The Bishops. This is a residential site, containing two existing large detached houses, with further large detached houses adjacent to its east on Hampstead Lane and north along Courtenay Avenue, and continuing for the whole of Courtenay Avenue and eastwards along the north side of Hampstead Lane for several blocks. But the whole of the south side of Hampstead Lane is of very different character, mostly consisting of densely wooded, walled estates, including the Kenwood Estate directly opposite, where the only visible structures are high walls, gates and occasional lodges, interspersed with entrances to the vast public parkland of Hampstead Heath beyond. Meanwhile, the next property west on the north side of Hampstead Lane, occupying the opposite corner of Courtenay Avenue and for the whole of the next block, is a school playing field, belonging to private Highgate School, with the next street east being The Bishops Avenue, notorious for its 'millionaires' and oligarchs' mansions. The site can therefore be seen as being at the junction of three distinctly different character areas.

The site is within Haringey's Highgate Conservation Area, which included the whole of Courtenay Avenue and the whole of Hampstead Lane within the borough and the whole of Courtenay Avenue. Bishops Avenue and the north side of Hampstead Lane is contained within Barnet Council's Hampstead Garden Suburb Conservation Area, whilst Kenwood House, including its grounds, wall and lodges, are Statutory Listed. The Conservation Area will provide detailed heritage and building conservation comments but suffice it to say the principle of demolition and the quality of design of the proposed replacement are considered to meet the necessary conservation tests. The playing fields opposite, along with The Heath & the estates on the south side of Hampstead Lane, are designated Metropolitan Open Lane (MOL), which protects the openness of surroundings as well as uses of the designated area; this will be discussed in further detail under .

The ground slopes steeply to the north, down Courtenay Avenue, dropping about 5m across the width of the site, whilst it levels off quickly just south of Hampstead Lane, before falling steeply towards central London, albeit that this view is completely hidden here by the densely wooded Kenwood grounds. The site is not a Site Allocation, and there is no other policy designation on the site. The playing fields are part of Site Allocation SA41 which covers all of the Highgate School estate and has led to the writing and adoption of the Highgate School SPD, which controls development of the school

estate, but does not affect neighbouring sites such as this one. There is, therefore, no masterplanning requirement for this site.

### Streetscape Character & Pattern of Development

The proposals retain the existing streetscape character of individual large houses, sitting in their own front, side and rear gardens, whilst scaling that up. This is considered appropriate in urban design terms, reflecting the corner site and main street frontage whilst respecting the strongly prevailing character of individual houses, by treating the building architecturally as two separate buildings with a light weight, transparent link (on which, more detail under Materials & Detailing below).

Front gardens with gates & trees are retained in this development. These will be predominantly soft landscaped, albeit with vehicular driveways for both houses and parking for seven cars. The front garden wall will be a key detail to get right to ensure the development is well integrated into its context. Whilst tall gates and fences have become the norm, and tall solid walls and fences are becoming more and more common in this neighbourhood, garden walls or fences were originally of modest height, to allow an eye-level view of the front of the house, including to its front door, and this would be by far preferable.

Both “houses” will clearly address the street, with plentiful windows facing both street frontages. Clearly visible front doors to both “houses”, with distinct, different purposes, mark and anchor each “house”. Around the Courtenay Avenue side, as the land falls away steeply, the lower ground floor will emerge, with a row of bedroom windows below entrance level emerging from a wide, level bottomed lightwell with sloped sides, from one floor below ground floor at the front to ground level at the rear. A wide gap between the rear of the proposed building and the first house on Courtenay Avenue will maintain a sense of hierarchy between the more important Hampstead Lane and the less important Courtenay. This gap is partially closed at what is by then the ground level (effectively below lower ground floor within the building), with two small single storey structures for services.

### Form, Bulk, Height, and Massing

Additional height represents a modest increase on existing, including disguising the lower ground floor so that the prevailing appearance of the proposal from the front will be of a pair of large, two to three storey houses (the third storey being half in the roof). Such an increase in height is appropriate to the location, in urban design terms, as it is: on a major street (Hampstead Lane), at a street corner (of Courtenay Avenue with Hampstead Lane), opposite the large open space of the school playing fields to its immediate west, and opposite the densely wooded walled estate of Kenwood, from which neither the house nor any of its many open spaces are visible. It can also be seen as more appropriate to this proposed use as an institutional old peoples home for it to be made up of two slightly larger buildings than even the large single family houses of the streets to the north and east.

The large sweeping pitched roof form, made up of steeply pitched roofs broken up with gabled bays and dormer windows, is a strong and important part of how the proposal represents a contemporary reinterpretation of the Arts & Crafts style that is so prevalent in the Bishops area to the north and east of the site, as well as in the Garden Suburb area not far to the west, and is recognised as being such an important aspect of this part of the Conservation Area. Further elements that have been contemporarily reinterpreted include; asymmetrically breaking up of what would otherwise be a simple pitched form with gabled projecting bays, the insertion of tall brick chimneys and wide pitched dormers, asymmetrical windows within bays and facades, and strongly expressed front doors with decorative surrounds.

From the Courtenay Avenue side, and even more so from the rear, as the land falls away, the proposal inevitably takes on the appearance of a larger, taller building, as the lower ground floor appears from the sloping ground. The side elevation mitigates this by dropping the roof lower to the rear over the very short projecting wing to the Courtenay side and into this corner of the building proper. The rear will not be much visible from the public realm; Courtenay Avenue itself is a private road, gated close to its junction with Hampstead Lane, with concierge controlled access, and much of the rear will only be visible, if at all, from private back gardens, and at some distance, the private golf course far beyond, but the large numbers of large mature trees in this and other back gardens and along Courtenay Avenue will probably further hide it. Nevertheless, the slightly recessed central portion of the rear elevation is designed as a series of terraces and balconies, with the potential for balcony and trellis planting to further hide the building.

The form bulk and massing of the proposal breaks down its size in a number of ways including; the main (upper) ground level, where the entrances are, is set low to the ground level, itself well below street level on Hampstead Lane, design as two separate “houses”, linked only at ground floor and below, or at upper floors by only a light weight link (on which, more detail under Materials & Detailing below), breaking up the facades into several back and forward projecting bays, and that the second floor is contained within the roof, with their bedrooms and communal rooms lit by full and semi-dormer windows and windows in gables of bays.

The size, height, bulk, and massing of the proposal is unavoidably larger than the two existing houses, but only represents a modest increase, which can be considered reasonable considering the location., setting and different use, as well as being well disguised in an ingenious design, a contemporary reinterpretation of Arts & Crafts that balances referencing the context, breaking down the height and bulk and honestly expressing the contemporary, specialist residential function.

Elevational Treatment, Fenestration, Balconies, Materials & Detailing

This contemporary reinterpretation of Arts & Crafts is composed in a balanced, asymmetrical manner, made up of two “house” sections defined by their encompassing roofs, modified by asymmetrical gabled projecting bays, containing asymmetrical arrays of large, vertically proportioned windows. Window reveals will be deep to increase the weight and quality of the elevations, whilst dormer window surrounds are appropriately as light and slender as possible. Detailing of cills, lintels, dormer surrounds, eaves, verges, chimneys, main front door surrounds and decorative brick panels are simple and elegant but provide sufficient enlivening and decoration to raise these design features and compliment the overall composition.

The predominantly brick based architecture comes with an appropriate promise to choose good quality dark red, variegated multi-stock brickwork, to be confirmed in conditions. Roofs are proposed to be in bronze standing seam metal, of a similar colour to traditional clay tiles but more contemporary and with a simpler, smoother rhythm and pattern of parts, a contemporary reinterpretation of traditional construction. Similar bronze finishes will be used on metalwork such as window frames, dormer surrounds and where solid panels are inserted into windows, but each with subtly different colour,

reflectivity and therefore appearance. All will be subject to condition to protect quality and appropriate appearance.

The rear elevation only features balconies; as noted above looking onto a wooded landscape as the land falls away into the valley to the north where Highgate Golf Course sits. Chunky timber loggia detailing to those balconies that project, and glass balustrades within chunky timber frames and handrails, will provide light and views, especially important as many residents will be sitting or bed-bound, whilst providing a robust appearance that references the firm, simple garden structures of Arts & Crafts in a frankly contemporary manner. Given that the rear elevation will be barely visible from neighbours and probably completely invisible from any part of public realm, and that these residents are particularly unlikely to clutter their balconies, there is very little chance of the usual concerns at glass balustrades to residential balconies being relevant here.

The light weight link between the two “houses” at 2nd & 3rd floors is also to be detailed in chunky, robust timber framing with plain clear glass between. This also references Arts & Crafts garden features and secondary structures such as loggias and canopies, but more importantly giving it a good chance of appearing almost invisible. The link is carefully design to prevent clutter and light spillage (including recessed electric lighting), to ensure it will appear from outside to be transparent by day and dark by night.

External terraces and balconies to rear are designed to provide a bright, light weight outlook and provide views for residents, who are particularly likely to be sitting and /or bed-bound, so are generally given glass balustrades. But maximised vegetation to minimise impression of an over-large building when viewed from the rear, notwithstanding that all or almost all views of the rear of this proposal will be from within private gardens or the private, gated street of Courtenay Avenue.

#### Residential Quality

Although there are no adopted planning standards for older persons’ residential accommodation, the standard of accommodation proposed appears to be superb, with spacious bedrooms and plentiful, varied and attractively designed communal accommodation. Officers are confident that the care and detailed attention shown by the applicants into the design of bedrooms and communal facilities, all areas have been

designed to promote dignified living standards for the frail, elderly, and those suffering with dementia.

Bedrooms are generally single aspect, as is to be expected, facing north, west and south. The large number of trees to the southern front gardens and to the woodlands on the opposite side of Hampstead lane mean there is significantly reduced danger of overheating due to solar gain, whilst the north facing bedrooms will benefit from great sunny views across the steeply falling, predominantly wooded landscape of the houses along Courtenay Avenue, their generally large, wooded back gardens, and the Highgate Golf Course quite some distance away beyond.

Daylight, Sunlight, Privacy & Outlook

Of relevance to this section, Haringey policy in the DM DPD DM1 requires that:

“...D Development proposals must ensure a high standard of privacy and amenity for the development’s users and neighbours. The council will support proposals that:

- a. Provide appropriate sunlight, daylight and open aspects (including private amenity spaces where required) to all parts of the development and adjacent buildings and land;
- b. Provide an appropriate amount of privacy to their residents and neighbouring properties to avoid overlooking and loss of privacy detrimental to the amenity of neighbouring residents and residents of the development...”

The applicants provided Daylight and Sunlight Report on their proposals and of the effect of their proposals on neighbouring dwellings. These have been prepared fully in accordance with council policy following the methods explained in the Building Research Establishment’s publication “Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice” (2nd Edition, Littlefair, 2011), known as “The BRE Guide”.

The assessment finds that the day and sunlight received by all neighbouring properties would largely meet the BRE recommended guidance. The few locations that do not quite meet the recommended levels consist of two ground floor flank windows in no. 42 Hampstead Lane, close to the boundary with the application site. These windows are believed to light a living room which also has large windows to the front and back, and as such is expected to retain good levels of illumination and daylight distribution.

	<p>The applicants' assessment also finds the proposals would achieve excellent levels of day and sunlight at or above the BRE Guide recommended levels.</p> <p>In the case of higher density developments, it would normally be noted that the BRE Guide itself states that it is written with low density, suburban patterns of development in mind and should not be slavishly applied to more urban locations; as in London, the Mayor of London's Housing SPG acknowledges. Therefore, full or near full compliance with the BRE Guide is not to be expected and the fact that it is wholly achieved here is considered an exceptional performance, albeit that it recognises this is one of the more suburban parts of the borough.</p> <p>The proposals are well set back from or turn to face away from boundaries to the neighbouring existing residential dwellings at 42 Hampstead Lane and 1 Courtenay Avenue. There is no expectation of any overlooking or loss of privacy concerns to either property.</p> <p><u>Conclusions</u></p> <p>This proposed development is to provide a much-needed form of specialist accommodation in a part of the borough that is not particularly well connected but nevertheless highly desirable, as reflects the exceptional quality of the predominantly green, wooded landscaped setting and being on the edge of the huge and beautifully landscaped public open spaces of Hampstead Heath. The proposal is just in a Conservation Area, but respects the form, pattern and style of that Conservation Area in a contemporary reinterpretation of Arts &amp; Crafts that balances referencing the context, breaking down the height and bulk and honestly expressing the contemporary, specialist residential function. Height, bulk, and massing is unavoidably larger than the two existing houses, but only represents a modest increase, which can be considered reasonable considering the location., setting and different use, as well as being well disguised in an ingenious design. With a promise of high quality materials and detailing, this proposal has the potential to be an excellent addition to the architectural heritage of the borough, neighbourhood and this special location.</p>	
<b>Ecology</b>	Ecology Reports (Ecology Ecological Impact Assessment, Ecology Addendum and information collated in Bat Assessment Report) for the Proposed Development,	Conditions 1 – 3 have been suitably



	<p>comprising a desk study search for baseline information on designated sites, habitats and protected species. Site visits and Habitat Surveys collectively seeking preliminary avoidance, mitigation and compensation measures for vegetation, trees, continued roosting opportunities for bats, ecological enhancement opportunities measures and Biodiversity Net Gain are also referenced. All have been prepared to current good practice guidance covering relevant legislation and policy.</p> <p><u>Conclusion:</u> The development seeks to enhance ecological features and the proposed mitigation and enhancement measures are satisfactory. The mitigation measure within these reports should be secured by condition as follows;</p> <ol style="list-style-type: none"> <li>1. <u>Breeding Birds:</u> It is recommended that vegetation removal and demolition of 44-46 Hampstead Lane take place between September and mid- March to avoid the breeding bird season. If this timeframe is not feasible, a suitably qualified ecologist will carry out a pre-work site visit to ensure there are no active nests. Reason: To prevent disturbance of nesting birds</li> <li>2. <u>Bats:</u> Prior to the demolition of both buildings which have been identified as providing low potential to support roosting bats, a toolbox talk to all contractors onsite will be carried out by a suitably qualified bat licenced ecologist.</li> <li>3. <u>Lighting:</u> Lighting strategy to inform the mitigation of light pollution/spill. Outdoor lighting will aim to have as little light spill as possible, with light spread near to or below the horizontal; use light sources that emit minimum ultra-violet light to avoid attracting large numbers of insects; be as low-level and directional as possible; and be the minimal level required for health and safety. Reason: To prevent increase light spill on surrounding habitat &amp; trees and to reduce permanent disturbance to foraging or commuting bats.</li> <li>4. Between April and September works should not commence until at least 1 hour after dawn and should finish at least 1 hour before sunset and no lighting at night during construction will be proposed. Reason: To avoid causing disturbance to foraging and commuting bats, using the surrounding habits.</li> </ol>	<p>re-worded and included.</p> <p>Hours of construction are detailed as an informative and officers are satisfies that the standard hours of construction would not breach the parameters referred to in suggested condition 4.</p> <p>Compensatory measures for biodiversity net gain will form, part of landscaping condition, as per the suggested condition 5.</p>
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	<p>5. Landscape and Ecological Management Plan to inform the Biodiversity Net Gain Report. Reason: To inform compensatory measures ecological enhancement opportunities</p>	
<b>NHS (Haringey)</b>	<p>There is significant evidence that older residents of care homes including those with dementia have a greater incidence of unplanned admissions to hospital and will require significant support from a range of health services.</p> <p>I understand that Malcolm Souch provided a figure of £236,700 for mitigation. The HUDU Model is updated regularly (typically annually) and having re-run the figures the overall figure is £304,567. This is assuming that not all the residents will be new to the area and that a new household will not necessarily move into their former homes with an overall additional 45 residents in the area. We note that the applicants are providing a flexible space on-site space for health care use but that how this is to be used may still to be agreed. If no-one has come back to you regarding how this is used, then I hope colleagues will do this next week. There are also additional revenue costs which are not being sought by the NHS from the developer but awareness that this is a cost to the NHS is important.</p> <p>Taking the various factors into account we request that the Council secures a contribution of £152,283 within the S106 agreement towards the expansion of health capacity within the area to meet the needs of the care home residents. This will be through the local Primary Care Network and NHS Trusts on the basis of the high incidence of unplanned hospital admissions of residents of this age and with complex health needs. I attach graphs illustrating the higher incidence of admissions of older people and GP/ nurse consultation rates. While this information is from Bexley the pattern is similar across London. The residents due to their health conditions are particularly vulnerable and it is important that the NHS is able to increase capacity to meet their needs. This approach has been supported by Inspectors at appeal, most recently in January this year for the proposed Danson Road Care Home, Bexley.</p>	Noted and included as a S106 obligation
<b>Public Health</b>	With regards to the pre-apps meetings attended with the developer. I am happy to see they have made changes made to our comments regarding design of the internals and outdoor space for their residents, however, to be sure they comply fully with dementia	A condition is attached regarding Stirling Design Accreditation. The

	<p>friendly design standards I would like to see that they have Contacted Stirling University to achieve DSDC accreditation.</p> <ul style="list-style-type: none"> <li>• I would also like to see evidence that they have spoken to ICB to look especially at GP and NHS cover. We are satisfied that this can be covered in the medical management plan with private arrangement.</li> <li>• I also need to be satisfied that they there are no long-term financial implications on council (responding to incidents) If this can be covered by a financial contribution, as previously discussed then this should suffice.</li> <li>• They need to demonstrate they have implemented the guidance for dental care at the care home. A plan was previously sent in this regard, we just need to see they have plans to fulfil this.</li> </ul>	<p>internal layout is considered acceptable and more detail can achieve this.</p> <p>Provision of a private medical plan is attached as s106 obligation, as has financial contribution for NHS.</p>
<p><b>Pollution</b></p>	<p>Having considered all the relevant supportive information especially the Energy &amp; Sustainability Statement dated 6th September 2022, Air Quality Assessment report with reference J10/12544A/10/1/F6 prepared by Air Quality Consultants Ltd dated September 2022 taken note of sections 9 (Mitigation) and 10 (Conclusions) as well as the Desk Study and Basement Impact Assessment Report with reference J21167A Rev. 0 prepared by GEA Limited dated December 2021 taken note of section 5.1 (Made Ground) that testing on four samples of the made ground have been analysed for a range of contaminants as a precautionary measure but this work is currently in hand and an updated version of this report will be issued upon completion of this testing, please be advise that we have no objection to the proposed development in respect to air quality and land contamination but the following planning conditions and informative are recommend should planning permission be granted.</p> <p>Whilst the applicant seems to have provided further information on the proposed life-safety generator, for emergency purposes only, we would still need to know the number of times the generator will be in use monthly or annually as well as the likely stack height in relation to the proposed buildings so that we can make an inform decision about the generator safety emission as submitted in section 1.6 of the AQ Assessment report with reference J10/12544A/10/1/F6 prepared by Air Quality Consultants Ltd dated September 2022. The current information submitted in the report is not sufficient for us to do this.</p> <p><u>1. Land Contamination:</u></p>	<p>Suitable conditions and Informative will be applied</p>

Before development commences other than for investigative work:

- a. Using the information already submitted in the Desk Study and Basement Impact Assessment Report with reference J21167A Rev. 0 prepared by GEA Limited dated December 2021, chemical analyses on samples of the near surface soil in order to determine whether any contaminants are present and to provide an assessment of classification for waste disposal purposes shall be conducted. The site 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 any additional remediation requirements where necessary.
- b. The risk assessment and refined Conceptual Model shall be submitted, along with the site investigation report, to the Local Planning Authority which shall be submitted to, and approved in writing by, the Local Planning Authority prior to that remediation being carried out on site.
- c. Where remediation of contamination on the site is required, completion of the remediation detailed in the method statement shall be carried out and;
- d. 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.

2. Unexpected Contamination:

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall be implemented as approved.

Reasons: To ensure that the development is not put at unacceptable risk from, or adversely affected by, unacceptable levels water pollution from previously unidentified contamination sources at the development site in line with paragraph 109 of the National Planning Policy Framework.

3. NRMM:

	<p>a. 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 IIIB of EU Directive 97/68/ EC for both NOx 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 <a href="http://nrmm.london/">http://nrmm.london/</a>. Proof of registration must be submitted to the Local Planning Authority prior to the commencement of any works on site.</p> <p>b. 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</p> <p><u>4. Demolition/Construction Environmental Management Plans:</u></p> <p>a. Demolition works shall not commence within the development until a Demolition Environmental Management Plan (DEMP) has been submitted to and approved in writing by the local planning authority whilst</p> <p>b. Development shall not commence (other than demolition) until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the local planning authority.</p> <p>The following applies to both Parts a and b above:</p> <p>a) The DEMP/CEMP shall include a Construction Logistics Plan (CLP) and Air Quality and Dust Management Plan (AQDMP).</p> <p>b) The DEMP/CEMP shall provide details of how demolition/construction works are to be undertaken respectively and shall include:</p>	
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	<p>i. A construction method statement which identifies the stages and details how works will be undertaken;</p> <p>ii. Details of working hours, which unless otherwise agreed with the Local Planning Authority shall be limited to 08.00 to 18.00 Monday to Friday and 08.00 to 13.00 on Saturdays;</p> <p>iii. Details of plant and machinery to be used during demolition/construction works;</p> <p>iv. Details of an Unexploded Ordnance Survey;</p> <p>v. Details of the waste management strategy;</p> <p>vi. Details of community engagement arrangements;</p> <p>vii. Details of any acoustic hoarding;</p> <p>viii. A temporary drainage strategy and performance specification to control surface water runoff and Pollution Prevention Plan (in accordance with Environment Agency guidance);</p> <p>ix. Details of external lighting; and,</p> <p>x. Details of any other standard environmental management and control measures to be implemented.</p> <p>The development shall be carried out in accordance with the approved details. Additionally, the site or Contractor Company must be registered with the Considerate Constructors Scheme. Proof of registration must be sent to the Local Planning Authority prior to any works being carried out.</p> <p>Reason: To safeguard residential amenity, reduce congestion and mitigate obstruction to the flow of traffic, protect air quality and the amenity of the locality.”</p> <p><u>Informative:</u></p> <p>1. Prior to demolition or any construction work of the 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.</p>	
<p><b>Refuse Management</b></p>	<p>I have looked at the documents (Design and Access Statement, Transport statement and Service statement) and noted that waste will be separated into recycling, refuse, food waste and clinical waste and that collections of all material streams, will be provided by a private contractor. The waste will be stored and moved to a collection point within the property and the logistics of this will be managed by on site staff. As long as the</p>	<p>Noted and informative added.</p>

	<p>waste contractor used is a licenced waste carrier and complies with the <a href="#">waste duty of care code of practice</a>, there is no impact on Haringey.</p> <p>I couldn't see any details about container sizes, quantities and who would be providing those but in case of interest details about the waste and recycling containers and services Haringey provides can be found at <a href="https://www.haringey.gov.uk/environment-and-waste/refuse-and-recycling">https://www.haringey.gov.uk/environment-and-waste/refuse-and-recycling</a></p>	
<b>Sustainable drainage (SuDS)</b>	<p>After reviewing the Flood Risk Assessment and SuDS report reference number C2823 – R1 – REV – A along with all the Appendices as prepared by Nimbus Engineering Consultant, we have no comments to make on the above application. We are content with the submission and if the proposed scheme is constructed and maintained as per the attached Flood Risk Assessment and SuDS report, we are satisfied that the impact of surface water drainage have been addressed adequately.</p>	<p>These are noted and included in condition regarding SuDS.</p>
<b>Sustainability</b>	<p><b>Carbon Management Response 17/03/2023</b></p> <p>In preparing this consultation response, we have reviewed:</p> <ul style="list-style-type: none"> <li>• Energy and Sustainability Statement prepared by PHP Engineering Services Solutions Ltd (dated 6 Sep 2022)</li> <li>• Biodiversity Net Gain report prepared by eight versa (dated 14 Oct 2022)</li> <li>• Relevant supporting documents.</li> </ul> <p><b>1. Summary</b></p> <p>The development achieves a reduction of 37% carbon dioxide emissions on site against Part L2021, which is acceptable in principle. However further information and clarifications need to be provided to overcome concerns over the overheating assessment and mitigation strategy, and overall sustainability strategy. Appropriate planning conditions will be recommended once this information has been provided.</p> <p><b>2. Energy – Overall</b></p> <p>Policy SP4 of the Local Plan Strategic Policies, requires all new development to be zero carbon (i.e. a 100% improvement beyond Part L (2021)). The London Plan (2021) further confirms this in Policy SI2.</p>	<p>S106 obligation and relevant conditions attached.</p>

The overall predicted reduction in CO<sub>2</sub> emissions for the development shows a site-wide improvement of approximately 37% in carbon emissions with SAP10.2 carbon factors, from the Baseline development model (which is Part L 2021 compliant). This represents an annual saving of approximately 13 tonnes of CO<sub>2</sub> from a baseline of 35.2 tCO<sub>2</sub>/year.

Please note that in comparison to the original application under ref. HGY/2021/2703, that scheme achieved a 58% reduction in on-site regulated emissions, but this was compared to a Part L 2013 baseline with SAP10 carbon factors instead. Since the introduction of Part L in June 2022, the calculations are undertaken differently so the two results cannot easily be compared in their overall carbon reduction.

London Plan Policy SI2 requires major development proposals to calculate and minimise unregulated carbon emissions, not covered by Building Regulations. The calculated unregulated emissions are: 21.6 tCO<sub>2</sub>.

<i>Non-residential (SAP10.2 emission factors)</i>			
	<b>Total regulated emissions (Tonnes CO<sub>2</sub> / year)</b>	<b>CO<sub>2</sub> savings (Tonnes CO<sub>2</sub> / year)</b>	<b>Percentage savings (%)</b>
<b>Part L 2021 baseline</b>	35.2		
<b>Be Lean</b>	29.5	5.7	16%
<b>Be Clean</b>	29.5	0.0	0%
<b>Be Green</b>	22.2	7.3	21%
<b>Cumulative savings</b>		13	37%
<b>Carbon shortfall to offset (tCO<sub>2</sub>)</b>	22.2		
<b>Carbon offset contribution</b>	£95 x 30 years x 22.2 tCO <sub>2</sub> /year = £63,270		
<b>10% management fee</b>	£6,327		
<b>Total</b>	£69,597		

Action:



- The proposed percentage carbon reduction by renewable sources in the executive summary p.2 does not correspond with the percentage reported later in the report. Please amend.
- What is the calculated Energy Use Intensity? How does this perform against GLA benchmarks for a similar use, i.e. hotels at 55 kWh/m<sup>2</sup>/year? The applicant also needs to set out how this has been calculated.
- What is the calculated Primary Energy Factor?
- Please submit the updated GLA Carbon Emission Spreadsheet for Part L 2021 to demonstrate that the solar PV generation has been appropriately reflected in the above energy hierarchy.

**Energy – Lean**

The applicant has proposed a saving of 5.7 tCO<sub>2</sub> in carbon emissions (16%) through improved energy efficiency standards in key elements of the build, based on SAP10.2 carbon factors. This meets the minimum 15% reduction set in London Plan Policy SI2 for non-residential developments, so this is acceptable.

The following u-values, g-values and air tightness are proposed:

Floor u-value	0.11 W/m <sup>2</sup> K
External wall u-value	0.16 W/m <sup>2</sup> K
Roof u-value	0.13 W/m <sup>2</sup> K
Window u-value	1.20 W/m <sup>2</sup> K
G-value	0.40
Air permeability rate	3 m <sup>3</sup> /hm <sup>2</sup> @ 50Pa
Ventilation Strategy	MVHR with individual units with >80% efficiency heat recovery and 0.5 W/l/s Specific Fan power
Space cooling	VRF system with SEER of 4.92
Thermal Bridging	Psi-values compliant with accredited details. Window lintels to be keystone Hi Therm lintels or equivalent with a psi-value of 0.05 W/mK
Low energy lighting	Average 110 lm/cW
Heating system (Be Lean scenario)	Heat pump wit SCoP of 2.64

Space heating requirement	4.22 kWh/m <sup>2</sup> /year
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Actions:

- Which spaces will be cooled? Please annotate this clearly on floorplans, or excerpts of the floorplans with annotations within the Energy report.
- Please identify on a plan where the MVHR units will be located within the studios. The units should be less than 2m away from external walls.
- How is lighting energy demand improved? Should consider daylight control and occupancy sensors for communal areas.
- What is the proportion of glazed area? Consider bringing this down to 10-20% (north), 10-15% (east + west), 20-25% south.
- Provide the average space heating requirement in kWh/m<sup>2</sup>/year. New buildings should meet the 15 kWh/m<sup>2</sup>/year target. The applicant also needs to set out how this has been calculated.

Overheating is dealt with in more detail below.

**Energy – Clean**

The applicant is not proposing any Be Clean measures. The site is not within reasonable distance of a proposed Decentralised Energy Network (DEN). A Combined Heat and Power (CHP) plant would not be appropriate for this site.

**Energy – Green**

As part of the Be Green carbon reductions, all new developments must achieve a minimum reduction of 20% from on-site renewable energy generation to comply with Policy SP4.

The application has reviewed the installation of various renewable energy technologies. The report concludes that air source heat pumps (ASHPs) and solar photovoltaic (PV) panels are the most viable options to deliver the Be Green requirement. A total of 7.3 tCO<sub>2</sub>/year (21%) reduction of emissions are proposed under Be Green measures.

The total solar array peak output would be 24 kWp. The 60 panels of 400W would be installed horizontally or at a low angle of 10° or less on the flat roof areas.

The communal air-to-water ASHP systems (min. SCOP of 3.99) will provide space heating to the habitable rooms through wet underfloor heating, as well as hot water generation and space cooling (SEER 4.92).

Actions:

- What is the roof area that will be covered by solar PV?
- How will the solar energy be used on site (before surplus is exported onto the grid)?
- A living roof should be installed under the solar PV, or if this is not feasible, the roof should be light coloured to reduce solar heat gains and the improve efficiency of the solar panels.
- How much of the heating/hot water demand will be met by the proposed types of heat pumps? If this cannot be met fully, how will this be supplemented?
- How will the ASHP units be mitigated in terms of visual and noise impact?

**Energy – Be Seen**

London Plan Policy SI2 requests all developments to ‘be seen’, to monitor, verify and report on energy performance. The GLA requires all major development proposals to report on their modelled and measured operational energy performance. This will improve transparency on energy usage on sites, reduce the performance gap between modelled and measured energy use, and provide the applicant, building managers and occupants clarity on the performance of the building, equipment, and renewable energy technologies.

- Please set out what the broad metering strategy will be for this development.
- What are the unregulated emissions and proposed demand-side response to reducing energy: smart grids, smart meters, battery storage?
- Demonstrate that the planning stage energy performance data has been submitted to the GLA webform for this development: (<https://www.london.gov.uk/what-we-do/planning/implementing-london-plan/london-plan-guidance/be-seen-energy-monitoring-guidance/be-seen-planning-stage-webform>)

**3. Carbon Offset Contribution**

A carbon shortfall of 22.2 tCO<sub>2</sub>/year remains. The remaining carbon emissions will need to be offset at £95/tCO<sub>2</sub> over 30 years.

#### 4. Overheating

London Plan Policy SI4 requires developments to minimise adverse impacts on the urban heat island, reduce the potential for overheating and reduce reliance on air conditioning systems. Through careful design, layout, orientation, materials and incorporation of green infrastructure, designs must reduce overheating in line with the Cooling Hierarchy.

In accordance with the Energy Assessment Guidance, the applicant has undertaken a dynamic thermal modelling assessment in line with CIBSE TM59 with TM49 weather files and the cooling hierarchy has been followed in the design. The report has modelled a sample of the worst case 4 top floor bedroom units/studios, and 1 dining lounge. No hallways have been modelled.

Results are listed in the table below.

	<b>TM59 – criterion A (&lt;3% hours of overheating)</b>	<b>TM59 – criterion B (hours &gt;26°C &lt;33 hours)</b>	<b>% of habitable rooms pass</b>	<b>% of spaces pass</b>
DSY1 2020s	0/5	0/5	0	0
DSY2 2020s	Not modelled.			
DSY3 2020s	Not modelled.			
DSY1 2050s	Not modelled.			
DSY1 2080s	Not modelled.			
Total number of areas modelled	Top floor: 4x bedroom unit (F2-01 West facing, F2-14 South/West Facing unit, F2-15, F2-16, F2-18 – South facing) 1 space – dining lounge			

None of the small sample of rooms pass the overheating requirements for 2020s DSY1, unless active cooling via VRF is implemented. Currently, the following mitigation measures are proposed:

- Individual continuous mechanical ventilation units with heat recovery (for safety reasons)

- Glazing g-value of 0.40
- MVHR
- Active cooling

Actions:

- It is not clear which TM49 weather files have been used for this assessment. TM49 weather files for the London Weather Centre should be used which will more accurately represent the urban heat island effect as specified by the [overheating guidance](#).
- The applicant has not modelled DSY 2 or 3 for the development. Please also model these and ensure the design has incorporated as many mitigation measures to pass DSY 2 and 3 as feasible. Any remaining overheating should inform the future retrofit plan.
- Modelling the minimum representative number of spaces:
  - o Please include images indicating which sample rooms were modelled and a screenshot of the floorplans showing the modelled rooms in the context of the wider internal layout of and orientation of the building.
  - o In addition, the model should include other communal areas: in particular, the south-west facing treatment room and north-east facing café on the ground, lounge and the quiet room on south-west part of the first floor should be modelled.
  - o One or two worst-case hallways need to be included, with a realistic assumption of the heat gains from communal heating pipework.
  - o The report should annotate on plans which spaces are modelled for overheating risk.
- The report should outline what internal gains and occupancy patterns have been modelled for the communal areas for e.g.: dining lounges.
- The report should set out which spaces will need to be supplied by active cooling, and what the energy demand will be.
- Please model the proposed mitigation measures to reduce the overheating risk. The development will not be policy compliant until it can demonstrate that DSY1 is passed as a minimum, with a heatwave/retrofit plan (see next point below) in place based on more extreme weather files.
- Model DSY 2 and 3 for the 2020s weather period, in addition to the 2050s weather period for DSY1. These files should be modelled with appropriate retrofit

mitigation measures as part of a future retrofit plan. These measures should be possible to incorporate within the current building design and layout.

- Identify on plan which communal spaces (indoor and outdoor) will be appropriate for residents to cool down if their units are overheating (in line with the GLA's guidance criteria on Cool Spaces).
- Confirm who will own the overheating risk when the building is occupied (not the residents).
- Confirm whether the MVHR will have a summer bypass.

**5. Overall Sustainability**

Policy DM21 of the Development Management Document requires developments to demonstrate sustainable design, layout and construction techniques. The energy and sustainability report fails to set out the proposed measures to improve the sustainability of the scheme, including transport, health and wellbeing, materials and waste, flood risk and drainage, biodiversity, climate resilience, energy and CO2 emissions and landscape design.

The report proposes to reduce the internal water consumption with water efficient fittings reducing the consumption to 105 litres/person/day with dual flush capacity, low tap and shower flow rates.

Actions:

- Set out what urban greening and biodiversity enhancement measures will be proposed (e.g., green infrastructure, bird boxes, bat boxes etc to connect to the green spaces around the site, living roofs, living walls, etc.). These need to be identified within the planning submission so that the detail can be conditioned.
- What electric vehicle charging points are proposed? This allows the futureproofing of the development by ensuring the required power has been installed.
- What long- and short-term cycle parking is proposed? Staff and visitors need to have short-stay cycle parking facilities.
- A target (%) for responsible sourced, low-impact materials used during construction.
- Justify the demolition of the existing buildings in terms of its impact on the whole life carbon of the development and the circular economy principles.
- Set out how any demolition materials can be reused.

- Set out how surface water runoff will be reduced, that it will be separated from wastewater and not discharged into the sewer.
- Climate change mitigation should also be considered for the external spaces (shading, etc) and the impact of the increase in severity and frequency of weather events on the building structures.

***Non-Domestic BREEAM Requirement***

Policy SP4 requires all new non-residential developments to achieve a BREEAM rating 'Very Good' (or equivalent), although developments should aim to achieve 'Excellent' where achievable.

Actions:

- Submit a non-domestic BREEAM Pre-Assessment report.
- A table should be submitted to demonstrate which credits will be met, how many are met out of the total available, under which category, which could be achieved, and which will not be met. This needs to include justification where targets are not met or 'potential' credits. This will enable better assessment of which credits should be targeted.

***Urban Greening / Biodiversity***

All development sites must incorporate urban greening within their fundamental design and submit an Urban Greening Factor Statement, in line with London Plan Policy G5. London Plan Policy G6 and Local Plan Policy DM21 require proposals to manage impacts on biodiversity and aim to secure a biodiversity net gain. Additional greening should be provided through high-quality, durable measures that contribute to London's biodiversity and mitigate the urban heat island impact. This should include tree planting, shrubs, hedges, living roofs, and urban food growing. Specifically, living roofs and walls are encouraged in the London Plan. Amongst other benefits, these will increase biodiversity and reduce surface water runoff.

The Biodiversity Net Gain calculation shows a net gain of 10.18%, which is above the 10% requirement as set out in the Environment Act 2021. This is supported in principle, but this should be evidenced with measurable and implemented biodiversity benefits.

Action:

- Provide the Urban Greening Factor Statement.

## **6. Whole Life Carbon**

Policy SI2 requires developments referable to the Mayor of London to submit a Whole Life Carbon Assessment and demonstrate actions undertaken to reduce life-cycle emissions.

This application is not required to submit a full statement. No reference has been made to reducing whole-life carbon within the proposed development. The applicant is strongly encouraged to consider using low-carbon materials, sourced as locally as possible.

## **7. Circular Economy**

Policy SI7 requires applications referable to the Mayor of London to submit a Circular Economy Statement demonstrating how it promotes a circular economy within the design and aim to be net zero waste. Haringey Policy SP6 requires developments to seek to minimise waste creation and increase recycling rates, address waste as a resource and requires major applications to submit Site Waste Management Plans.

This application is not required to submit a full statement. No reference has been made to consider and integrate circular economy principles within the proposed development. Furthermore, the current demolition has not been adequately justified under Policy SI7. The applicant should consider implementing circular economy principles, such as designing for disassembly and reuse.

## **8. Conclusion**

Overall, it is considered that the application **cannot currently be supported**.

### **Planning Conditions**

To be secured (with detailed wording TBC):

- Energy strategy
- Overheating
- BREEAM Certificate
- Living roofs
- Biodiversity

### **Planning Obligations Heads of Terms**

- Be Seen commitment to uploading energy data.
- Energy Plan



- Sustainability Review
- Estimated carbon offset contribution (and associated obligations) of £69,597), inclusive of 10% management fee; full contribution to be calculated at £2,850 per tCO2 at the Energy Plan and Sustainability stages.

**Carbon Management Response 29/03/2023**

Further to the response from above, planning conditions were requested for this application. The outstanding requests for information have been included within the draft conditions below.

**Planning Conditions**

To be secured:

Energy Strategy

*The development hereby approved shall be constructed in accordance with the Energy and Sustainability Statement prepared by PHP Engineering Services Solutions Ltd (dated 6 Sep 2022) delivering a minimum 37% improvement on carbon emissions over 2021 Building Regulations Part L, with SAP10.2 emission factors, high fabric efficiencies, air source heat pumps (ASHPs) and a minimum 24 kWp solar photovoltaic (PV) array.*

*(a) Prior to above ground construction, details of the Energy Strategy shall be re-submitted to and approved by the Local Planning Authority. This must include:*

- *Confirmation of how this development will meet the zero-carbon policy requirement in line with the Energy Hierarchy;*
- *Confirmation of the necessary fabric efficiencies to achieve a minimum 15% reduction with SAP10.2 carbon factors;*
- *Details to reduce thermal bridging;*
- *Calculated Primary Energy Factor, Energy Use Intensity and its performance against GLA benchmarks for a similar use.*
- *Annotated floorplans showing which spaces will be cooled.*
- *Location, specification and efficiency of the proposed ASHPs (Coefficient of Performance, Seasonal Coefficient of Performance, and the Seasonal Performance Factor), with plans showing the ASHP pipework and noise and visual mitigation measures;*

- *Specification and efficiency of the proposed Mechanical Ventilation and Heat Recovery (MVHR), with plans showing the rigid MVHR ducting and location of the unit;*
- *Details of the PV, demonstrating the roof area has been maximised, with the following details: a roof plan; the number, angle, orientation, type, and efficiency level of the PVs; how overheating of the panels will be minimised; their peak output (kWp); and how the energy will be used on-site before exporting to the grid;*
- *Updated GLA Carbon Emission Spreadsheet for Part L 2021 to demonstrate that the solar PV generation has been appropriately reflected in the above energy hierarchy.*
- *Specification of any additional equipment installed to reduce carbon emissions;*
- *Details on how lighting energy demand has been improved.*
- *A metering strategy*

*The development shall be carried out strictly in accordance with the details so approved prior to first operation and shall be maintained and retained for the lifetime of the development. The solar PV array shall be installed with monitoring equipment prior to completion and shall be maintained at least annually thereafter.*

*(b) The solar PV arrays and air source heat pump must be installed and brought into use prior to first occupation of the relevant block. Six months following the first occupation of that block, evidence that the solar PV arrays have been installed correctly and are operational shall be submitted to and approved by the Local Planning Authority, including photographs of the solar array, installer confirmation, an energy generation statement for the period that the solar PV array has been installed, and a Microgeneration Certification Scheme certificate.*

*(c) Within six months of first occupation, evidence shall be submitted to the Local Planning Authority that the development has been registered on the GLA's Be Seen energy monitoring platform.*

*(d) Within one year of first occupation, evidence shall be submitted to and approved by the Local Planning Authority to demonstrate how the development has performed against the approved Energy Strategy and to demonstrate how occupants have been taken through training on how to use their homes and the technology correctly and in*

*the most energy efficient way and that issues have been dealt with. This should include energy use data for the first year and a brief statement of occupant involvement to evidence this training and engagement.*

*Reason: To ensure the development reduces its impact on climate change by reducing carbon emissions on site in compliance with the Energy Hierarchy, and in line with London Plan (2021) Policy SI2, and Local Plan (2017) Policies SP4 and DM22.*

*Overheating*

*Prior to the above ground commencement of the development, an updated Overheating Report shall be submitted to and approved by the Local Planning Authority. The report will assess the overheating risk in line with CIBSE TM59 (using the London Weather Centre TM49 weather DSY1-3 files for the 2020s, and DSY1 for the 2050s and 2080s) and demonstrate how the overheating risks have been mitigated and removed through design solutions. These mitigation measures shall be operational prior to the first occupation of the development hereby approved and retained thereafter for the lifetime of the development.*

*This report shall include:*

- Revised modelling of units modelled based on CIBSE TM59, using the CIBSE TM49 London Weather Centre files for the DSY1-3 (2020s) and DSY1 2050s and 2080s, high emissions, 50% percentile;*
- Demonstrating the mandatory pass for DSY1 2020s can be achieved following the Cooling Hierarchy and in compliance with Building Regulations Part O, demonstrating that any risk of crime, noise and air quality issues are mitigated appropriately evidenced by the proposed location and specification of measures;*
- Annotated floorplans showing which spaces/units have been modelled. The report should model all single-aspect dwellings, min. 75% of rooms facing south or south-west, min. 50% of top-floor rooms, rooms closest to any risk of crime / noise and / or air pollution source, with windows closed at all times.*
- In addition, the report should model other communal areas: in particular, the south-west facing treatment room and north-east facing café on the ground, lounge and the quiet room on south-west part of the first floor.*
- One or two worst-case hallways need to be included, with a realistic assumption of the heat gains from communal heating pipework.*

- Modelling of proposed mitigation measures required to pass future weather files, clearly setting out which measures will be delivered before occupation and which measures will form part of the retrofit plan;
- Confirmation who will be responsible to mitigate the overheating risk once the development is occupied.
- Confirmation whether the MVHR will have a summer bypass.

(b) Prior to occupation of the development, details of internal blinds to all habitable rooms must be submitted for approval by the local planning authority. This should include the fixing mechanism, specification of the blinds, shading coefficient, etc. Occupiers must retain internal blinds for the lifetime of the development or replace the blinds with equivalent or better shading coefficient specifications.

(c) Prior to occupation, the development must be built in accordance with the approved overheating measures and retained thereafter for the lifetime of the development:

- Individual continuous mechanical ventilation units with heat recovery
- Glazing g-value of 0.40
- Active cooling
- Any further mitigation measures as approved by or superseded by the latest approved Overheating Strategy.

*REASON: In the interest of reducing the impacts of climate change, to enable the Local Planning Authority to assess overheating risk and to ensure that any necessary mitigation measures are implemented prior to construction, and maintained, in accordance with London Plan (2021) Policy SI4 and Local Plan (2017) Policies SP4 and DM21.*

Sustainability Strategy

Prior to above ground commencement of development, details of the sustainability strategy shall be submitted to and approved by the Local Planning Authority. This shall include specifications, plans and sections that demonstrate sustainable design, layout, construction techniques and proposed measures to improve the sustainability of the scheme including but not limited to sustainable transport, health and wellbeing, reduction of material use and waste, water consumption, and flood risk, drainage improvements, and biodiversity enhancement. The report shall include:

- Urban greening and biodiversity enhancement measures;
- Details on electric vehicles charging points, cycle parking facilities;

- A target percentage for responsibly sourced, low-impact materials used during construction;
- Justification for the demolition of the existing buildings in terms of its impact on the whole life carbon of the development and the circular economy principles;
- Details on how any demolition materials can be reused;
- Details on how surface water runoff will be reduced and overall sustainable drainage strategy;
- Climate Change mitigation measures to be considered for the external spaces and the impact of the increase in severity and frequency of weather events on the building structures.

*Reason: To ensure the development provides the maximum provision towards increasing the level of sustainability in line with London Plan (2021) policies G6, S17 and Haringey Local Plan Policy SP4, DM21, DM25, and DM29.*

*BREEAM Pre-Assessment*

*a) Prior to the commencement of development, a sustainability assessment should be submitted to the planning authority which achieves the highest possible standard have been achieved through measurable outputs to demonstrate how environmental sustainability has been integrated into the development. This may be achieved through a BREEAM Pre-Assessment with a minimum 'Very Good' rating but aiming for Excellent, or similar independently audited assessment where measurable outputs can be demonstrated. This should include a table to demonstrate which credits will be met, how many are met out of the total available, under which category, which could be achieved, and justification for which credits will not be met.*

*(b) Upon approval, the measures shall be implemented on site prior to occupation and maintained thereafter for the lifetime of the development. A post-construction certificate shall be submitted to the Council within six months of occupation of the development.*

*Reasons: In the interest of addressing climate change and securing sustainable development in accordance with London Plan (2021) Policies S12, S13 and S14, and Local Plan (2017) Policies SP4 and DM21.*

*Living Roofs*

*(a) Prior to the above ground commencement of development, details of the living roof be submitted to and approved in writing by the Local Planning Authority. Living roof must be planted with flowering species that provide amenity and biodiversity value at different times of year. Plants must be grown and sourced from the UK and all soils and compost used must be peat-free, to reduce the impact on climate change. The submission shall include:*

- i) A roof plan identifying where the living roof will be located;*
- ii) A section demonstrating settled substrate levels of no less than 120mm for extensive living roofs (varying depths of 120-180mm), and no less than 250mm for intensive living roofs (including planters on amenity roof terraces);*
- iii) Roof plans annotating details of the substrate: showing at least two substrate types across the roof, annotating contours of the varying depths of substrate*
- iv) Details of the proposed type of invertebrate habitat structures with a minimum of one feature per 30m<sup>2</sup> of living roof: substrate mounds and 0.5m high sandy piles in areas with the greatest structural support to provide a variation in habitat; semi-buried log piles / flat stones for invertebrates with a minimum footprint of 1m<sup>2</sup>, rope coils, pebble mounds of water trays;*
- v) Details on the range and seed spread of native species of (wild)flowers and herbs (minimum 10g/m<sup>2</sup>) and density of plug plants planted (minimum 20/m<sup>2</sup> with roof ball of plugs 25m<sup>3</sup>) to benefit native wildlife, suitable for the amount of direct sunshine/shading of the different living roof spaces. The living roof will not rely on one species of plant life such as Sedum (which are not native);*
- vi) Roof plans and sections showing the relationship between the living roof areas and photovoltaic array; and*
- vii) Management and maintenance plan, including frequency of watering arrangements.*
- viii) A section showing the build-up of the blue roof and confirmation of the water attenuation properties, and feasibility of collecting the rainwater and using this on site;*

*(b) Prior to the occupation of 90% of the development, evidence must be submitted to and approved by the Local Planning Authority that the living roof has been delivered in line with the details set out in point (a). This evidence shall include photographs demonstrating the measured depth of substrate, planting, and biodiversity measures. If the Local Planning Authority finds that the living roof has not been delivered to the approved standards, the applicant shall rectify this to ensure it complies with the condition. The living roof shall be retained thereafter for the lifetime of the development in accordance with the approved management arrangements.*

	<p><i>Reason: To ensure that the development provides the maximum provision towards the creation of habitats for biodiversity and supports the water retention on site during rainfall. In accordance with London Plan (2021) Policies G1, G5, G6, S11 and S12 and Local Plan (2017) Policies SP4, SP5, SP11 and SP13.</i></p> <p><u><i>Biodiversity</i></u>  <i>(a) Prior to the commencement of development, details of ecological enhancement measures and ecological protection measures shall be submitted to and approved in writing by the Council. This shall detail the biodiversity net gain, plans showing the proposed location of ecological enhancement measures, a sensitive lighting scheme, justification for the location and type of enhancement measures by a qualified ecologist, and how the development will support and protect local wildlife and natural habitats.</i></p> <p><i>(b) Prior to the occupation of development, photographic evidence and a post-development ecological field survey and impact assessment shall be submitted to and approved by the Local Planning Authority to demonstrate the delivery of the ecological enhancement and protection measures is in accordance with the approved measures and in accordance with CIEEM standards.</i></p> <p><i>Development shall accord with the details as approved and retained for the lifetime of the development.</i></p> <p><i>Reason: To ensure that the development provides the maximum provision towards the creation of habitats for biodiversity and the mitigation and adaptation of climate change. In accordance with London Plan (2021) Policies G1, G5, G6, S11 and S12 and Local Plan (2017) Policies SP4, SP5, SP11 and SP13.</i></p>	
<p><b>Transport</b></p>	<p>This application is for demolition of the three existing houses and redevelopment of the site to provide an 66 bed private care home (Class C2), with associated basement car parking, cycle storage, amenity space, refuse and recycling storage, landscaping and access arrangements.</p> <p>This is a reduced size proposal/application compared to the 2021 application made under 2021/2703 which was for an 80 room facility. Therefore, overall transportation demands are to be lower than this previous application.</p>	<p>Conditions and s106 obligation included</p>

Location and access

This site is located to the north side of Hampstead Lane, in between the junctions with Compton Avenue and Courtney Avenue. It is in the south western corner of the Borough.

It has a PTAL value of 1b which is considered 'very poor' access to public transport services. Within TfL's walk distance criteria for inclusion into the site's PTAL value there is one bus service, which is accessible within a 3 to 4 minute walk of the site.

However, it is noted that there is more than one bus service accessible from the site, so the WEBCAT/PTAL assessment output does under report bus service availability to and from the site. The PTAL output refers to the 210 service only, however both the 210 and 603 services are available from Hampstead Lane stops closest to the site (2 minutes walk one direction, 4 minutes walk the other) and the H3 is accessible from the stops on the Bishops Avenue which are 4 to 6 minutes way depending on direction sought. It is noted that the 603 only operates two services a day as it is essentially a schools service, however it may be useful for some staff depending on their start and finish times.

The site is not within any of the Borough's CPZ's.

Proposal and transportation considerations

The proposal is for the redevelopment of the Site, following the demolition of the three existing properties, to provide a 66 bed specialist care home with associated car parking at basement and ground floor level and cycle parking at basement level.

It is detailed that there will be 20 daytime staff and 10 night time staff working at the home.

Car parking is proposed both at ground level and a basement level, 19 spaces in total (12 in the basement) and 48 cycle parking spaces are proposed for location within the basement.

Access arrangements

Pedestrian access is to be via the main lobby accessed from Hampstead Lane. Cyclists can also use this access into the site or from the vehicular crossovers. Cycle parking is located within the basement and can be accessed via a lift however the lift will need to be of sufficient size to accommodate and cyclist and their cycle.



The existing crossovers for the buildings currently at this site will be retained so there will be vehicular access into the site via crossovers off Hampstead Lane (3 No.) and Courtenay Avenue.

Two vehicle lifts accessed off Hampstead Lane will be provided at the eastern boundary of the Site to enable access into a basement car park. One vehicle will be for access and one for egress, therefore ensuring access is still maintained should one have a mechanical fault.

Full details of the car lift system and associated breakdown procedures will need to be provided and this information can be covered by a pre commencement condition, to provide reassurance of robust arrangements in the eventuality of a breakdown.

Clarity over access/layout arrangements proposed

The applicant has now provided the key dimensions to clarify what the dimensions are between parking bays at both levels, and the clear distances between parking bays and the edges of the access route and parking bays through the site progressing from west to east, and between the banks of bays in the basement.

It appears quite a tight layout, however swept path plots have been provided, which do demonstrate that manoeuvres are possible to be made to access the route through the site and into and out of parking bays and the service bay. The swept paths do show some slight overrunning of the landscaped areas immediately adjacent to a couple of the bays but this should not be problematical.

Overall, the throughput of vehicle movements during a typical day is such that the busiest hour in terms on entries/exists is the AM peak hour where there are 8 arrivals and 3 departures to the site, so the absolute number of movements navigating the site during any given hour are relatively low.

Trips and transportation demand

The TA details the numbers of trips predicted to be made by staff, visitors and delivery and servicing vehicles and these are not going to create any adverse impacts with respect to highway and public transport capacities and networks. The proposed mode split/shares for staff are in the table below:

<b>Table 2.2: Method of Travel to Work Data</b>	
<b>Method of Travel</b>	<b>Percentage</b>
Underground	14%
Train	8%
Bus	17%
Taxi	0%
Motorcycle	1%
Driving a Car	40%
Passenger in a Car	2%
Bicycle	3%
On Foot	15%
<b>Total</b>	<b>100%</b>

The mode share of 40% for staff sounds relatively high however it is recognised that those staff working a night shift may for personal security reasons prefer use of a private car or lift rather than public transport. The applicant is amenable to providing a shuttle bus arrangement to provide a more sustainable means of staff getting to and from the site and the details of this can be covered in the travel plan.

20 staff is the maximum number of staff predicted with the daytime shift, and visitors to patients are expected to be at 60% of patients per day. 17 delivery and servicing movements are predicted per day too.

Visitors to the care home

The car arrivals/departures for visitors are detailed at 47 arrivals and 47 departures per day, which is detailed as 71% of residents predicted to receive a visitor a day. The TA considers this an over estimate of the likely volume of visitors to patients at the care home.

Visitors will be required to pre-book an arrival slot through phoning the care home. A booking system will therefore ensure that the number of visitors is managed. Should visitors arrive without pre-booking a slot, they will be turned away by on-site staff. This should ensure that on street parking demands should be minimised overall by preventing build ups of visitors at any given time.

Parking demands and considerations

Discussion in the TA on parking demands generated by the development references that peak car parking demands will materialise between 1 and 2pm (10 cars), and the TA assumes use of 10 basement spaces for staff at that time (related to the day shift of 20 staff) and 9 spare spaces, so effectively the TA asserts peak visitor demands can just about be accommodated on site rather than adding to on street parking demands.

Parking stress survey

A parking stress survey provided within the TA which was undertaken during June 2021. This did record very high parking stresses during the daytime period, with only 2 spaces available out of 101 in the survey area during the 10AM to 11AM period. The TA does comment that the weather was warm and many visitors to the Heath were observed parking and accessing it.

As there are no formal CPZ arrangements in place it is not possible to control on street parking directly.

Car parking

A total of 19 car parking spaces were initially proposed for the site, of which 12 are provided at basement level predominantly associated with staff, and 7 provided at ground floor level for visitor use. A total of 4 spaces will be provided with active electric vehicle charging points, with the remaining spaces provided with passive provision.

The applicant has now revised their basement parking arrangements to incorporate 2 blue badge parking spaces, accordingly the overall provision has reduced to 18 spaces in total.

The 40% mode share referenced for staff accessing the site is the driver for the basement bays proposed, based on 30 staff in total. The remainder of the parking provision proposed is essentially to accommodate peak demands from visitors.

With regards to blue badge parking, it is noted that none was included within the original application documents. Given the nature of the development and potential visitors to residents, and to accord with the London Plan 6% of parking bays should be blue badge bays. 2 were suggested.

The applicant subsequently provided a proposal for the provision of 3 blue badge bays at ground level. However, these appeared to be overdrawn on three of the existing ground floor bays proposed, and given the tight layout at this level, they did not appear practical with the space available.

The applicant has further revised their parking layout for the basement to provide two blue badge bays at that level, this will suffice given there is a lift to get visitors to the ground floor. This will mean a reduction of one space in overall parking numbers within the basement but this will be acceptable overall.

#### Cycle parking

Cycle parking for the development will be in excess of London Plan 2021 standards, which requires a total of 6 long-stay and 4 short-stay spaces to be provided. A total of 48 cycle parking spaces will be provided at basement level in sheltered and secure storage.

It is noted that cycle parking is proposed for the basement, there should be separated long stay and short stay parking. Full details of the proposed arrangements for the cycle parking will need to be included, with the system intending to be used, and dimensioned drawings showing the layout, spacing, headroom, routes to the cycle parking from the building access (including widths of passageways, numbers of doors, and dimensions of any lifts to be used). It is essential that the cycle parking is of the highest quality and easy to use to encourage the use of cycles. The TfL London Cycle Design Guide document should be followed for design of the long stay and short stay cycle parking.

Details of sufficient shower, locker and changing room provision should also be made to encourage staff to cycle to and from work.

The above details in relation to cycle parking can be covered in a pre-commencement condition.

#### Delivery and servicing arrangements

It is proposed that all delivery and servicing activity can be accommodated on site, which if achievable is welcomed. A one-way route is proposed through the Site and therefore

access and egress should occur in forward gear. A service bay is included at ground floor level.

Waste will be stored at basement level in a dedicated storage area. Private refuse collections will take place and it is understood colleagues in the waste team are supportive of the proposed arrangements which include collection from both within the site and from the public highway with arrangements to store bins without impeding the footway.

#### Workplace Travel plan

A draft workplace travel plan has been included within the application. This does include the initiatives expected such as the issuing of packs to advise as to public transport services, however other documents in the application reference car sharing and use of a mini bus to pick up and drop off staff, but these don't appear in the draft travel plan.

A detailed final draft incorporating all sustainable transport measures such as those referenced above will be required by condition.

A Monitoring fee will be required to cover officer time in reviewing the travel mode surveys and any other travel plan or transportation related aspects of the development and travel plan once occupied and operational. This fee will be £10,000 for a 5 year travel plan and can be covered by the S106 agreement for the development should consent be granted.

#### Construction Logistics Plan

An outline Construction Logistics Plan has been submitted. This references a two year build out. It also comments that all construction activity can take place within the site without the need for any temporary arrangements on the highway, however widening of the existing vehicular access off Courtenay Avenue.

There is a basement excavation and construction included and full details of how this will be undertaken will be required, including import and export of materials and plant, and measures to avoid impacting the safe operation of the public Highway.

A fully detailed document will be required for any forthcoming application, covered by a pre commencement condition, to detail how the development will be built whilst

minimising the impacts on the highway and adjacent neighbours. This document will need to detail the contract programme and duration, numbers of vehicle movements and vehicle types, means of keeping the highway free of dirt and debris, wheel washing arrangements, and arrangements for loading and unloading. The CLP will need to be informed by the outcome of discussions with the Highway Authority with respect to the intended build and access/servicing of the construction work.

Potential use of treatment room at ground level

Transportation are aware that the applicant is considering the use of a room at ground floor for a GP/Dentist or similar. The applicant has confirmed that if this is to be the case, a single patient/client at a time is seen, so at most one or two extra trips compared to the submitted proposals will be generated, aside from any extra staff. This should not be a problem however this regime should be capped by condition so as to prevent uplifts in person trips resulting from an increase in use of this additional treatment facility.

Conclusion

This application is for redevelopment of three houses at the site to enable construction of a new 66 bed care home. There will be a maximum of 20 staff members working during the day shift and potentially 30 at changeover times. The application predicts that 60% of residents will receive a visitor each day, and there will be a booking system to manage visits and avoid 'bunching' of visitors at certain times that would potentially add to on street parking demands.

The proposed parking provision should cater for most if not all of the potential employee and visitor parking demands generated by the development. Delivery and servicing will be catered for within the site and off the public highway, and the proposed arrangements for waste storage and collections are supported by Haringey's waste team.

The applicant has revised the basement car parking arrangements to ensure two blue badge spaces are provided, and will need complete the draft travel plan, plus provide full details of the proposed cycle parking and cyclist facility arrangements to encourage modal shift by staff to sustainable and active modes.

Finally, given the extent of construction work and a basement dig and build, and the proximity of the site to other residential properties and the public highway, a detailed CLP will be required.

	<p>Summarising, subject to the following S106 items and conditions, transportation do not object to this application;</p> <ul style="list-style-type: none"> <li>• S106 Items <ol style="list-style-type: none"> <li>1. Travel Plan Monitoring Fee (£10,000 over 5 years)</li> </ol> </li> <li>• Conditions (all pre commencement) <ol style="list-style-type: none"> <li>1. Full details of the proposed arrangements for the car lift, including breakdown and maintenance arrangements</li> <li>2. Provision of the car parking layout within the basement to include two blue badge bays – dimensioned layout and accompanying swept paths plots to be provided for review</li> <li>3. Travel Plan</li> <li>4. Cycle parking details to meet the requirements of TfL’s London Cycle Design Standards and full details of the proposed arrangements for staff lockers, changing and showers</li> <li>5. Fully detailed Construction Logistics Plan required.</li> </ol> </li> </ul>	
<b>External</b>		
<b>Basement (CampbellReith)</b>	<p>NON-TECHNICAL SUMMARY</p> <p>CampbellReith was instructed by London Borough of Haringey, (LBH) to carry out an audit on the Basement Impact Assessment submitted as part of the Planning Submission documentation for 44-46 Hampstead Lane (planning reference HGY/2022/2731).</p> <p>The Audit reviewed the Basement Impact Assessment (BIA) for potential impact on land stability and local ground and surface water conditions arising from basement development in accordance with LBH’s policies and technical procedures, and following the London Borough of Camden (LBC) Planning Guidance: Basements, which is considered to provide a robust approach to impact assessment.</p>	<p>This is just the non-technical summary but full version of the response can be found with the application documents.</p>

	<p>CampbellReith was able to access LBH’s Planning Portal and gain access to the latest revision of submitted documentation and reviewed it against an agreed audit check list. The proposal includes the construction of a basement to a depth of c. 7.20m below ground level (bgl) below part of the footprint of the house.</p> <p>Screening and scoping assessments are presented, supported by desk study information.</p> <p>It has been demonstrated the qualifications of the individuals involved in the production of the land stability and hydrology assessment are in accordance with LBH guidance. The BIA states that the site is at low and very low probability of flooding from all sources, and this is accepted. A Flood Risk Assessment has been undertaken and recommends the incorporation of suitable solutions to ensure the proposal will not increase the surface water flood risk.</p> <p>Anticipated pile depths, propping requirements in the temporary case, and sequencing information have been presented in a structural engineer statement along with groundwater ingress mitigation measures.</p> <p>Clarification on geotechnical parameters to be adopted in the detailed design has been presented, as detailed in Section 4.</p> <p>The Ground Movement Assessment (GMA) has been revised in accordance with the comments raised as part of the original audit.</p> <p>The BIA has demonstrated that an assessment regarding removal of trees is not necessary as existing neighbouring foundations are not within the zone of influence of those trees.</p> <p>Queries and requests for information are summarised in Appendix 2. Considering the additional information presented, the BIA meets the requirements of LBH guidance on basements.</p>	
<p><b>Historic England (Archaeology)</b></p>	<p>Comments received for withdrawn application HGY/2021/2703:</p> <p>The Greater London Archaeological Advisory Service (GLAAS) gives advice on archaeology and planning. Our advice follows the National Planning Policy Framework (NPPF) and the GLAAS Charter.</p>	<p>Noted – condition and informative attached.</p>



NPPF Section 16 and the London Plan (2021 Policy HC1) recognise the positive contribution of heritage assets of all kinds and make the conservation of archaeological interest a material planning consideration. NPPF paragraph 194 says applicants should provide an archaeological assessment if their development could affect a heritage asset of archaeological interest.

If you grant planning consent, paragraph 205 of the NPPF says that applicants should record the significance of any heritage assets that the development harms. Applicants should also improve knowledge of assets and make this public.

The planning application lies in an area of archaeological interest. It sites within the recently-defined Archaeological Priority Area for the mediaeval hunting park of the Bishop of London, as set out in the borough's emerging Local Plan. The application site itself lies on the southern edge of the park's extent, Hampstead Lane having followed its boundary since at least the middle ages.

There is scope therefore for buried remains of the park pale (the earth bank and ditch that surrounded the park) and associated remains. I am not persuaded by the conclusions of the heritage statement regarding low archaeological potential. An unusual narrow strip of land crosses the site on nineteenth century mapping and this may reflect pre-modern land use.

The scheme and its associated works have potential to harm buried archaeological assets. A programme of work to identify and manage any such assets, including evidence of the mediaeval bishop's hunting park, would be appropriate in policy terms.

I have looked at this proposal and at the Greater London Historic Environment Record. I advise that the development could cause harm to archaeological remains and field evaluation is needed to determine appropriate mitigation. However, although the NPPF envisages evaluation being undertaken prior to determination, in this case consideration of the nature of the development, the archaeological interest and/or practical constraints are such that I consider a two-stage archaeological condition could provide an acceptable safeguard. This would comprise firstly, evaluation to clarify the nature and extent of surviving remains, followed, if necessary, by a full investigation.

NPPF paragraphs 190 and 197 and London Plan Policy HC1 emphasise the positive contributions heritage assets can make to sustainable communities and places. Where appropriate, applicants should therefore also expect to identify enhancement opportunities.

I therefore recommend attaching a planning condition as follows:

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. Where appropriate, details of a programme for delivering related positive public benefits

C. 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.

Informative:

Written schemes of investigation will need to be prepared and implemented by a suitably 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.

	<p>This pre-commencement condition is necessary to safeguard the archaeological interest on this site. Approval of the WSI before works begin on site provides clarity on what investigations are required, and their timing in relation to the development programme. If the applicant does not agree to this pre-commencement condition please let us know their reasons and any alternatives suggested. Without this pre-commencement condition being imposed the application should be refused as it would not comply with NPPF paragraph 205.</p> <p>I envisage that the archaeological fieldwork would comprise the following: Trench evaluation across the site to reliably identify any affected features, including any line of the park pale.</p> <p>You can find more information on archaeology and planning in Greater London on our website.</p> <p>This response relates solely to archaeological considerations. If necessary, Historic England's Development Advice Team should be consulted separately regarding statutory matters.</p>	
<p><b>Historic England</b></p>	<p>Historic England provides advice when our engagement can add most value. In this case we are not offering advice. This should not be interpreted as comment on the merits of the application.</p> <p>We suggest that you seek the views of your specialist conservation and archaeological advisers. You may also find it helpful to refer to our published advice at <a href="https://historicengland.org.uk/advice/find/">https://historicengland.org.uk/advice/find/</a></p> <p>It is not necessary to consult us on this application again, unless there are material changes to the proposals. However, if you would like advice from us, please contact us to explain your request.</p> <p>Please note that this response relates to designated heritage assets only. If the proposals meet the Greater London Archaeological Advisory Service's published consultation criteria we recommend that you seek their view as specialist archaeological adviser to the local planning authority.</p>	<p>Noted and conservation officer comments received</p>

<p><b>London Fire Brigade</b></p>	<p>The London Fire Commissioner (the Commissioner) is the fire and rescue authority for London. The Commissioner is responsible for enforcing the Regulatory Reform (Fire Safety) Order 2005 (as amended) in London.</p> <p>The Commissioner has been consulted with regard to the above-mentioned premises and makes the following observations:</p> <p>The Commissioner is satisfied with the proposals.</p> <p>Other comments: As per Approved Document B B5 for access and facilities for the fire service.</p>	<p>Noted – condition will cover fire safety.</p>
<p><b>Metropolitan Police (Designing Out Crime)</b></p>	<p><u>Section 1 - Introduction:</u> Thank you for allowing us to comment on the above planning proposal.</p> <p>With reference to the above application we have had an opportunity to examine the details submitted and would like to offer the following comments, observations and recommendations. These are based on relevant information to this site (Please see Appendices), including my knowledge and experience as a Designing Out Crime Officer and as a Police Officer.</p> <p>It is in our professional opinion that crime prevention and community safety are material considerations because of the mixed use, complex design, layout and the sensitive location of the development. To ensure the delivery of a safer development in line with L.B. Haringey DMM4 and DMM5 (See Appendix), we have highlighted some of the main comments we have in relation to Crime Prevention (Appendices 1).</p> <p>We have not met with the original project Architects to discuss the Crime Prevention and Secured by Design at pre-application stage and express any concerns around the design and layout of the development. There is mention of crime prevention and Secured by Design in the Design and Access Statement referencing design out crime or crime prevention. We request that the developer contacts us at the earliest convenience to ensure that the development is designed to reduce crime at an early.</p> <p>At this point it can be difficult to design out fully any issues identified, at best crime can only be mitigated against, as it does not fully reduce the opportunity of offences.</p>	<p>Noted – condition and informative attached.</p>

Whilst in principle we have no objections to the site, in light of the changes to the original design we have recommended the attaching of suitably worded conditions and an informative. The comments made can easily be mitigated early if the Architects ensure the ongoing dialogue with our department continues throughout the design and build process. This can be achieved by the below Secured by Design conditions being applied (Section 2). If the Conditions are applied, we request the completion of the relevant SBD application forms at the earliest opportunity.

The project has the potential to achieve a Secured by Design Accreditation if advice given is adhered to.

Section 2 - Secured by Design Conditions and Informative:

In light of the information provided, we request the following Conditions and Informative:

Conditions:

A. 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 and thereafter all features are to be permanently retained. Accreditation must be achieved according to current and relevant Secured by Design guidelines at the time of above grade works of each building or phase of said development. Confirmation of the certification shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interest of creating safer, sustainable communities.

Informative:

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

Section 3 - Conclusion:

We would ask that our department's interest in this planning application is noted and that we are advised of the final Decision Notice, with attention drawn to any changes within the development and subsequent Condition that has been implemented with crime prevention, security and community safety in mind.

<p><b>Thames Water</b></p>	<p><u>Waste Comments</u></p> <p>As required by Building regulations part H paragraph 2.36, Thames Water requests that the Applicant should incorporate within their proposal, protection to the property to prevent sewage flooding, by installing a positive pumped device (or equivalent reflecting technological advances), on the assumption that the sewerage network may surcharge to ground level during storm conditions. If as part of the basement development there is a proposal to discharge ground water to the public network, this would require a Groundwater Risk Management Permit from Thames Water. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures will be undertaken to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 02035779483 or by emailing <a href="mailto:trade.effluent@thameswater.co.uk">trade.effluent@thameswater.co.uk</a>. Application forms should be completed on line via <a href="http://www.thameswater.co.uk">www.thameswater.co.uk</a>. Please refer to the Wholesale; Business customers; Groundwater discharges section.</p> <p>The proposed development is located within 15 metres of a strategic sewer. Thames Water requests the following condition to be added to any planning permission. "No piling shall take place until a PILING METHOD STATEMENT (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement." Reason: The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to significantly impact / cause failure of local underground sewerage utility infrastructure. Please read our guide 'working near our assets' to ensure your workings will be in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures. <a href="https://www.thameswater.co.uk/developers/larger-scale-developments/planning-yourdevelopment/working-near-our-pipes">https://www.thameswater.co.uk/developers/larger-scale-developments/planning-yourdevelopment/working-near-our-pipes</a>. Should you require further information please contact Thames Water. Email: <a href="mailto:developer.services@thameswater.co.uk">developer.services@thameswater.co.uk</a> Phone: 0800 009 3921 (Monday to Friday, 8am to 5pm) Write to: Thames Water Developer Services, Clearwater Court, Vastern Road, Reading, Berkshire RG1 8DB.</p>	<p>Trade effluence, public sewers will be covered as an informative</p>

Thames Water would recommend that petrol / oil interceptors be fitted in all car parking/washing/repair facilities. Failure to enforce the effective use of petrol / oil interceptors could result in oil-polluted discharges entering local watercourses. As you are redeveloping a site, there may be public sewers crossing or close to your development. If you discover a sewer, it's important that you minimize the risk of damage. We'll need to check that your development doesn't limit repair or maintenance activities, or inhibit the services we provide in any other way. The applicant is advised to read our guide working near or diverting our pipes. <https://www.thameswater.co.uk/developers/larger-scale/developments/planning-yourdevelopment/working-near-our-pipes>

With regard to SURFACE WATER drainage, Thames Water would advise that if the developer follows the sequential approach to the disposal of surface water we would have no objection. Management of surface water from new developments should follow Policy SI 13 Sustainable drainage of the London Plan 2021. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. Should you require further information please refer to our website. <https://www.thameswater.co.uk/developers/larger-scale-developments/planning-yourdevelopment/working-near-our-pipes>

With the information provided, Thames Water has been unable to determine the Foul water infrastructure needs of this application. Thames Water has contacted the developer in an attempt to obtain this information and agree a position for FOUL WATER drainage, but have been unable to do so in the time available and as such, Thames Water request that the following condition be added to any planning permission. "No development shall be occupied until confirmation has been provided that either:- 1. Foul water Capacity exists off site to serve the development, or 2. A development and infrastructure phasing plan has been agreed with the Local Authority in consultation with Thames Water. Where a development and infrastructure phasing plan is agreed, no occupation shall take place other than in accordance with the agreed development and infrastructure phasing plan, or 3. All Foul water network upgrades required to accommodate the additional flows from the development have been completed. Reason – Network reinforcement works may be required to accommodate the proposed development. Any reinforcement works identified will be necessary in order to avoid sewage flooding and/or potential pollution incidents. The developer can request

	<p>information to support the discharge of this condition by visiting the Thames Water website at <a href="http://thameswater.co.uk/preplanning">thameswater.co.uk/preplanning</a>. Should the Local Planning Authority consider the above recommendation inappropriate or are unable to include it in the decision notice, it is important that the Local Planning Authority liaises with Thames Water Development Planning Department (telephone 0203 577 9998) prior to the planning application approval.</p> <p><u>Water Comments</u> If you are planning on using mains water for construction purposes, it's important you let Thames Water know before you start using it, to avoid potential fines for improper usage. More information and how to apply can be found online at <a href="http://thameswater.co.uk/buildingwater">thameswater.co.uk/buildingwater</a>.</p> <p>On the basis of information provided, Thames Water would advise that with regard to water network and water treatment infrastructure capacity, we would not have any objection to the above planning application. Thames Water recommends the following informative be attached to this planning permission. 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.</p> <p><u>Supplementary Comments</u> To allow for an accurate sewer capacity assessment of the FOUL SEWER NETWORK, please confirm proposed foul water pump rate and connection location.</p>	
<b>NEIGHBOURING PROPERTIES</b>	Objection	Officer Response
	<p>Principle:</p> <ul style="list-style-type: none"> <li>• Questionable demand for this product;</li> <li>• Demand is for affordable but none provided;</li> <li>• Lack of clarity of end use / user;</li> <li>• Loss of local housing stock;</li> <li>• Residential not commercial area / area of change;</li> <li>• No assessment of suitability of retaining existing dwellings;</li> </ul>	<p>The proposed development would provide a high quality care home (Use Class C2) specialising in dementia care, of which there is a proven under-supply.</p> <p>There should be provision for choice in the market. There is no policy requirement for affordable housing contribution.</p>



	<ul style="list-style-type: none"> <li>• Is in an Area of Limited Change (Local Plan SP1)</li> </ul>	<p>The application has been made on behalf of an end user (Care Concern Group) and will have obligations and conditions pertaining to specific use.</p> <p>The provision of the care home will favourably compensate to housing targets and choice of housing supply compared to the loss of 2 private dwellings.</p> <p>The use is compatible with residential areas.</p> <p>There is no suggestion the houses could not be retained for residential use. The proposed use would make retention unfeasible though, due to functional requirements.</p> <p>Areas of Limited Change support modest but still important contribution to local development needs. The compatibility of residential care home would retain the character of area and not create significant change, with clear local benefits.</p>
	<p>Design / Heritage:</p> <ul style="list-style-type: none"> <li>• Out of character scale – bulky, relative scale, proximity to boundaries;</li> <li>• Contrary to detached dwelling in generous plot character;</li> <li>• Not Arts &amp; Crafts style;</li> <li>• Too many examples of large replacement dwellings in the area;</li> <li>• Other large purpose built developments on the Bishops Road;</li> <li>• Overdevelopment and detrimental to Conservation Area character;</li> </ul>	<p>Officers assessment on Heritage issues have been comprehensively explained in the main body of the report and addresses the objections raised by residents. Officers consider the scale and massing of the proposed building to be acceptable on the site, especially given the public benefits of high quality dementia care provision. The glazed link will retain some visual separation of massing and space to rear and sides will be retained.</p>

	<ul style="list-style-type: none"> <li>• Proximity to listed Kenwood Park and Garden, Kenwood House and associated buildings;</li> <li>• Demolition contrary to Highgate policies – if use not compatible with existing then consider other uses;</li> <li>• Existing buildings make positive impact;</li> <li>• No public benefits to outweigh harm;</li> <li>• Backland development;</li> <li>• Insufficient details regarding site levels;</li> <li>• Scale would tower over No.1 Courtenay Avenue;</li> <li>• No break in the frontage of the proposed building.</li> </ul>	<p>The design and architectural language has been praised by Conservation and Design Officers for the contemporary response to Arts &amp; Crafts.</p> <p>Unlike other demolitions, this is not demolition and rebuilding a single dwelling, but for a specific purpose and providing high quality accommodation for public benefit.</p> <p>The specifics of this use and outstanding short fall in dementia care and quality of care accommodation in the area have been taken into account.</p> <p>The site is in close proximity to Kenwood House but is considered to retain a suitable relationship with that setting.</p> <p>The existing buildings are neutral contributors. The impact of demolition and public benefit is considered in depth in the officer report.</p> <p>This is comprehensive redevelopment rather than backland development. The rear garden would be retained.</p> <p>The elevations show sufficient context, as do CGIs. Final site levels will be confirmed through standard site levels condition.</p> <p>The increased massing would exacerbate the relationship with Courtenay Avenue, but these</p>
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		<p>have an existing difference in character, so relative scale and massing acceptable.</p> <p>The glazed link and asymmetrical form of proposed massing would retain the visual perception as two “houses”.</p>
	<p>Amenity:</p> <ul style="list-style-type: none"> <li>• Disturbance from use;</li> <li>• Overlooking exacerbated by large windows, sloping site and removal of trees and commercial use of the site;</li> <li>• Overbearing / enclosing from larger scale;</li> <li>• Overshadowing.</li> </ul>	<p>This will be a managed facility, compatible with a residential area.</p> <p>Overlooking from windows would be onto side elevation of no.1 and the side to rear garden, which would have sufficient separation from the proposed rear elevation. The café would not be an intense use, but an ancillary area for visitors and residents of the facility to congregate.</p> <p>The scale would sit comfortably within the site and retain a suitable relationship with neighbours.</p> <p>The overshadowing would comply with BRE standards.</p>
	<p>Basement impact:</p> <ul style="list-style-type: none"> <li>• Issue of stability, water diversion, ecology;</li> <li>• Water drainage and water table issues.</li> </ul>	<p>The BIA has been examined externally by technical engineers, who are satisfied with the findings and level of detail.</p>
	<p>Transport impacts:</p> <ul style="list-style-type: none"> <li>• Unsustainable site – will encourage car use;</li> <li>• Low PTAL;</li> <li>• Parking stress;</li> <li>• Car use of staff questioned;</li> <li>• Bus services infrequent;</li> </ul>	<p>The PTAL is low but the site does have access to public transport, with three tube stations in close proximity.</p> <p>The proposed development would provide suitable on-site parking and management of</p>

	<ul style="list-style-type: none"> <li>• Issues of servicing plan - narrowness / restricted width on Sheldon Avenue;</li> <li>• Increased traffic movements at entry to Courtenay Avenue – safety concerns;</li> <li>• Construction issues around gate and vehicle movements;</li> <li>• Visitor numbers at peak time;</li> <li>• Number of carers per patient questioned;</li> <li>• Safety issues from use of Courtenay entrance;</li> <li>• Pollution from additional cars;</li> <li>• Potential waste issues;</li> <li>• Pedestrian entrance should be removed as no permission granted from Courtenay Avenue residents.</li> </ul>	<p>visitors. Staff parking is based on TRICS data. Not contrary source for the assumed question of staff travel is given.</p> <p>Buses travelling in both directions on Hampstead Lane and The Bishops Avenue, which access tube stations. A travel plan will also encourage sustainable transport and transport for employees.</p> <p>The servicing will be from an and in and out system and compliance with a servicing and management plan. Thus will avoid issues of vehicles on either highway.</p> <p>The impact on pollution will be negligible and more broadly considered within an encouragement of sustainable transport.</p> <p>A private waste arrangement will be in place to ensure suitable collection and management.</p>
	<p>Impact on MOL:</p> <ul style="list-style-type: none"> <li>• MOL should be given same weight as green belt;</li> <li>• Development adjacent to MOL should retain openness, character historical significance and not harm public enjoyment</li> <li>• No verified views from MOL</li> </ul>	<p>The development would retain separation from MOL and would not harm these designated areas. Trees on site would largely be retained and replaced where necessary. Trees around these areas would be retained. There is no obligation to protect views from MOL. Regardless, this is considered to respect that setting.</p>

	<p>Other issues:</p> <ul style="list-style-type: none"> <li>• Internal layout issues including some non-compliance with BRE;</li> <li>• Loss of trees – questionable level of replacement;</li> <li>• Lack of ambition for biodiversity;</li> <li>• Impact on sewage network;</li> <li>• Electricity use so high it would need own substation (generator room);</li> <li>• Lack of renewable energy solutions;</li> <li>• No assessment of embodied carbon.</li> </ul>	<p>The internal layouts are considered to be sufficient to ensure good outlook, daylight and sunlight to residents.</p> <p>The trees and landscaping proposed will be required to have a crown coverage not less than existing.</p> <p>Landscaping, urban greening and biodiversity net gains will be covered by condition.</p> <p>Renewable energy solutions and low carbon measures are considered to suffice and an offset will be paid to cover any shortfall.</p> <p>Embodied carbon assessment only required for Mayoral referable schemes, but this will be factored in as part of a wider sustainability statement condition.</p>
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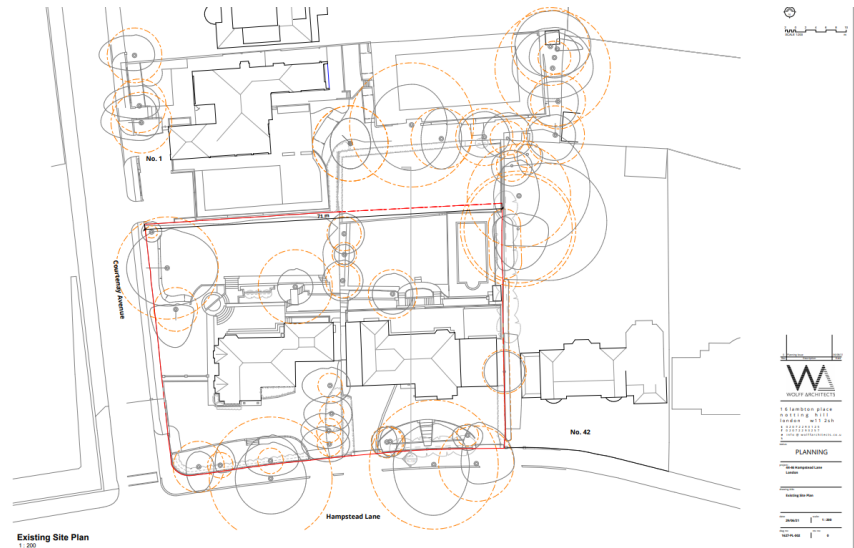
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Appendix 2 – Plans

Site location plan:



# Existing Site Plan



Existing Site Plan  
1:200

Architectural drawing details including a north arrow, scale bar, and project information.

**WA**  
WOLFF ARCHITECTS

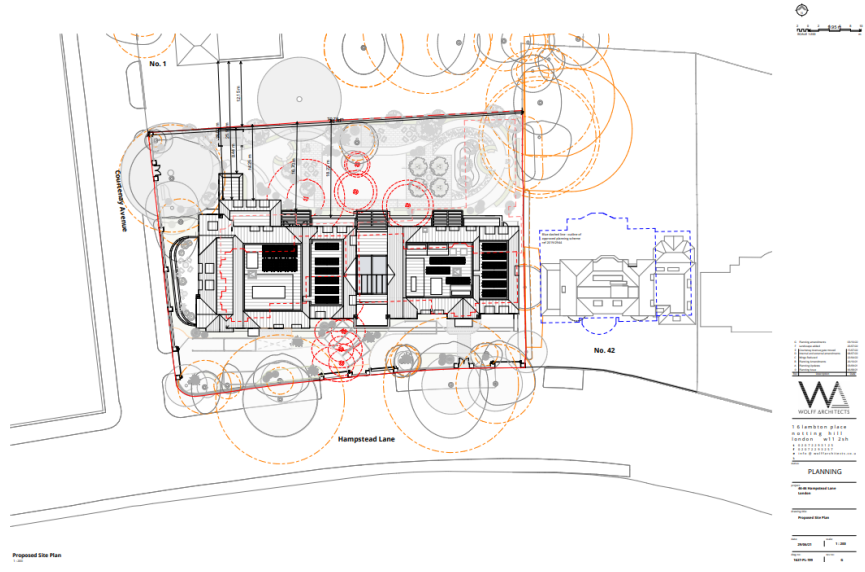
14 LAMBTON PLACE  
MELBOURNE VIC 3000  
TEL: 03 9247 1111  
WWW.WOLFFARCHITECTS.COM.AU

**PLANNING**

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Project No: [illegible]  
Drawing No: [illegible]  
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Date: [illegible]

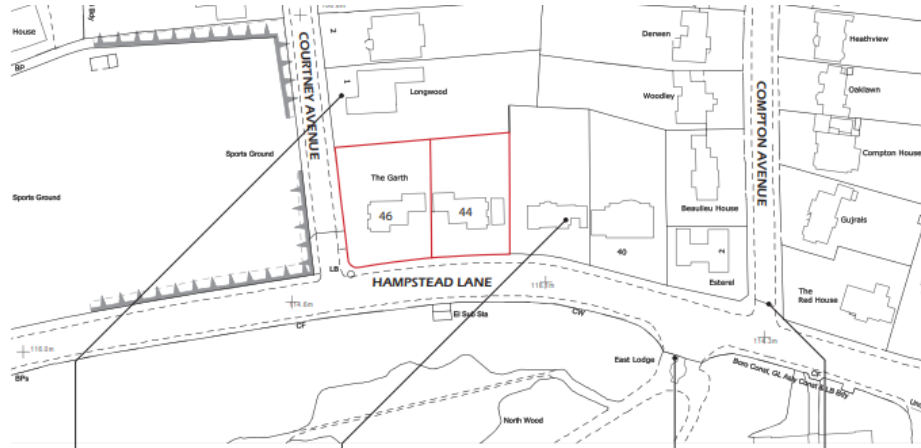


# Proposed Site Plan



# Existing Photos





Longwood, Courtenay Ave, adjacent to site



42 Hampstead Lane, adjacent to site and proposed future



Hampstead Lane, Kenwood entrance



Compton Avenue

**Existing Southern Elevation:**



**Proposed Southern Elevation:**



### Existing Western Elevation



### Proposed Western Elevation



Existing Northern Elevation



Proposed Northern Elevation

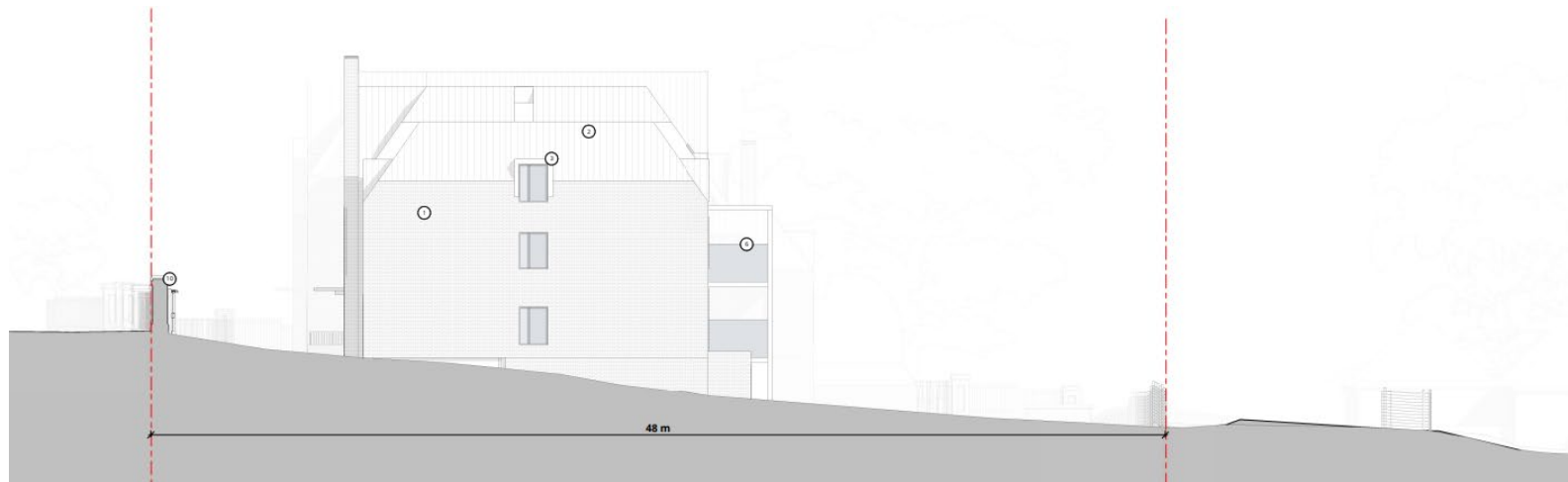




### Existing Eastern Elevation



### Proposed Eastern Elevation



CGI West of Site





CGI East of Site

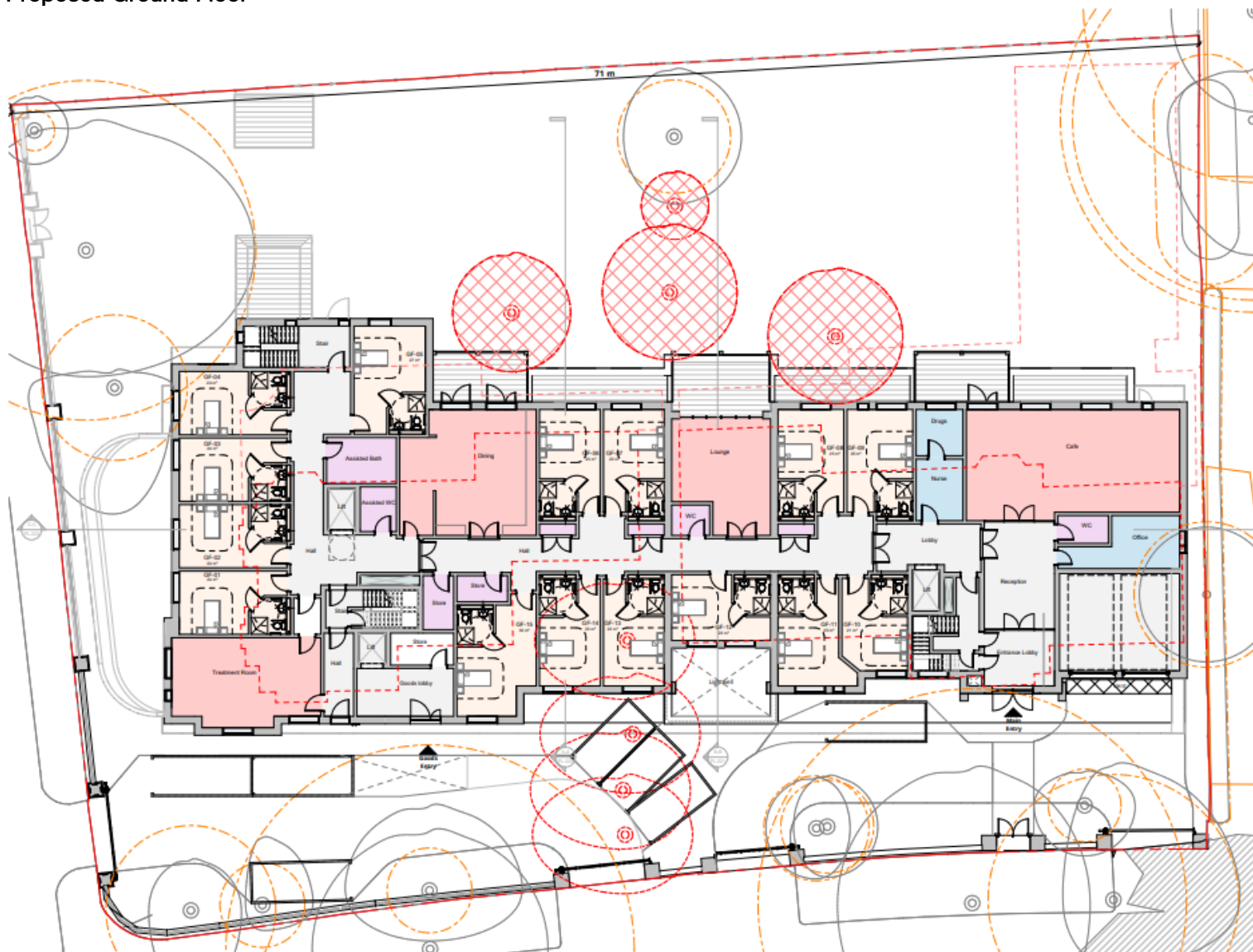




CGI Rear / Northern Elevation



Proposed Ground Floor

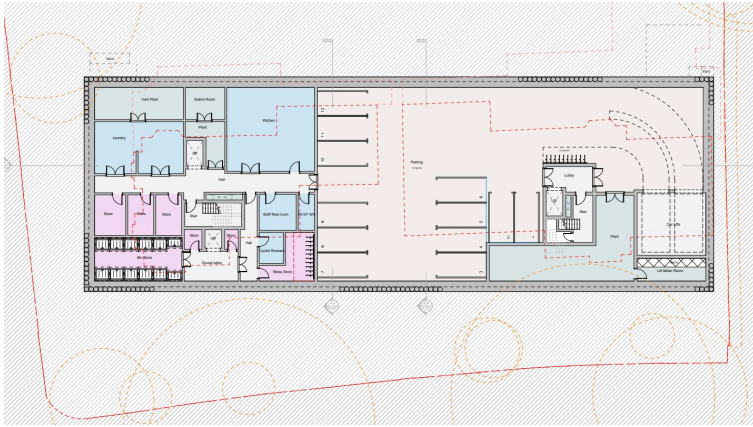


Proposed Roof Plan

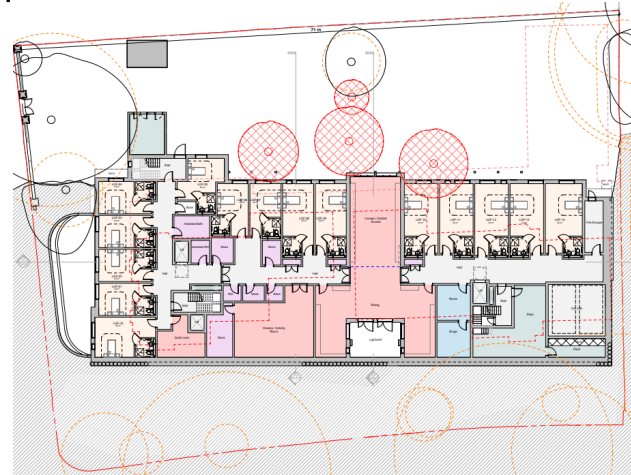




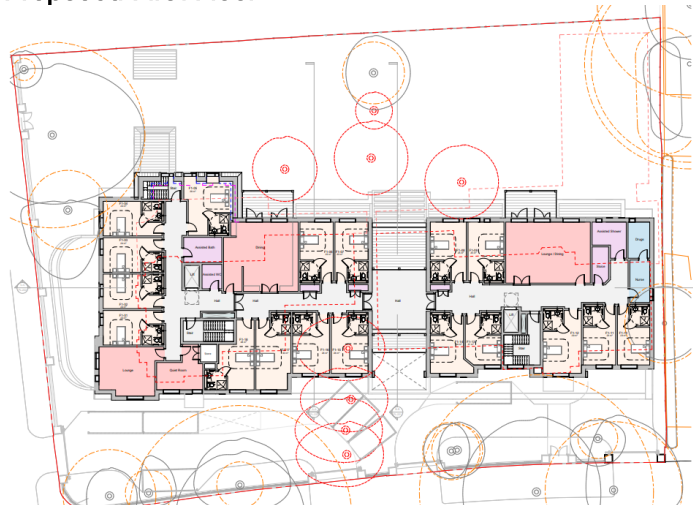
Proposed Basement Plan



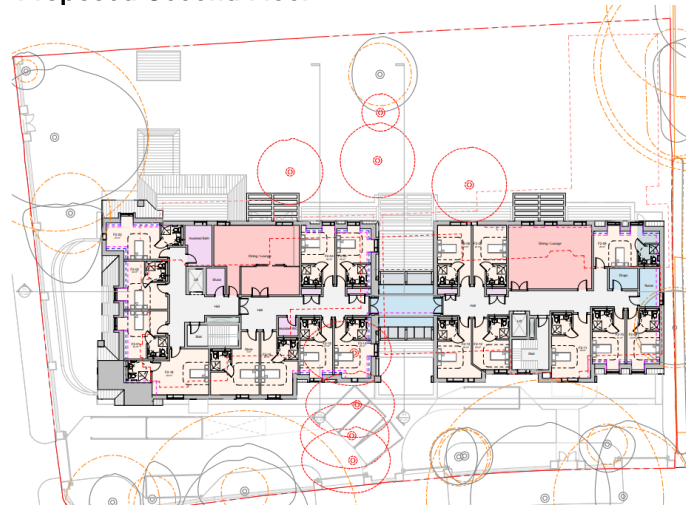
Proposed Lower Ground Floor



Proposed First Floor



Proposed Second Floor



## Appendix 3 – Quality Review Panel Responses

QRP 22 May 2019:

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### **London Borough of Haringey Quality Review Panel**

Report of Formal Review Meeting: 44-46 Hampstead Lane

Wednesday 22 May 2019

River Park House, 225 High Road, London, N22 8HQ

#### **Panel**

Peter Studdert (chair)  
Ann Sawyer  
Hari Philips  
Hugo Nowell  
Louise Goodison

#### **Attendees**

John McRory	London Borough of Haringey
Richard Truscott	London Borough of Haringey
Samuel Uff	London Borough of Haringey
Lucy Morrow	London Borough of Haringey
Sarah Carmona	Frame Projects
Adela Papparisto	Frame Projects

#### **Apologies / report copied to**

Emma Williamson	London Borough of Haringey
Dean Hermitage	London Borough of Haringey
Robbie McNaugher	London Borough of Haringey
Bruna Varante	London Borough of Haringey

#### **Confidentiality**

This is a pre-application review, and therefore confidential. As a public organisation Haringey Council is subject to the Freedom of Information Act (FOI), and in the case of an FOI request may be obliged to release project information submitted for review.

#### **Declaration of Interest**

It was noted within the meeting that Ann Sawyer (a panel member) is currently working as part of a consultant team on a project that EPR Architects is also working on. As this project does not involve the applicant, or the site (and its environs) this was not considered a material conflict of interest.

Report of Formal Review Meeting  
22 Wednesday 2019  
HQR80\_44-46 Hampstead Lane

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### 1. Project name and site address

44-46 Hampstead Lane, London, N6 4LL

### 2. Presenting team

Stephen Pey	EPR Architects
Alastair Jewell	Innovative Aged Care Ltd
James Cook	Innovative Aged Care Ltd
Paul Burley	Montagu Evans
Cliff Willis	IvyHouse Consulting

### 3. Aims of the Quality Review Panel meeting

The Quality Review Panel provides impartial and objective advice from a diverse range of experienced practitioners. This report draws together the panel's advice and is not intended to be a minute of the proceedings. It is intended that the panel's advice may assist the development management team in negotiating design improvements where appropriate and in addition may support decision-making by the Planning Committee, in order to secure the highest possible quality of development.

### 4. Planning authority's views

The scheme presented would amalgamate two separate sites (44 and 46 Hampstead Lane), within the Highgate Conservation Area. The buildings on site are considered neutral contributors to the conservation area. The wider area includes detached houses from various eras, on generous plots. This part of the conservation area is quite open in character, with large amounts of green space and mature trees. A recent permission (HGY2017/1710) was granted for the demolition of the neighbouring dwelling at 42 Hampstead Lane and replacement with a larger, detached dwelling. In that instance the impact was considered to be acceptable as the proposed development retained the detached and single plot form.

The Council accepts that the dementia care use proposed for the site would be considered as 'Specialist Housing' in policy terms (Policy DM15). However, case officers are concerned that the proposed demolition of existing dwellings and erection of a proposed larger building will fail to meet the criteria of preserving and enhancing this setting. They also feel that the design team needs to demonstrate that potential harm will be outweighed by public benefit. It is also felt that further justification is required to make the case that it is not possible for these buildings to be retained and used for the proposed dementia use. Additional design concerns raised in the pre-application have focused on: the amalgamation of the two sites; the approach and massing of the corner of Courtenay Avenue; the nature of the link between the sites; the nature of the car parking provision and the landscape design and boundary treatments.



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### 5. Quality Review Panel's views

#### *Summary*

The Quality Review Panel feels that the potential exists for a successful scheme to redevelop 44-46 Hampstead Lane as a specialist dementia residential care home. It welcomes the opportunity to comment on the scheme at an early stage, and considers the current proposals a good start. However it feels that the design, layout and massing needs further work to fully respond to the topography of the site, and the townscape character of the surroundings. The panel notes that the redevelopment must not be detrimental to the conservation area, and should be of a very high quality in order to justify demolition of the existing buildings. Further work is also required to successfully integrate parking and servicing arrangements within the site, and to create a well considered landscape plan. As the scheme evolves further, and at a greater level of detail, the panel would welcome the opportunity for further review of the next iteration of the proposals. Further details on the panel's views are provided below.

#### *Scope of the review*

The scope of the review is mainly focused at a strategic level, in order to provide feedback on the fundamental principles of the design. The panel would like the opportunity to review the scheme in detail as it evolves, and as more information becomes available – with particular regard to site sections and elevations.

#### *Massing and configuration*

- The panel understands the rationale behind the creation of two linked blocks. It would encourage the design team to explore the distribution of accommodation, and questions where the most appropriate location would be on site for the main 'bulk' of the development.
- Options to consider would be to make the configuration less symmetrical, for example utilising the typology of a main building and a pavilion. Flipping (or handing) the plan might also open up possibilities for reconfiguration.
- The panel notes that the western end of the site (at the junction of Hampstead Lane and Courtenay Avenue) is very prominent due to the curve of Hampstead lane and falling ground level to the north along Courtenay Avenue. The perception of bulk is increased at this corner, especially as viewed from the rear.
- In this regard, the three-dimensional form of the proposals should be very carefully considered to minimise the bulk of the building facing the rear garden, or within the longer view on the approach southwards along Courtenay Avenue.





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- There may be an opportunity to use the topography of the site to help create development with a more human-scaled rear elevation.
- The panel would encourage the design team to make the linking element much more visually subservient, and to relocate the entrance directly into the main body of the block, rather than into the link.

### *Scheme layout, landscape design and access*

- The panel would like more clarity about the access points for vehicles and pedestrians onto the site, and how the sloping ground levels will be accommodated and traversed.
- The different servicing and access arrangements will need to relate well to public and private areas of the site, to create high quality pedestrian friendly landscape, that contributes positively to the character of the conservation area.
- Glimpsed views of buildings through landscape are characteristic of the conservation area. The panel would encourage the design team to explore how the landscape design could draw on this character to help soften the perceived length of the buildings that will now span across two plots.
- The panel thinks it will be essential to involve a landscape architect with the project, as the landscape of the area contributes significantly to the local character, and the topography of the site will present some significant challenges for the access and landscape of the exterior.
- If the development is visually configured as separate blocks, the panel would encourage the design team to provide separate entrances on each of the blocks.

### *Architectural expression*

- The panel would encourage the design team to develop an architectural expression that responds to the qualities of the immediate area, and reflects these in a way that retains integrity whilst avoiding pastiche.
- It also highlights the design challenges inherent in locating (and visually integrating) an essentially institutional building typology within a primarily residential setting.
- It suggests that more informal, homely buildings, could be more aligned to the character of the conservation area, and would also avoid a more institutional uniformity. Careful consideration of the plans, and inclusion of elements such as bay windows and common rooms can help in this regard.





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- The Arts and Crafts style is typified by brick buildings and pitched roofs; the panel highlights that the roofscape is also an important element of this.
- It would encourage the design team to establish a clear rationale for the architectural expression; and at a detailed level, it would like to see integrity within the design, location and function of the roofscape and chimneys.
- The primary (front) elevation of the proposed buildings will be south facing, which means that the accommodation will be single aspect north- and south-facing rooms. The panel would encourage the design team to explore a range of architectural responses which could mitigate against overheating or limited access to daylight / sunlight.

*Next steps*

The panel would welcome the opportunity to review the proposals again at a greater level of detail, when site sections, elevations and detailed landscape proposals are available. Ideally, the next review should take place prior to submission of the planning application.



QRP 03 February 2021:

**CONFIDENTIAL**



**London Borough of Haringey Quality Review Panel**

Report of Chair's Review Meeting: 44 – 46 Hampstead Lane

Wednesday 3 February 2021

Video conference

**Panel**

Peter Studdert (chair)

Louise Goodison

**Attendees**

John McRory	London Borough of Haringey
Richard Truscott	London Borough of Haringey
Samuel Uff	London Borough of Haringey
Elisabetta Tonazzi	London Borough of Haringey
Kevin Tohill	London Borough of Haringey
Tom Bolton	Frame Projects
Carolina Eboli	Frame Projects
Kiki Ageridou	Frame Projects

**Apologies / report copied to**

Rob Krzyszowski	London Borough of Haringey
Dean Hermitage	London Borough of Haringey
Deborah Denner	Frame Projects

**Confidentiality**

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## CONFIDENTIAL

### 1. Project name and site address

44 - 46 Hampstead Lane, Highgate, London, N6 4LL

### 2. Presenting team

Andy Goodchild	Wolff Architects
Ed Wheeler	Wolff Architects
Anil Varma	Harrison Varma Developments Limited
Alastair Jewell	Amazon Property
Stuart Minty	SM Planning
Allen Sacbaker	SM Planning
Stephen Levrant	Stephen Levrant Heritage Architecture
Maida Kaiser	Stephen Levrant Heritage Architecture
Cath Layton	Stephen Levrant Heritage Architecture
Andy Sturgeon	Andy Sturgeon Landscaping and Garden Design

### 3. Planning authority briefing

The development consists of a 73-bed care home, a change in the proposal from the 45-unit dementia use seen by the panel in May 2019. The current design is split over five floors with car parking provided at basement level, accessed via car lifts from Hampstead Lane. It requires the demolition of existing dwellings at 44 and 46 Hampstead Lane and joins two separate sites within the Bishop's area of Highgate Conservation Area.

The existing buildings contribute to the area's character through their cumulative impact and their demolition and replacement would be likely to fail to meet the criteria of preserving and enhancing the conservation area setting. Therefore, Haringey officers required the applicant to demonstrate that harm to local heritage will be outweighed by provision of public benefit. Justification is required to clarify whether these buildings could be retained and reused within the proposed scheme.

The panel's comments were invited on:

- the siting of the proposed building and relationship with the site boundaries, particularly the relationship with the corner of Courtenay Avenue, and its projection to the site's rear
- whether the proposal has successfully used the topography of the site
- the overall scale and massing
- the link between the two buildings above the ground floor and the use of fully-glazed materials.



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### 4. Quality Review Panel's views

#### *Summary*

The panel supports the design development of the scheme, subject to further refinements on the architectural expression, the treatment on the corner of Courtenay Avenue, and the relationship with the topography. The development currently sits heavily on the ground, and the design needs to balance built form with open landscape, a key aspect of the local character. The design team should also continue to explore alternative approaches for stepping down the mass on the corner of Courtenay Avenue, to allow for views into the valley below. There is an opportunity for the proposal to become a more architecturally expressive building. The panel feels that a contemporary Arts and Crafts approach is appropriate to the site and context. However, a stronger expression of the architectural form is needed, strengthening the relationship between the internal layout, the façade elements and the materiality. This includes simplifying the arrangement of gables, chimneys and roofs to express a sense of calmness and elegance. Construction details and materiality should also be carefully developed to ensure high-quality design and integration with the area's heritage character. The bridge between the two buildings could celebrate views of the landscape, and its materiality could be integrated into the Arts and Crafts architectural language to transform it into a unique feature of the proposal. These comments are expanded below.

#### *Overall design*

- The panel supports the care home use at this location, and the proposed increase in the building's footprint. However, it feels the development sits heavily on the topography, instead of celebrating and integrating with the local landscape.
- The reading of the development as two distinct buildings is also welcomed. Symmetry between the two volumes should be avoided, and their individual, yet coherent, architectural expression explored in terms of solids and voids.
- The current clear, glazed material used in the bridge between the two buildings might become too bright and overly dominant at night. The panel suggests investigating materials related to the Arts and Crafts language and the scheme's overall character. A stronger mass, for example using timber, could transform this link into a unique feature of the proposal.
- The bridge between the two buildings could also be a meeting point as well as a connecting structure, celebrating views of the landscape.
- There is an opportunity to integrate the fire escapes facing north with the architectural language of the building.
- The panel feels that the council is best placed to judge whether the proposal provides sufficient public benefit to the borough to justify demolition of the existing buildings.



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### *Conservation area character*

- The panel reiterates the importance of a balance between built form and open landscape as a critical feature of the character. It therefore asks the team to reconsider the relationship between the buildings and the topography.
- The corner on Courtenay Avenue is very prominent and provides important views of the valley. The design team should continue to develop alternative approaches for stepping down the mass at this point. These alternatives should also consider the materiality of the roof, which will be visible. Textured materials such as tiles, rather than sheeting, would contribute to enhancing the roof expression.
- It is crucial that construction details and materiality are carefully developed, to ensure that the design's high quality and its integration with the conservation area character are delivered.

### *Arts and Crafts approach*

- The panel commends the design team on the development of the architectural language, and feels that a contemporary Arts and Crafts approach is appropriate to the site and its context. However, the panel asks the team to further investigate the spirit and philosophy of the Arts and Crafts language, reflecting aspects such as form and craftsmanship.
- There is an opportunity for the proposal to become a more architecturally expressive building. The panel feels that a better expression of the architectural form is needed, strengthening the relationship between the internal layout, the façade elements and the materiality.
- It is essential that elements on the façade follow a narrative and are justified. Currently, they appear over-articulated and complex. Simpler elements, expressing a sense of calmness and elegance, should be explored.
- The gables compete with roof forms and massing, rather than act as punctuation elements. Separating and rationalising the gables could also help to simplify the roofs and drainage systems.
- The gables on the corner of Courtenay Avenue should also be rationalised and integrated with the chimneys in a creative and contemporary interpretation of the Arts and Crafts language.
- The panel notes that the precedents of contemporary expressions of Arts and Crafts language used in the presentation have successful relationships between gables and roof massing, as well as brick, rainwater and gutter detailing; other precedents could suggest ways to integrate gables with chimneys.





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### *Service access*

- The design team should investigate whether an alternative service access on Courtenay Avenue is viable without interfering with the existing trees and the garden. If kept at the front of the site, servicing should be smart, clean and well-managed.

### *Landscape*

- The panel questions the relationship between the garden and the site's topography. It feels that it might not be accessible to residents with limited mobility. Cross-sections would help to reveal the extent to which the garden will be successful in use.
- Sunlight and overshadowing studies are needed to evaluate the impact of the buildings on the gardens.

### *Internal layout*

- There is an opportunity to enhance the experience of residents and visitors by extending the café through to the front of the building. This could increase its exposure to sunlight, and also enhance the building's relationship with Hampstead Lane.

### *Next Steps*

The panel feels that the scheme is progressing well but would be happy to review a future iteration should officers feel that to be necessary.



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**44-46 Hampstead Lane,  
London, N6 4LL**

# Basement Impact Assessment Audit

For  
London Borough of Haringey

Project No. 13979

Date  
March 2023

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**APPENDICES**

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- Appendix 2 Audit Query Tracker
- Appendix 3 Supplementary Supporting Documents

## 1.0 NON-TECHNICAL SUMMARY

- 1.1 CampbellReith was instructed by London Borough of Haringey, (LBH) to carry out an audit on the Basement Impact Assessment submitted as part of the Planning Submission documentation for 44-46 Hampstead Lane (planning reference HGY/2022/2731).
- 1.2 The Audit reviewed the Basement Impact Assessment (BIA) for potential impact on land stability and local ground and surface water conditions arising from basement development in accordance with LBH's policies and technical procedures, and following the London Borough of Camden (LBC) Planning Guidance: Basements, which is considered to provide a robust approach to impact assessment.
- 1.3 CampbellReith was able to access LBH's Planning Portal and gain access to the latest revision of submitted documentation and reviewed it against an agreed audit check list.
- 1.4 The proposal includes the construction of a basement to a depth of c. 7.20m below ground level (bgl) below part of the footprint of the house.
- 1.5 Screening and scoping assessments are presented, supported by desk study information.
- 1.6 It has been demonstrated the qualifications of the individuals involved in the production of the land stability and hydrology assessment are in accordance with LBH guidance.
- 1.7 The BIA states that the site is at low and very low probability of flooding from all sources, and this is accepted. A Flood Risk Assessment has been undertaken and recommends the incorporation of suitable solutions to ensure the proposal will not increase the surface water flood risk.
- 1.8 Anticipated pile depths, propping requirements in the temporary case, and sequencing information have been presented in a structural engineer statement along with groundwater ingress mitigation measures.
- 1.9 Clarification on geotechnical parameters to be adopted in the detailed design has been presented, as detailed in Section 4.
- 1.10 The Ground Movement Assessment (GMA) has been revised in accordance with the comments raised as part of the original audit.
- 1.11 The BIA has demonstrated that an assessment regarding removal of trees is not necessary as existing neighbouring foundations are not within the zone of influence of those trees.
- 1.12 Queries and requests for information are summarised in Appendix 2. Considering the additional information presented, the BIA meets the requirements of LBH guidance on basements.

## 2.0 INTRODUCTION

2.1 CampbellReith was instructed by London Borough of Haringey (LBH) on the 18th of November 2022 to carry out an audit on the Basement Impact Assessment (BIA) submitted as part of the Planning Submission documentation for 44-46 Hampstead Lane, London, N6 4LL, planning reference HGY/2022/2731. It is noted that the old planning reference HGY/2021/2703 was wrongly mentioned in the previous revision of the audit D1. It is confirmed this revision has audited the BIA and associated documents and drawings for planning application HGY/2022/2731.

2.2 The audit reviewed the BIA for potential impact on land stability and local ground and surface water conditions arising from basement development. An audit of land quality/contamination issues has not been undertaken and is outside the scope of this report.

2.3 A BIA is required for all planning applications with basements in Haringey in general accordance with policies and technical procedures contained within:

- Development Management DPD. July 2017.
- Draft Basement Development Guidance Note. June 2012.

2.4 The BIA should demonstrate that schemes:

- maintain the structural stability of the building, neighbouring properties and adjoining highways;
- does not increase flood risk to the property and nearby properties;
- avoid adversely affecting drainage and run off or causing other damage to the water environment;
- avoid cumulative impacts upon structural stability or the water environment in the local area;

and evaluate the impacts of the proposed basement considering the issues of hydrology, hydrogeology and land stability and to make recommendations for the detailed design.

- 2.5 Although the site lies within the Haringey Council, the Screening and Scoping and consequent impact assessment procedure presented in the London Borough of Camden (LBC) Planning Guidance: Basements has been adopted in this audit as it is widely known and is considered to provide a robust approach to the issues of concern.
- 2.6 The site is within the Highgate Neighbourhood Area.
- 2.7 LBH's Audit Instruction described the planning proposal as *"Demolition of existing dwellings and redevelopment to provide a care home (Use Class C2); associated basement; side / front lightwells with associated balustrades; subterranean and forecourt car parking; treatment room; detached substation; side access from Courtenay Avenue; removal 4 no. trees; amended boundary treatment; and associated works"*.
- 2.8 CampbellReith accessed LBH's Planning Portal on the 2nd of December 2022 and gained access to the following relevant documents for audit purposes:
- Basement Impact Assessment Report by GEA Ltd, ref.: J21167A Rev 1, dated February 2022.
  - Pre-planning Geotechnical Assessment Report (including the BIA) by GEA Ltd, ref.: J21167 Rev 0, dated June 2021.
  - Arboricultural Impact Assessment Report by Landmark Trees, ref: HVL/44HSL/AIA/01a, dated August 2021.
  - Flood Risk Assessment & Drainage Strategy Report by Nimbus Engineering Consultants Ltd, ref.: C2567-R1-REV-A, dated August 2021.
  - Structural Drawings by Michael Alexander Ltd including:
    - Drawing No. 01 to 07, Rev. P1 (including Basement, Lower Ground Floor and Ground Floor General Arrangement and Sections).
    - Proposed Excavation Sequencing (Drawing No. HSC-ST-22E-DRG-002, Rev. A).
  - Existing and Proposed Architectural Drawings by Wolff Architects.
  - Consultation responses.
- 2.9 Subsequent to the initial audit report, CampbellReith gained access to the following relevant documents:
- Email from GEA Ltd dated 24/02/23 including responses to CampbellReith queries presented in the D1 revision of the audit (attached in Appendix 3). The email contained the following attachments:
    - Planning Statement by Michael Alexander Ltd dated 13/02/23 including Engineering Statement and Outline Sequence of Construction.

- Additional geotechnical information such as annotated plot for ground model, undrained shear strength plot, additional sensitivity analysis including input and output from the software used.

### 3.0 BASEMENT IMPACT ASSESSMENT AUDIT CHECK LIST

Item	Yes/No/NA	Comment
Are BIA Author(s) credentials satisfactory?	Yes	The qualifications of the BIA authors have been demonstrated to comply with the guidance.
Is data required by Cl.233 of the GSD presented?	Yes	
Does the description of the proposed development include all aspects of temporary and permanent works which might impact upon geology, hydrogeology and hydrology?	Yes	Outline structural proposal including outline sequence of works, temporary propping arrangements and groundwater control measures have been presented.
Are suitable plan/maps included?	Yes	All maps to support screening are included in the BIA.
Do the plans/maps show the whole of the relevant area of study and do they show it in sufficient detail?	Yes	
Land Stability Screening: Have appropriate data sources been consulted? Is justification provided for 'No' answers?	Yes	Section 3.2 of the BIA.
Hydrogeology Screening: Have appropriate data sources been consulted? Is justification provided for 'No' answers?	Yes	Section 3.1 of the BIA.
Hydrology Screening: Have appropriate data sources been consulted? Is justification provided for 'No' answers?	Yes	Section 3.3 of the BIA.
Is a conceptual model presented?	Yes	Section 5.0 of the BIA.
Land Stability Scoping Provided? Is scoping consistent with screening outcome?	Yes	Section 4.1 of the BIA.
Hydrogeology Scoping Provided? Is scoping consistent with screening outcome?	Yes	Section 4.1 of the BIA.

Item	Yes/No/NA	Comment
Hydrology Scoping Provided? Is scoping consistent with screening outcome?	Yes	Section 4.1 of the BIA.
Is factual ground investigation data provided?	Yes	Section 4.2 of the BIA.  Considering the data provided it is understood that a site-specific ground investigation was undertaken.
Is monitoring data presented?	Yes	Section 5.4 of the BIA.  Monitoring has been carried out on a single occasion to date.
Is the ground investigation informed by a desk study?	Yes	Section 2 of the BIA
Has a site walkover been undertaken?	Yes	
Is the presence/absence of adjacent or nearby basements confirmed?	No	However, the BIA acknowledges that the proposal will result in an increase of the differential depth of foundations relative to neighbouring properties.
Is a geotechnical interpretation presented?	Yes	Section 6.4.1 of the BIA.  Clarification requested on the items in Section 4 of the previous audit revision has been provided by GEA.
Does the geotechnical interpretation include information on retaining wall design?	Yes	Presented in GEA email
Are reports on other investigations required by screening and scoping presented?	Yes	Outline Structural Proposal has now been presented.  Structural drawings, GMA, FRA and Arboricultural Survey & Impact Assessment have been presented.
Are the baseline conditions described, based on the GSD?	Yes	
Do the base line conditions consider adjacent or nearby basements?	No	Typology and depth of neighbouring foundations is unknown. However, assumptions made in the impact assessment on this regard are considered conservative

Item	Yes/No/NA	Comment
Is an Impact Assessment provided?	Yes	Section 6 of the BIA.
Are estimates of ground movement and structural impact presented?	Yes	Section 6 of the BIA.
Is the Impact Assessment appropriate to the matters identified by screening and scoping?	Yes	
Has the need for mitigation been considered and are appropriate mitigation methods incorporated in the scheme?	Yes	Further mitigation measures have been presented within the additional information.
Has the need for monitoring during construction been considered?	Yes	Section 6.5.2 of the BIA.
Have the residual (after mitigation) impacts been clearly identified?	Yes	Additional information submitted confirms residual impacts to be negligible.
Has the scheme demonstrated that the structural stability of the building and neighbouring properties and infrastructure will be maintained?	Yes	Section 6 of the BIA. Clarifications on the GMA have been presented.
Has the scheme avoided adversely affecting drainage and run-off or causing other damage to the water environment?	Yes	See FRA.
Has the scheme avoided cumulative impacts upon structural stability or the water environment in the local area?	Yes	As above.
Does report state that damage to surrounding buildings will be no worse than Burland Category 1?	Yes	Section 6 of the BIA. A sensitivity analysis has been undertaken to demonstrate damages will be within Category 1.
Are non-technical summaries provided?	Yes	Executive Summary section of the BIA.



## 4.0 DISCUSSION

- 4.1 The BIA has been carried out by GEA Ltd. It has been demonstrated the individuals involved in the impact assessment hold the appropriate qualifications.
- 4.2 The site is rectangular in shape and occupied by No. 46 Hampstead Lane in the west and No. 44 in the east. Both properties include tarmac driveways to the front, with limited soft landscaping. Rear gardens are occupied by grass and trees and a swimming pool is located in the rear garden of No. 44. Both the buildings do not have any basement or partial basement at present. The closest neighbouring properties are detached houses at No. 42 Hampstead Lane to the east and No. 1 Courtney Avenue to the north. It is unknown whether neighbouring properties have basements.
- 4.3 The proposals include the demolition of both the existing buildings and construct a new single apartment building of up to four storeys in height, with a lower ground floor and basement level. The basement will extend to a maximum depth of 7.20m bgl, and the basement excavation will be supported by the installation of a piled embedded retaining wall.
- 4.4 Screening and scoping assessments are presented and informed by desk study information. Most relevant figures/maps from the ARUP GSD and other guidance documents are referenced within the BIA to support responses to screening questions.
- 4.5 Structural drawings, Flood Risk Assessment (FRA) and Arboricultural Survey & Impact Assessment has been presented. An outline structural proposal including construction sequence of works has also been presented.
- 4.6 A site-specific ground investigation was undertaken comprising four boreholes to a maximum depth of 8m bgl.
- 4.7 The ground investigation encountered a moderate thickness of Made Ground (0.5 to 2m bgl) over the Bagshot Formation (1.5m and 4.9m bgl), overlying the Claygate Member to the full depth of the site-specific ground investigation. Nearby deeper exploratory holes have been considered to complete the ground model. The bottom of the Claygate Member is found to be between 19.50m and 20.70m bgl, and it is underlain by London Clay proven to the full depth of the nearby GI at c. 25m bgl.
- 4.8 Groundwater was encountered during drilling at depths between 3.60m and 7.00 m bgl. Groundwater levels in standpipes have been monitored on a single occasion to date, at seven weeks after the completion of the GI, groundwater was recorded at depths between 2.50m and 6.80m bgl. As the proposed basement perimeter will be at a minimum distance of c. 4m from any nearby foundations, it is accepted in principle that the proposed development will not cause any adverse impact on groundwater flow in the wider hydrogeological environment. The Engineering Statement indicates that limited groundwater ingress shall be sealed with concrete back blinding or spray concrete and water will be collected in sumps and pumped from the site via settlement or filtration, if required.
- 4.9 The BIA states that the site is at low and very low probability of flooding from all sources, and this is accepted.

- 4.10 The geotechnical parameters used for the ground movement assessment are presented in the BIA. The geotechnical parameters have been presented/revised according to the comments raised in the D1 version of this audit, as detailed below:
- Allowable bearing capacities and retaining wall parameters have been provided and are considered reasonably conservative.
  - N-value SPT plot vs elevation have been presented along with the undrained shear strength derived from it for each natural stratum.
  - The Young's Modulus (E) values used in the heave and settlement calculation for the Bagshot Beds and Claygate Member have been calculated using a multiple of 600 and 750 times the Cu respectively. GEA state that they have experience in similar projects in the Haringey area and consider the relationship used appropriate for the site. In addition, a sensitivity check has been undertaken using lower E values to determine heave occurring within the basement perimeter as a consequence of the excavation.
- 4.11 The BIA states that the proposed development has a larger footprint than the existing building and as such there will be an increase in hardstanding area. However, this will be partially offset by the removal of an existing swimming pool and additional changes to the external landscaping. A Flood Risk Assessment (FRA) has been undertaken and recommends the incorporation of suitable SuDS solutions (i.e. permeable paving, green roofs and underground attenuation tanks) to ensure the proposal will not increase the surface water flood risk.
- 4.12 Structural drawings for the proposed basement are presented. The drawings indicate the use of a contiguous piled retaining wall to allow the excavation of the proposed basement. The lower ground floor will extend to the north outside the proposed basement perimeter. A contiguous embedded pile retaining wall is not proposed for those areas. The BIA states that diagonal braces will be used across the corners of the basement walls whilst props will be positioned at regular intervals along the walls of the basement. An engineering statement has also been presented including the anticipated embedded retaining wall pile depths, excavation stability control measures, propping requirements in the temporary and permanent case, and sequencing information.
- 4.13 A Ground Movement Assessment (GMA) of ground movements within and surrounding the excavation has been undertaken using XDisp and PDisp software. XDisp has been used to predict ground movements likely to arise from the construction of the proposed basement, including settlement and lateral movement of soil behind the proposed retaining walls. The analysis of potential ground movements within the excavation as a result of unloading the underlying soils has been carried out using PDisp.
- 4.14 The sensitive structures relevant to this assessment are considered to be the neighbouring property No 42 Hampstead Lane and the roads along Courtnay Avenue and Hampstead Lane.
- 4.15 The following clarification or revision has been provided within the additional information submitted regarding the GMA:
- PDisp and XDisp full input and output have been presented.

- The structural engineer confirmed that at this stage it is reasonable to assume a 12m long pile embedded wall, considering two levels of temporary lateral props (one at capping beam level and one at intermediate level. They also state that where contiguous piles are retaining a height of less than 3m and there are no structures in proximity (northern part), the piles shall not require temporary lateral propping.
  - It has been confirmed that the wall will be designed for lateral and vertical loads in the temporary and permanent condition. It is noted additional ground investigation may be required to inform detailed pile design.
  - Ground movements resulting from wall installation have been reduced compared to what is suggested by CIRIA C760. The ground conditions, construction methods, site controls and monitoring regimes adopted on this site have not been demonstrated to be fully comparable to the ones adopted in the case study mentioned in the Ball et al. case study. However, a sensitivity analysis adopting the original CIRIA C760 curves has been undertaken and results indicate max movements due to wall deflection to be 9mm and 15mm in the vertical and horizontal direction respectively.
  - It has been confirmed that Longwood House to the north of the site is not within the zone of influence of the basement.
- 4.16 The results of the Building Impact Assessment (including the sensitivity analysis) currently indicate damage to neighbouring structures will not exceed Burland Category 1 (Very Slight)
- 4.17 The BIA indicates that a monitoring strategy will be developed at a later stage and will be subject to discussions and agreements with the owners of the adjacent properties and structures. Contingency measures will be implemented if movements of the adjacent structures exceed the predefined trigger levels.
- 4.18 An arboricultural impact assessment has been presented and indicates numerous existing trees to be removed as part of the development. The BIA confirms that trees to be removed are not in the vicinity of neighbouring structures such that the removal works will not have any detrimental effect on neighbouring foundations.
- 4.19 A comment from Thames Water indicates the presence of underground assets within 15 metres of the site. The BIA confirms the asset is unlikely to be subject to significant ground movements due to the proposed development. This will need confirmation through consultation with Thames Water at the appropriate stage.

## 5.0 CONCLUSIONS

- 5.1 The qualifications of the individuals involved in the production of the BIA are in accordance with LBH guidance. Screening and scoping assessments are presented, supported by desk study information.
- 5.2 The proposal includes the construction of a basement to a maximum depth of 7.20m bgl below part of the footprint of the proposed house.
- 5.3 Clarification on geotechnical parameters for design has been provided as detailed in Section 4.
- 5.4 The BIA states that the site is at low and very low probability of flooding from all sources, and this is accepted. A Flood Risk Assessment has been undertaken and recommends the incorporation of suitable solutions to ensure the proposal will not increase the surface water flood risk.
- 5.5 An engineering statement undertaken by a structural engineer has been presented and includes pile depths, propping requirements in the temporary case, construction sequencing information and groundwater ingress mitigation measures.
- 5.6 The Ground Movement Assessment (GMA) has been revised, and further information provided as described in Section 4.
- 5.7 The BIA demonstrated that the proposed removal of some of the existing trees will not adversely affect the stability of existing neighbouring foundations.
- 5.8 A comment from Thames Water indicates the presence of underground assets within 15 metres from the site. The BIA confirms the asset is unlikely to be subject to significant ground movements due to the proposed development. This will need confirmation through consultation with Thames Water at the appropriate stage.
- 5.9 Queries and requests for information are summarised in Appendix 2. Considering the additional information presented, the BIA meets the requirements of Haringey Council Planning Guidance.

44-46 Hampstead Lane, London, N6 4LL  
Basement Impact Assessment Audit

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## Appendix 1

### **Residents' Consultation Comment**

[Residents' Consultation Comments](#)

Surname	Address	Date	Issue Raised	Response
Mullens Gurhy	Three Oaks	15/11/22	Structural Stability Flooding	See 4.11. – 4.18.

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## Appendix 2

### **Audit Query Tracker**

Audit Query Tracker

Query No	Subject	Query	Status	Date closed out
1	BIA Format	Hydrology and land stability assessment should be reviewed by qualified professionals as per LBH guidance.	Closed – See 4.1 – 4.4	March 2022
2	BIA Format	An engineering statement undertaken by a structural engineer should be presented to include anticipated embedded retaining wall pile depths, excavation control measures, propping requirements in the temporary case, and sequencing information. Groundwater ingress mitigation measures should also be presented.	Closed – See 4.5 & 4.12	
3	Hydrogeology	Details of mitigation measures to be implemented if groundwater is encountered during construction is required.	Closed – See 4.7	
4	Land Stability	Clarification regarding geotechnical parameters is required.	Closed – See 4.10	
5	Land Stability	The Ground Movement Assessment is to be revised and updated following the comments provided in Section 4.	Closed – See 4.13 to 4.15	
6	Land Stability	Assessment of the impact of tree removal on neighbouring properties is requested.	Closed – See 4.18	
7	Land Stability	Additional ground investigation may be required to inform pile design.	Note Only	
8	Third Party Consultation	A comment from Thames Water indicates the presence of underground assets within 15 metres from the site. The applicant should demonstrate that the proposed scheme will not affect the stability of any underground asset. Early liaison with the asset owner is encouraged to agree methods of assessment.	Note Only	



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## Appendix 3

### **Supplementary Supporting Documents**

GEA e-mail correspondence



RE: 44-46 Hampstead Lane | BIA audit (P5104)Matthew Penfold to NicolaSimonini@campbellreith.com, Samuel.Uff@haringey.gov.uk, KatharineBarker@campbellreith.com 24/02/2023 11:36  
Cc "allen@smplanning.com", "Steve Branch", "Stuart@smplanning.com", "Cliff Willis", "John McSweeney"

2 Attachments



J21167A - Information for CR Audit.zip P5104 44-46 Hampstead Lane, London N6 4LL\_MA Planning Statement 230213.pdf

Nicola,

Further to your email below and recent conversation with your colleague, Katherine Barker, we have carried out a review of the audit report for the site and can provide the following comments, which we have listed with respect the numbering in Section 5 of the audit.

5.1 & 5.2 (see also comments in Section 4.4) – We can confirm that the land stability and surface water screening assessments were checked by suitably qualified individuals, namely Martin Cooper (a BEng in Civil Engineering, a chartered engineer (CEng), member of the Institution of Civil Engineers (MICE), and Fellow of the Geological Society (FGS), who has over 20 years' specialist experience in ground engineering) and Rupert Evans (a hydrologist with more than ten years consultancy experience in flood risk assessment, surface water drainage schemes and hydrology / hydraulic modelling. Rupert Evans is a Chartered Environmentalist, Chartered Water and Environmental Manager and a Member of CIWEM). However, as LBH does not have specific requirements in this respect (previous guidance having been withdrawn), only the main author and supervising engineer were listed on the report, as this has been sufficient on many previous projects in the area.

5.4 (see also comments in Section 4.10) – Provision of this information did not form part of our project brief, but can be added to our report, if required. However, the allowable bearing capacity and retaining wall parameters are confirmed in the table below.

Spread Foundations	<p><i>Groundwater is likely to be encountered within the basement excavation and it may not be possible to adopt spread foundations below the water table, although this will depend on the basement support system and the extent to which a water-tight excavation is maintained at formation level.</i></p> <p><i>Spread foundations excavated from basement level to bear within the stiff clay or medium dense to dense sands of the Claygate Member may be designed to apply a net allowable bearing pressure of 150 kN/m<sup>2</sup> below the level of basement floor, provided that groundwater inflows can be sufficiently controlled.</i></p> <p><i>This value incorporates an adequate factor of safety against bearing capacity failure and should ensure that settlement remains within normal tolerable limits. The recommended bearing pressure takes account of the variable nature of the soils and any foundations should be nominally reinforced where they span clay or sand of the Claygate Member to protect against differential settlement.</i></p> <p><i>In the event that it is not possible to construct spread foundations due to groundwater inflows, piled foundations would provide a suitable foundation option.</i></p>																
Retaining Walls	<p><i>The following parameters are suggested for the design of the permanent basement retaining walls.</i></p> <table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th style="text-align: center;">Stratum</th> <th style="text-align: center;">Bulk Density (kg/m<sup>3</sup>)</th> <th style="text-align: center;">Effective Cohesion (c' – kN/m<sup>2</sup>)</th> <th style="text-align: center;">Effective Friction Angle (Φ' – degrees)</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">Made Ground</td> <td style="text-align: center;">1800</td> <td style="text-align: center;">Zero</td> <td style="text-align: center;">27</td> </tr> <tr> <td style="text-align: center;">Claygate Member</td> <td style="text-align: center;">1900</td> <td style="text-align: center;">Zero</td> <td style="text-align: center;">23</td> </tr> <tr> <td style="text-align: center;">London Clay</td> <td style="text-align: center;">1950</td> <td style="text-align: center;">Zero</td> <td style="text-align: center;">23</td> </tr> </tbody> </table> <p><i>Groundwater has been measured at levels of between 108.5 m OD and 107.5 m OD to date and is likely to be encountered within the lowest parts of the proposed basement excavations. Consideration should also be given to the risk of surface water building up within any made ground and clay soils behind the retaining walls unless adequate drainage can be incorporated to prevent such a build-up.</i></p> <p><i>At this stage, it is likely that the basement is designed with a water level assumed at a depth of 1m below ground level. However, it may be possible to review this requirement following additional investigation by means of trial excavations and further monitoring and the advice in BS8102:2009<sup>[1]</sup> should be followed in this respect.</i></p>	Stratum	Bulk Density (kg/m <sup>3</sup> )	Effective Cohesion (c' – kN/m <sup>2</sup> )	Effective Friction Angle (Φ' – degrees)	Made Ground	1800	Zero	27	Claygate Member	1900	Zero	23	London Clay	1950	Zero	23
Stratum	Bulk Density (kg/m <sup>3</sup> )	Effective Cohesion (c' – kN/m <sup>2</sup> )	Effective Friction Angle (Φ' – degrees)														
Made Ground	1800	Zero	27														
Claygate Member	1900	Zero	23														
London Clay	1950	Zero	23														



Please find a copy of the SPT N60 vs depth / elevation plot attached, along with an annotated version which forms the basis of the ground model presented in Section 6.4.1. As per the comment in the report, the soil parameters used in this analysis are tabulated below, which have been estimated from the findings of the investigation of the site, the previous investigations on the adjoining and nearby sites, and assumed parameters interpreted from archive boreholes on the BGS database, and with particular respect the parameters adopted for the soil present at depth beneath the site, are based on a highly conservative estimate of the likely in-situ strength of these soils.

The relationship of  $600C_u$  adopted for the clay soils of the Bagshot Beds and underlying Claygate Member has been successfully adopted and accepted on many previous projects in Harringay, including several recent sites to the north on Courtenay Avenue, all of which are near completion, and is therefore considered to be perfectly appropriate for this site. The higher relationship of  $750C_u$  adopted for the underlying London Clay is also considered appropriate for soils likely to be present at depths of more than 20 m below existing ground level and which will therefore be subject to much smaller strains than the overlying clay soils of the Bagshot Beds and Claygate Member. However, a check has been undertaken adopting the lower relationship of  $500C_u$  for all clay soils, the results of which are attached with the predicted movements summarised in the table below.

Location	Short-term Heave (excavation Phase)	Movement (mm)	
		Long-term Heave (post construction)	Total Heave
Centre of excavations	30 to 34	12	42 to 46
Edge of excavations	16 to 20	4	22 to 26

The P-Disp analysis indicates that, by the time the basement construction is complete, up to 30 mm to 34 mm of heave is likely to have taken place at the centre of the proposed excavation, reducing to around 16 mm to 20 mm at the edge of the excavations.

In the long term, following completion of the basement construction, a further 12 mm of heave is estimated as a result of long-term swelling of the underlying clay soils.

It is important to bear in mind that the results of the P-Disp analysis, which is based on an unrestrained excavation, do not take account of the mitigating effect of the existing structures, the stiffness of the proposed floor slabs and the contiguous pile walls, which in reality will combine to restrict potential heave movements within the basement excavation. The movements predicted by the model at or just beyond the site boundaries are unlikely to be fully realised and should not therefore have a detrimental impact upon any nearby structures.

In order to mitigate the effects of heave on the new building, the basement could be designed to transmit heave forces into the wall piles or onto tension piles within the basement. If a compressible material is used beneath the slab, it will need to be designed to be able to resist the potential uplift forces generated by the ground movements. In this respect, potential heave pressures are typically taken to equate to around 50 % of the total unloading pressure, assuming a linear relationship between heave movement and the pressure applied to the underside of the slab, which in this case is taken to be inflexible. However, if there is some flexibility in the slab, this value would reduce as the slab deflects and it would be reasonable to assume that the heave pressure would reduce to around 35 % of the unloading pressure.

5.6 (see also comments in Sections 4.5 and 4.12 and second and third bullet points in 4.15) – An engineering statement has been provided by John McSweeney of Michael Alexander to address this comment and is attached to this email.

5.7 (see also comments in Section 4.15) - The full inputs & outputs of the assessment are attached. With respect the embedment assumed for the proposed piled wall, it would be normal practice at this stage to assume an embedment equivalent to no more than 50% of the retained height for the purpose of stability, such that the higher relationship of no less than 2/3 adopted in the assessment is already considered to be highly conservative and does not require further adjustment. This is also covered by Michael Alexander in there Engineering Statement (see attached), who have also confirmed that the function of the piled wall is to support the proposed excavations and that it will not be designed to carry any significant loading.

It is confirmed that Longwood House, to the north of the site, is at sufficient distance that it will not be affected by the proposed development.

A sensitivity analysis has been undertaken with default installation curves, the results of which are attached with the predicted movements summarised in the table below.

Phase of Works	Maximum Movements due to Wall Deflection (mm)	
	Vertical Settlement	Horizontal Movement
Combined movements from installation and subsequent excavation behind contiguous bored pile wall	8 to 9	14 to 15

The sensitivity analysis confirms a small increase in the vertical and horizontal movements of about 2 mm, and whilst the subsequent damage assessment does indicate a small increase in tensile strain on a number of the nearby structures, the predicted level of damage remains within acceptable limits.



5.8 (see also comments in Section 4.18) – We have now been provided with a copy of the Arboricultural Impact Assessment, which confirms the removal of a number of trees from the site. However, there are no trees being removed within the vicinity of the properties, most notably No 42 Hampstead Lane to the east, and following a discussion with the client and structural engineer, it can be confirmed that there will be no impact from these works on the foundations of this nearby structure.

5.9 (see also comments in Section 4.19) – This comment is note only. However, it is confirmed that the sewer is at such a distance that it is unlikely to be subject to movements of more than 1 mm and should not therefore require explicit assessment, although this will be confirmed through consultation with Thames Water at the appropriate stage.

We trust the above comments are of assistance and look forward to hearing from you in due course.

Regards,

Matt

<image002.jpg>

### Geotechnical & Environmental Associates

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<image003.jpg>

tel 01727 824666

<image004.png>

<image005.gif>

<image006.jpg>

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Sent: Friday, January 20, 2023 10:47 am  
To: Samuel Uff <[Samuel.Uff@haringey.gov.uk](mailto:Samuel.Uff@haringey.gov.uk)>  
Cc: Anil Varma <[a.varma@harrisonvarma.co.uk](mailto:a.varma@harrisonvarma.co.uk)>; [KatharineBarker@campbellreith.com](mailto:KatharineBarker@campbellreith.com)  
<[KatharineBarker@campbellreith.com](mailto:KatharineBarker@campbellreith.com)>  
Subject: 44-46 Hampstead Lane BIA audit

Hi Samuel,

Please find attached our audit for the 44-46 Hampstead Lane BIA. There are some queries (see Appendix 2) on land stability, hydrogeology and BIA format that should be addressed by the applicant.

Kind regards

**Nico Simonini**  
Senior Engineer

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[1] BS8102 (2009) *Code of practice for protection of below ground structures against water from the ground.*

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<b>Report for:</b>	<b>Planning Sub Committee Date: 11 May 2023</b>	<b>Item Number:</b>	<b>9</b>
<b>Title:</b>	<b>Update on major proposals</b>		
<b>Report Authorised by:</b>	<b>Robbie McNaugher</b>		
<b>Lead Officer:</b>	<b>John McRory</b>		
<b>Ward(s) affected:</b>  <b>All</b>	<b>Report for Key/Non Key Decisions:</b>		

## **1. Describe the issue under consideration**

- 1.1 To advise the Planning Sub Committee of major proposals that are currently in the pipeline. These are divided into those that have recently been approved; those awaiting the issue of the decision notice following a committee resolution; applications that have been submitted and are awaiting determination; and proposals which are the being discussed at the pre-application stage. A list of current appeals is also included.

## **2. Recommendations**

- 2.1 That the report be noted.

## **3. Background information**

- 3.1 As part of the discussions with members in the development of the Planning Protocol 2014 it became clear that members wanted be better informed about proposals for major development. Member engagement in the planning process is encouraged and supported by the National Planning Policy Framework 2019 (NPPF). Haringey is proposing through the new protocol to achieve early member engagement at the pre-application stage through formal briefings on major schemes. The aim of the schedule attached to this report is to provide information



on major proposals so that members are better informed and can seek further information regarding the proposed development as necessary.

#### **4. Local Government (Access to Information) Act 1985**

- 4.1 Application details are available to view, print and download free of charge via the Haringey Council website: [www.haringey.gov.uk](http://www.haringey.gov.uk). From the homepage follow the links to 'planning' and 'view planning applications' to find the application search facility. Enter the application reference number or site address to retrieve the case details.
- 4.2 The Development Management Support Team can give further advice and can be contacted on 020 8489 5504, 9.00am-5.00pm Monday to Friday.



Site	Description	Timescales/comments	Case Officer	Manager
<b>APPLICATIONS DETERMINED AWAITING 106 TO BE SIGNED</b>				
<b>109 Fortis Green, N2 HGY/2021/2151</b>	Full planning application for the demolition of all existing structures and redevelopment of the site to provide 10 residential units (use class C3) comprising of 6 x residential flats and 4 mews houses and 131m2 flexible commercial space in ground/lower ground floor unit, basement car parking and other associated works.	Members resolved to grant planning permission subject to the signing of legal agreement.  Negotiations on legal agreement are ongoing.	Valerie Okeiyi	John McRory
<b>573-575 Lordship Lane, N22 HGY/2022/0011</b>	Demolition of existing buildings and redevelopment of site to provide 17 affordable residential units (Use Class C3) with landscaping and other associated works.	Members resolved to grant planning permission subject to the signing of legal agreement.  Negotiations on legal agreement are ongoing.	John McRory	John McRory
<b>Adj to Florentia Clothing Village Site, 108 Vale Road, N4 HGY/2022/0044</b>	Redevelopment of the site to provide four buildings comprising flexible light industrial floorspace (Class E) and storage and distribution units (Class B8), together with car and cycle parking, plant and all highways, landscaping and other associated works.	Members resolved to grant planning permission subject to the signing of legal agreement.  Negotiations on legal agreement are ongoing.	James Mead	Matthew Gunning
<b>15-19 Garman Road, N17 HGY/2022/0081</b>	Demolition of the existing industrial buildings and redevelopment to provide a new building for manufacturing, warehouse or distribution with ancillary offices on ground, first and	Members resolved to grant planning permission subject to the signing of a section 106 legal agreement.	Kwaku Bossman-Gyamera	Kevin Tohill

	second floor frontage together with 10No. Self-contained design studio offices on the third floor. (Full Planning Application).	Negotiations on legal agreement are ongoing.		
<b>29-33 The Hale, N17</b> <b>HGY/2021/2304</b>	Redevelopment of site including demolition of existing buildings to provide a part 7, part 24 storey building of purpose-built student accommodation [PBSA] (Sui Generis); with part commercial uses [retail] (Use Class E(a)) at ground and first floor; and associated access, landscaping works, cycle parking, and wind mitigation measures.	Members resolved to grant planning permission subject to the signing of a section 106 legal agreement again in April.  Negotiations on legal agreement are ongoing.	Phil Elliott	John McRory
<b>Barbara Hucklesby Close, N22</b> <b>HGY/2022/0859</b>	Demolition of existing eight bungalows and the construction of a part one, two and three-storey building to provide supported living accommodation (Use Class C2) comprising 14 one-bedroom homes, a support office and communal garden. Provision of two wheelchair accessible parking bays, refuse/recycling and cycle stores and landscaping.	Members resolved to grant planning permission subject to the signing of a section 106 legal agreement.  Negotiations on legal agreement are ongoing.	Gareth Prosser	Kevin Tohill
<b>313-315 Roundway and 8-12 Church Lane, N17</b> <b>HGY/2022/0967</b>	Demolition of existing buildings and erection of a three to five storey building with new Class E floorspace at ground floor and residential C3 units with landscaping and associated works.	Members resolved to grant planning permission subject to the signing of legal agreement. Negotiations on legal agreement are ongoing.	Kevin Tohill	Kevin Tohill
<b>St Ann's Hospital, St Ann's Road, N15</b> <b>HGY/2022/1833</b>	Circa 995 residential dwellings, commercial and community uses, retention of existing historic buildings, new public realm and green space, new routes into and through the site, and car and cycle parking.	Members resolved to grant planning permission subject to the signing of legal agreement	John McRory	John McRory

		Negotiations on legal agreement are ongoing.		
<b>45-47, Garman Road, London, N17</b> <b>HGY/2022/2293</b>	Redevelopment of the site to provide a self-storage facility (Use Class B8) with associated car and cycle parking, refuse storage, landscaping and other associated works ancillary to the development.	Members resolved to grant planning permission subject to the signing of legal agreement.  Negotiations on legal agreement are ongoing.	Kwaku Bossman-Gyamera	Kevin Tohill
<b>175 Willoughby Lane London, N17</b> <b>HGY/2022/0664</b>	Redevelopment of vehicle storage site for industrial uses (seven medium-large warehouse units)	Members resolved to grant planning permission subject to the signing of legal agreement.  Negotiations on legal agreement are ongoing.	Sarah Madondo	Kevin Tohill
<b>Cross House, 7 Cross Lane, N8</b> <b>HGY/2021/1909</b>	Demolition of existing building; redevelopment to provide business (Class E(g)(iii)) use at the ground, first and second floors, residential (Class C3) use on the upper floors, within a building of six storeys plus basement, provision of 7 car parking spaces and refuse storage.	Members resolved to grant planning permission subject to the signing of legal agreement.  Negotiations on legal agreement are ongoing.	Valerie Okeiyi	John McRory
<b>Wat Tyler House, Boyton Road, Hornsey, London, N8</b> <b>HGY/2022/3858</b>	Redevelopment of the car park adjacent Wat Tyler House to provide 15 new Council rent homes in a part 4, 5 and 7- storey building. Provision of associated amenity space, cycle and refuse/recycling stores, a wheelchair parking space on Boyton Road and enhancement of existing communal areas and play space to the rear on the Campsbourne Estate.	Members resolved to grant planning permission subject to the signing of legal agreement.  Negotiations on legal agreement are ongoing.	James Mead	John McRory
<b>APPLICATIONS SUBMITTED TO BE DECIDED</b>				

<p><b>44 Hampstead Lane, N6</b> <b>HGY/2022/2731</b></p>	<p>Demolition of existing dwellings and redevelopment to provide a care home (Use Class C2); associated basement; side / front lightwells with associated balustrades; subterranean and forecourt car parking; treatment room; detached substation; side access from Courtenay Avenue; removal 8 no. trees; amended boundary treatment; and associated works</p>	<p>Application submitted and under assessment – to be reported to Members at May planning sub committee</p>	<p>Samuel Uff</p>	<p>John McRory</p>
<p><b>Former Petrol Filling Station</b> <b>76 Mayes road, N22</b> <b>HGY/2022/2452</b></p>	<p>Section 73 Application to vary planning condition 2 (approved drawings/documents) associated with Consent (Planning Ref: HGY/2020/0795) and the updated condition following approval of a NMA (Planning Ref: HGY/2022/2344) to reflect a revised layout that includes 8 additional units, revised unit mix and tenure and reconfiguration of the commercial floorspace.</p>	<p>Application submitted and under assessment - to be reported to Members at May planning sub committee</p>	<p>Valerie Okeiyi</p>	<p>John McRory</p>
<p><b>Tottenham Hotspur Football Club, 748, High Road</b> <b>HGY/2022/4504</b></p>	<p>Reserved matters approval is sought in respect of 'landscaping' associated with Plot 5 (residential and B1/D1) associated with planning permission HGY/2015/3000</p>	<p>Application submitted and under assessment</p>	<p>Samuel Uff</p>	<p>John McRory</p>
<p><b>The Goods Yard and The Depot 36 &amp; 44-52 White Hart Lane (and land to the rear), and 867-879 High Road, N17</b></p>	<p>Full planning application for (i) the demolition of existing buildings and structures, site clearance and the redevelopment of the site for a residential-led, mixed-use development comprising residential units (C3); flexible commercial, business, community, retail and service uses (Class E); hard and soft</p>	<p>Application submitted and under assessment.  Revised version of scheme refused in November 2021 – which was appealed, and the appeal upheld (allowed).</p>	<p>Philip Elliott</p>	<p>John McRory</p>

<b>HGY/2022/0563</b>	landscaping; associated parking; and associated works. (ii) Change of use of No. 52 White Hart Lane from residential (C3) to a flexible retail (Class E) (iii) Change of use of No. 867-869 High Road to residential (C3) use.			
<b>Hornsey Police Station, 94-98 Tottenham Lane, N8</b> <b>HGY/2022/2116</b>	Retention of existing Police Station building (Block A) with internal refurbishment, rear extensions and loft conversions to create 6 terrace houses and 4 flats. Erection of two buildings comprising of Block C along Glebe Road and Harold Road to create 8 flats and erection of Block B along Tottenham Lane and towards the rear of Tottenham Lane to create 7 flats and 4 mews houses including landscaping and other associated works.	Application submitted and under assessment.	Valerie Okeiyi	John McRory
<b>30-36, Clarendon Road Off Hornsey Park Road, Wood Green, London, N8</b> <b>HGY/2022/3846</b>	Demolition of the existing buildings and construction of a part two, six, eight and eleven storey building plus basement mixed use development comprising 51 residential units and 560 sqm of commercial floorspace, with access, parking and landscaping.	Application submitted and under assessment.	Valerie Okeiyi	John McRory
<b>Drapers Almshouses, Edmansons Close, Bruce Grove, N17</b> <b>HGY/2022/4320</b>	Redevelopment consisting of the amalgamation, extension and adaptation of the existing Almshouses to provide family dwellings; and creation of additional units on site to consist of a mix of 1, 2 and 3 bedroom units.	Application submitted and under assessment.	Gareth Prosser	John McRory

<p><b>Baptist Church, Braemar Avenue, N22</b></p> <p><b>HGY/2022/4552</b></p>	<p>Demolition of existing Church Hall and 1950's brick addition to rear of main Church building and redevelopment of site to provide new part 1, part 4 storey building (plus basement), comprising a new church hall and associated facilities at ground and basement level and self-contained residential units at ground to fourth floor level with associated refuse, recycling storage, cycle parking facilities including landscaping improvements.</p>	<p>Application submitted and under assessment.</p>	<p>Valerie Okeiyi</p>	<p>John McRory</p>
<p><b>Berol Quarter Berol Yard, Ashley Road, N17</b></p> <p><b>HGY/2023/0261</b></p>	<p><u>Berol House</u></p> <p>Refurbishment of Berol House for a mix of flexible commercial and retail floorspace with additional floors on the roof. Comprising refurbishment of c. 3,800sqm of existing commercial floorspace and addition of c. 2,000sqm new additional accommodation at roof level. Targeting net zero.</p> <p><u>2 Berol Yard</u></p> <p>2 Berol Yard will comprise circa 200 new Build to Rent (BTR) homes with a mix of flexible retail and commercial space at ground floor level. The BTR accommodation will include 35% Discount Market Rent affordable housing. Tallest element 33 storeys.</p> <p>And associated public realm and landscaping within the quarter.</p>	<p>Application submitted and under assessment.</p>	<p>Phil Elliott</p>	<p>John McRory</p>
<p><b>Highgate School, North Road, N6</b></p>	<p>1. Dyne House &amp; Island Site 2. Richards Music Centre (RMC) 3. Mallinson Sport Centre (MSC)</p>	<p>Applications submitted and under assessment.</p>	<p>Tania Skelli</p>	<p>John McRory</p>

<b>HGY/2023/0328</b> <b>HGY/2023/0315</b> <b>HGY/2023/0338</b> <b>HGY/2023/0313</b> <b>HGY/2023/0317</b> <b>HGY/2023/0316</b>	4. Science Block 5. Decant Facility 6. Farfield Playing Fields			
<b>Berol Yard, Ashley Road, London, N17 9LJ</b>  <b>HGY/2023/0241</b>	Section 73 application for minor material amendments	Application submitted and under assessment.	Philip Elliot	John McRory
<b>Civic Centre, Wood Green, High Road, N22</b>  <b>HGY/2023/1043</b>	Refurbishment and extension to Haringey Civic Centre, to provide approximately 11,500sqm of commercial/ civic floorspace.	Application to be submitted and under assessment	Samuel Uff	John McRory
<b>Warehouse living proposal – Omega Works B, Hermitage Road, Warehouse District, N4</b>  <b>HGY/2022/4310</b>	Demolition with façade retention and erection of buildings of 4 to 9 storeys with part basement to provide redevelopment of the site for a mixed-use scheme comprising employment use (use Class E) and 36 residential units (use class C3). Together with associated landscaping, new courtyard, children’s play space, cycle storage, new shared access route, 2x accessible car parking spaces and waste and refuse areas	Application submitted and under assessment.	Phil Elliott	John McRory
<b>Warehouse living proposal – Omega Works A, Hermitage</b>	Redevelopment of the site for a mixed-use scheme comprising employment use (use Class E), 8 warehouse living units (sui-generis use class) and 76 residential units (use class	Application submitted and under assessment.	Phil Elliott	John McRory

<b>Road, Warehouse District, N4</b>  <b>HGY/2023/0570</b>	C3). Together with associated landscaping, cycle storage, 9x accessible car parking spaces, children's play space and waste and refuse areas.			
<b>Warehouse Living proposal – 341A Seven Sisters Road / Eade Rd N15</b>  <b>HGY/2023/0728</b>	Construction of two new buildings to provide new warehouse living accommodation (Sui Generis (warehouse living)), ground floor café/ workspace (Use Class E) and associated waste collection and cycle parking. Erection of 10 stacked shipping containers (two storeys) to provide workspace/ artist studios (Use Class E), toilet facilities and associated waste collection and cycle parking. Landscape and public realm enhancements including the widening of and works to an existing alleyway that connects Seven Sisters and Tewkesbury Road, works to Tewkesbury Road, the creation of rain gardens, greening, seating, signage and artworks and all other associated infrastructure works, including the removal of an existing and the provision of a new substation to service the new development.	Application submitted and under assessment.	Phil Elliott	John McRory
<b>26 Lynton Road, N8</b>  <b>HGY/2023/0218</b>	Demolition of existing building and erection of a new part four part five storey building to create a high quality, mixed-use development. The proposed development will comprise 1,200 sqm GIA of commercial floorspace (Class E), and 9 new homes (Class E)	Application submitted and under assessment.	Gareth Prosser	John McRory
<b>IN PRE-APPLICATION DISCUSSIONS</b>				



<b>679 Green Lanes, N8</b>	Redevelopment of the site to comprise a 9 storey mixed use building with replacement commercial uses at ground floor level (Class E and Sui Generis) and 43 residential (C3) units on the upper floors.	Pre-application meeting was held 18/11 and advice note issued.	Samuel Uff	John McRory
<b>505-511 Archway Road, N6</b>	Council House scheme 16 units	PPA in place with ongoing meetings	Mark Chan	Matthew Gunning
<b>Mecca Bingo, 707-725 Lordship Lane, N22</b>	Student accommodation, homes for rent and commercial uses	PPA in place with ongoing meetings	Valerie Okeiyi/Martin Cowie	John McRory
<b>Printworks 819-829 High Road, opposite the junction with Northumberland Park and just east of the Peacock Industrial Estate, N17</b>	Potential change to student accommodation	Initial pre-app meeting held	Phil Elliott	John McRory
<b>50 Tottenham Lane, Hornsey, N8</b>  <b>Council Housing led project</b>	Council House scheme	Initial pre-app meeting held	Gareth Prosser	Matthew Gunning
<b>Sir Frederick Messer Estate, South Tottenham, N15</b>  <b>Council Housing led project</b>	Two new blocks of up to 16 storeys including 99 units and new landscaping. Mix of social rent and market.	Initial pre-app meetings and QRP held.  Discussions ongoing.	TBC	John McRory

<b>Reynardson Court, High Road, N17</b>  <b>Council Housing led project</b>	Refurbishment and /or redevelopment of site for residential led scheme – 10 units.	Pre-application discussions taking place	TBC	John McRory
<b>Arundel Court and Baldewyne Court, Lansdowne Road, N17</b>  <b>Council Housing led project</b>	Redevelopment of land to the front of Arundel Court and Baldewyne Court, along Lansdowne Road including an existing car parking and pram shed area and the erection of 3, 3 storey buildings, (3 at Arundel Court and 2 at Baldewyne Court) to provide 30 new residential units with associated improvements to the surrounding area.	Pre-application discussions taking place	Kwaku Bossman-Gyamera	Kevin Tohill
<b>Gourley Triangle, Seven Sisters Road, N15</b>	Masterplan for site allocation SS4 for up to 350 units and approx. 12,000sqm of commercial space.	Pre-app meetings held. QRP review held. Greater London Authority (GLA) meeting held.  Discussions ongoing.	TBC	John McRory
<b>25-27 Clarendon Road, N22</b>	Residential-led redevelopment of site, including demolition of existing buildings.	Pre-application discussions ongoing.	Valerie Okeiyi	John McRory
<b>Selby Centre, Selby Road, N17</b>	Replacement community centre, housing including council housing with improved sports facilities and connectivity.	Talks ongoing with Officers and Enfield Council.	Phil Elliott	John McRory
<b>Ashley House and Cannon Factory, Ashley Road, N17</b>	Amendment of tenure mix of buildings to enable market housing to cross subsidise affordable due to funding challenges.	Negotiating PPA – Submission likely in the Spring.	Phil Elliott	John McRory

<b>142-147 Station Road, N22</b>	Demolition of existing buildings on the site and erection of buildings containing 28 one-bedroom modular homes, office, and the re-provision of existing café. Associated hard and soft landscaping works.	Pre-application discussions ongoing	Tania Skelli	
<b>Osborne Grove Nursing Home/ Stroud Green Clinic</b>  <b>14-16 Upper Tollington Park N4</b>	Demolition of a 32 bed respite home and clinic building. Erection of a new 70 bed care home and 10 studio rooms for semi-independent living, managed by the care home. Separate independent residential component comprising a mix of twenty self-contained 1 and 2 bedroom flats for older adults, planned on Happi principles. Day Centre for use of residents and the wider community as part of a facility to promote ageing wellness.	Pre-app advice issued  Discussions ongoing	Tania Skelli	John McRory
<b>Pure Gym, Hillfield Park, N10</b>	Demolition of existing building and redevelopment with gym and residential units on upper floors	Pre-app advice note issued.	Valerie Okeiyi	John McRory
<b>(Part Site Allocation SA49) Lynton Road, N8</b>	Demolition/Part Demolition of existing commercial buildings and mixed use redevelopment to provide 75 apartments and retained office space.	Pre-app discussions ongoing.	Gareth Prosser	John McRory
<b>157-159 Hornsey Park Road, N8</b>	Erection of 2 buildings ranging from 3 to 6 storeys in height and a detached 2-storey house, to provide for 34 residential units and circa 100m <sup>2</sup> of commercial floorspace, together with associated landscaping with delivery of a new pedestrian route, car and cycle parking, and refuse and recycling facilities.	Pre-application discussions ongoing.	Valerie Okeiyi	John McRory

<b>139 - 143 Crouch Hill, N8</b>	Demolition of existing buildings and the erection of a five storey building over basement with a setback sixth floor to provide 31 flats and a sustainable hydroponic urban farm with small shop. Associated landscaping, refuse and cycle storage.	3 previous preapps. Meeting was held on 20 Feb 2023.	Samuel Uff	John McRory
<b>Former Clarendon Gasworks, Mary Neuner Road, N8</b>	Reserved Matters Phase 4 (H blocks).	Reserved matter discussions taking place	Valerie Okeiyi	John McRory
<b>Parma House Clarendon Road (Off Coburg Road), N22</b>	14 units to the rear of block B that was granted under the Chocolate Factory development (HGY/2017/3020).	Pre-app advice issued.	Valerie Okeiyi	John McRory
<b>36-38 Turnpike Lane, N8</b>	Erection of 9 residential flats and commercial space at ground floor. (Major as over 1000 square metres).  (The Demolition of the existing structure and the erection of four-storey building with part commercial/residential on the ground floor and self-contained flats on the upper floors.)	Pre-application report issued.	Tania Skelli	John McRory
<b>1 Farrer Mews, N8</b>	Proposed development to Farrer Mews to replace existing residential, garages & Car workshop into (9 houses & 6 flats).	Second pre-application meeting arranged following revised scheme	Tania Skelli	John McRory
<b>Wood Green Corner Masterplan, N22</b>	Masterplan for Wood Green Corner, as defined in draft Wood Green AAP as WG SA2 (Green	Pre-app advice issued. Discussions to continue.	Samuel Uff	John McRory

	Ridings House), SA3 (Wood Green Bus Garage) and SA4 (Station Road Offices).			
<b>13 Bedford Road, N22</b>	Demolition of existing building and the erection of a part five part six storey building to provide 257 sq. m retail space on the ground floor with 18 flats with associated amenity space in the upper floors together with cycle and refuse storage at ground floor level.	Pre-app advice note issued.	Valerie Okeiyi	John McRory
<b>Land to the rear of 7-8 Bruce Grove, N17</b>	Redevelopment of the site to provide new residential accommodation	Pre-app advice note issued.	Valerie Okeiyi	John McRory
<b>Major Application Appeals</b>				
<b>None</b>	.			

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