Haringey Council

Please note that whilst these pre-application briefing meetings are open to members of the public, **there are no public speaking rights**.

Planning Sub Committee

MONDAY, 28TH JULY, 2014 at 19:00 HRS - CIVIC CENTRE, HIGH ROAD, WOOD GREEN, N22 8LE.

MEMBERS: Councillors Ahmet (Chair), Akwasi-Ayisi, Basu, Beacham, Bevan, Carroll, Carter, Gunes, Mallett (Vice-Chair), Patterson, Rice, Sahota and Stennett

This meeting may be filmed for live or subsequent broadcast via the Council's internet site. At the start of the meeting the Chair will confirm if all or part of the meeting is to be filmed. The Council may use the images and sound recording for internal training purposes.

Generally the public seating areas are not filmed. However, 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 for web-casting and/or training purposes.

If you have any queries regarding this, please contact the Committee Clerk at the meeting.

AGENDA

1. APOLOGIES

2. 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 8 below.

3. 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

4. PRE-APPLICATION BRIEFINGS

This meeting is scheduled to consider pre-application presentations to the Planning Sub-Committee and discussion of proposals.

Notwithstanding that this is a formal meeting of the Sub-Committee, no decisions will be taken at this meeting and any subsequent applications will be the subject of a report to a future meeting of the Sub-Committee in accordance with standard procedures.

The provisions of the Localism Act 2011 specifically provide that a councillor should not be regarded as having a closed mind simply because they previously did or said something that, directly or indirectly, indicated what view they might take in relation to any particular matter. Pre-application briefings provide the opportunity for Members to raise queries and identify any concerns about proposals.

The Members' Code of Conduct and the Planning Protocol 2014 continue to apply for pre-application meeting proposals even though Members will not be exercising the statutory function of determining an application. Members should nevertheless ensure that they are not seen to pre-determine or close their mind to any such proposal otherwise they will be precluded from participating in determining the application or leave any decision in which they have subsequently participated open to challenge.

5. COUNCIL HOUSING SITES (PAGES 1 - 28)

1. Land between 10 and 12 Muswell Hill Place.
2. Land adjacent to 82 Muswell Hill Place.
3. Ednam House garages.
4. Barnes Court parking area.

6. FORMER HIGHGATE POLICE STATION, MAGISTRATES COURT, & TELFER HOUSE, ARCHWAY ROAD LONDON N6 4NW (PAGES 29 - 38)

7. ST ANN'S GENERAL HOSPITAL, ST ANN'S ROAD, LONDON, N15 3TH (PAGES 39 - 48)

8. NEW ITEMS OF URGENT BUSINESS

To consider any items admitted at item 2 above.

9. DATE OF NEXT MEETING

The next meeting is provisionally scheduled for 8 September although this maybe subject to change.

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Friday, 18 July 2014

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Agenda Item 5

Pre-application briefing to Planning Sub-Committee

1. DETAILS OF THE DEVELOPMENT

1.1 4 infill housing sites:

-Land between 10 and 12 Muswell Hill Place.

-Land adjacent 82 Muswell Hill Place.

-Ednam House Garages.

-Barnes Court parking area.

2. BACKGROUND

2.1 These sites form part of the Council's new build programme which aims to provide a mix of tenure types. This will include housing products aimed at providing entry to home ownership and discounted rents for people on lower incomes as well as new socially rented homes. This is the first phase of a programme and funding is in place to deliver these new homes. Images of the proposals are in a separate booklet.

2.2 The proposed developments are being reported to Planning Sub-Committee to enable members to view them at an early stage before the designs have been finalised. Any comments made are of a provisional nature only and will not prejudice the final outcome of any planning application submitted for formal determination. These sites will come before the Planning Committee for determination because the Council is the applicant and as such under the new delegation arrangements such decisions need to be made by committee.

1. SITE ONE

1.1 Ref: NA
Site Address: Vacant Site between 10 & 12 Muswell Hill Place, London N10
Ward: Muswell Hill
Description: Construction of 2 new dwellings
Applicant: LB Haringey
Agent: ECD Architects
Ownership: Public
Case Officer: Malachy McGovern

2. PROPOSED DEVELOPMENT

2.1 The proposal is for construction of two council rented four bedroom dwellings immediately north of the existing terrace of properties on Muswell Hill Place.

3 PLANNING HISTORY

Planning HGY/2001/1705 NOT DET 23-05-02 Land Between 10 & 12 Muswell Hill Place London Erection of 2 x 3 storey 4 bedroom 8 person houses with 9 car parking spaces in forecourt.

3 CONSULTATION

3.1 Internal/external consultation

3.1.1 Preliminary response: Design officer is supportive of the proposed new residential development subject to good quality design.

3.1.2 Two medium sized trees are located within the site. The site does not fall within a Conservation Area. The trees are not considered to be street trees, and are not protected, however given the size and amenity value the Council's tree officers should be consulted.

4.1 Development Management Forum and Design Review Panel

4.1.1 The proposal was not of a size to warrant presentation at Development Management Forum.

4.1.2 The proposal was presented to Design Review Panel on 8 May 2014. The panel gave advice on the procurement of the programme however did not provide comment on this particular proposal.

6 MATERIAL PLANNING CONSIDERATIONS

a. The main planning issues raised by the proposed development are:

- *Principle of the development* - The principle of residential development is acceptable.

- *Design and appearance* – The scale and massing is acceptable. The proposed three storeys would be consistent with the general scale of the neighbouring terrace. The proposed flat roof design would be acceptable. High quality materials are essential.
- A daylight/ sunlight desk study should be submitted to demonstrate the living conditions of the neighbouring properties immediately north east (1-3 Alexandra Garage) would not be seriously affected.
- *Quality of accommodation* – The proposed units appear to adhere to the unit and individual space standards as laid out in the London Plan. The use of the flat roofs for roof terraces behind raised parapet / with Dutch gables may be acceptable subject to overcoming overlooking issues. This may compensate for the limited external amenity space
- The site has a PTAL of 3 so the proposed development will need to provide minimum parking in line to saved UDP parking requirements. 1 car parking space per dwelling would be acceptable.
- *Accessibility* – The dwelling should be compliant with Lifetime Homes standards.
- *Sustainability* – The proposal would need to demonstrate how it would achieve Code for Sustainable Homes Level 4.
- *Trees* - There two medium sized trees on site which would be affected. Any loss of a tree(s) would have to be mitigated by a quality and comprehensive landscaping scheme. A tree report should be submitted with the planning application.

1. SITE TWO

1.1 **Ref:** NA
Site Address: Land adjacent to 82 Muswell Hill Place, London N10 3RR
Ward: Muswell Hill
Description: Construction of 1 new dwelling
Applicant: LB Haringey
Agent: ECD Architects
Ownership: Public
Case Officer: Malachy McGovern

2 PROPOSED DEVELOPMENT

2.1 The proposal is for construction of a new dwelling for private sale immediately north of the existing terrace of properties on Muswell Hill Place.

3 PLANNING HISTORY

No relevant planning history

4 CONSULTATION

Internal/external consultation

Design officer is supportive of the proposed new residential development subject to good quality design.

It was noted during the pre-app meeting that a large tree is located on the northern side of the site boundary i.e. just outside of the site. The site does not fall within a Conservation Area and the tree in question is not a street tree and is not protected.

Development Management Forum and Design Review Panel

5.2.1 The scheme was not of a scale that warrants presentation to Development Management Forum.

5.2.2 Design Review Panel: The proposal was presented to Design Review Panel on 8 May 2014. The panel gave advice on the procurement of the programme and and with regard to this specific proposal there were mixed views on the front elevation of the proposal although the rear elevation was supported.

6 MATERIAL PLANNING CONSIDERATIONS

The main planning issues raised by the proposed development are:

- *Principle of the development* - The principle of new residential development is acceptable given the character of the surrounding area is predominantly residential.
- *Impact on the Conservation Area:* The Council will need to be satisfied that the development is appropriate in the Conservation Area and if the and preserves and

enhances it In accordance with the Council's duty under section 72 of the 1990 Town and Country Planning Act.

- *Design and appearance* – The scale and contemporary form of the development is broadly consistent with the pattern and rhythm of development in the street.
- The deliberate contemporary architectural style needs justification but would not be unacceptable in principle.
- *Impact on amenity*- There is scope for overlooking from the proposed roof terrace to the rear. A daylight/ sunlight desk study should be submitted to demonstrate the living conditions of the neighbouring properties immediately north (Muswell Hill) would not be seriously affected.
- *Quality of accommodation* – The proposed dwelling should adhere to the unit and individual space standards as laid out in the London Plan. The first floor layout appears to result in narrow bedrooms. The limited outdoor amenity space needs to be justified.
- The proposal includes a semi-basement which would require a basement impact assessment which should be submitted with the application.
- The site has a PTAL of 4 so the non-provision of off street parking would be acceptable. Parking and highway safety –Secure and covered cycling storage is required in line with the London Plan standards.
- *Accessibility* – The dwelling will need to be compliant with Lifetime Homes standards.
- *Sustainability* – The proposal would need to demonstrate how it would achieve Code for Sustainable Homes Level 4
- *Trees* - There is a large tree at the front (west) of the site outside the site boundary which would be affected. Any loss of a tree(s) would have to be justified.

1. SITE THREE

Ref: NA
Site Address: Ednam House Garages, Florence Road, N4
Ward: Stroud Green
Description: Construction of 2 new dwellings
Applicant: LB Haringey
Agent: ECD Architects
Ownership: Public
Case Officer: Malachy McGovern

1. PROPOSED DEVELOPMENT

1.1 The proposal is for construction of two council rented five bed eight person houses.

2 PLANNING HISTORY

None relevant

3 CONSULTATION

3.1 Internal/external consultation

3.1.1 The design officer is supportive of new residential development subject to good quality design. The rendering and elevation of the building are considered appropriate. The treatment of the bay windows needs to be explored further. The opportunity for inappropriate overlooking of adjacent properties from the roof of the single storey rear extension needs to be considered.

3.1.2 It was noted during the pre-app meeting that a mature tree is located on the site and the Council's tree officer should be consulted on its removal

3.2 Development Management Forum and Design Review Panel

5.2.1 The proposal is not of the size to warrant presentation at Development Management Forum.

5.1.2 Design Review Panel: The proposal was presented to Design Review Panel on 8 May 2014. The panel gave advice on the procurement of the programme and with regard to this specific proposal the members raised significant concerns with the detailed design of the development, particularly the materials and detailing of bay windows and lintels and general approach of pastiche.

6 MATERIAL PLANNING CONSIDERATIONS

The main planning issues raised by the proposed development are:

- *Principle of the development - The principle of residential development is acceptable*

- *Design and appearance* – The scale and massing follows the general scale of the neighbouring terrace. The elevation of the building seeks to reflect the rhythm, and proportion of other properties. The treatment of the bay windows needs to be explored further.
- *Impact on amenity*- Adjacent uses are residential. There is scope for overlooking and inappropriate use of the roof to the single storey rear extension.
- *Quality of accommodation* – The proposed units should meet the unit and individual space standards as laid out in the London Plan.
- *Accessibility* – The dwelling should be compliant with Lifetime Homes standards.
- *Sustainability* – The proposal would need to demonstrate how it would achieve Code for Sustainable Homes Level 4
- *Trees* - Any loss of a tree(s) would have to be mitigated by a quality and comprehensive landscaping scheme. A tree report should be submitted with the planning application.

1. SITE FOUR

Ref: NA
Site Address: Barnes Court Parking Area, Clarence Road, Wood Green N22
Ward: Bounds Green
Description: Construction of 4 new dwellings
Applicant: LB Haringey
Agent: ECD Architects
Ownership: Public
Case Officer: Anthony Traub

1. PROPOSED DEVELOPMENT

1.1 The proposal is for construction of four three bed five person council rented houses on a site that is currently a parking area and garages.

2 PLANNING HISTORY

None relevant

4 CONSULTATION

3.1 Internal/external consultation

3.1.1 The design officer is supportive of new residential development subject to good quality design.

3.1.2 It was noted during the pre-app meeting that a tree is located on the site and the Council's tree officer should be consulted on its removal

3.2 Development Management Forum and Design Review Panel

3.2.1 The proposal is not of the size to warrant presentation at Development Management Forum.

3.2.2 Design Review Panel- The proposal was presented to Design Review Panel on 8 May 2014. The panel gave advice on the procurement of the programme and with regard to this specific proposal there were mixed views on the front elevation of the proposal although the rear elevation was supported.

4 MATERIAL PLANNING CONSIDERATIONS

The main planning issues raised by the proposed development are:

- *Principle of the development* - The principle of residential development is acceptable.
- *Design and appearance* – to date officers have encouraged the applicant to consider carefully the relationship of the block with the flats on Clarence Road having regard to the levels and siting, form and scale of the blocks.
- The early elevations suggest a predominance of solid brick walls to the elevations which could make the buildings appear 'heavy' or overbearing.

- *Impact on amenity*- a daylight/sunlight report should be submitted with the application.
- *Quality of accommodation* – The proposed units should meet the unit and individual space standards as laid out in the London Plan.
- *Accessibility* – The dwelling should be compliant with Lifetime Homes standards.
- *Sustainability* – The proposal would need to demonstrate how it would achieve Code for Sustainable Homes Level 4
- *Landscaping* - An appropriate landscaping scheme would be required to mitigate the impacts of the building on existing properties.
- *Cycle parking and utilities*-careful consideration of secure cycle parking and refuse and recycling facilities will be required.

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ECD ARCHITECTS

HARINGEY INFILL SITES PLANNING APPLICATION

SITE 09

LAND BETWEEN NOS. 10 & 12,
MUSWELL HILL PLACE,
MUSWELL HILL,
N10 3RR

DESIGN TO PROVIDE:

- AFFORDABLE HOUSING
- 2NR. 4BED 8PERSON HOUSES
- SITE AREA OF 0.0143 HA

SUBMITTED TO:
LONDON BOROUGH OF HARINGEY
FAO WARREN MYLES
RIVER PARK HOUSE
225 HIGH ROAD
WOOD GREEN
LONDON, N22 8HQ

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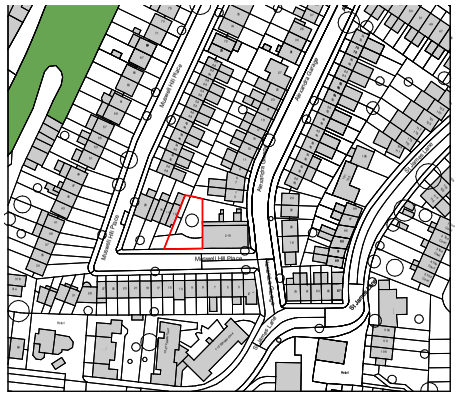

EXISTING LOCATION PLAN

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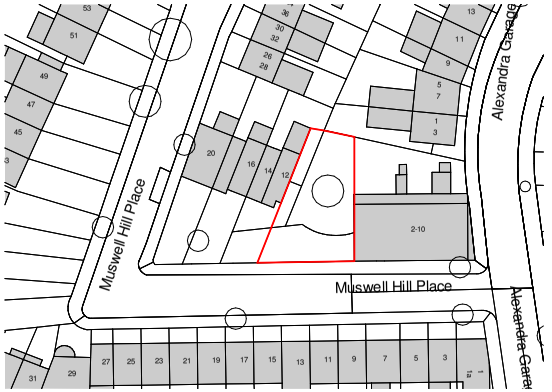

EXISTING SITE BLOCK PLAN

1 : 500

0 10 50 m

VIEW OF THE SITE BOUNDARY FROM FENTON ROAD

THE SITE BOUNDARY

VIEW OF SURROUNDING BUILDINGS

VIEW OF THE SITE BOUNDARY FROM FENTON ROAD

ECD COMPUTER FILE

NOTES

1. Do not scale from this drawing. All dimensions to be checked by the Contractor before construction proceeds and prior to the fabrication of any component.

REVISION	DRAWN BY	CHECKED BY	DATE	DESCRIPTION

DRAWING ISSUE
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CLIENT
LB OF HARINGEY

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w: www.ecda.co.uk

PROJECT TITLE
HARINGEY INFILL SITES
Site 9. Land Between 10 & 12 Muswell Hill Place, Muswell Hill, N10 3RR

DRAWING TITLE
EXISTING LOCATION & SITE BLOCKPLAN

SCALE	DRAWN
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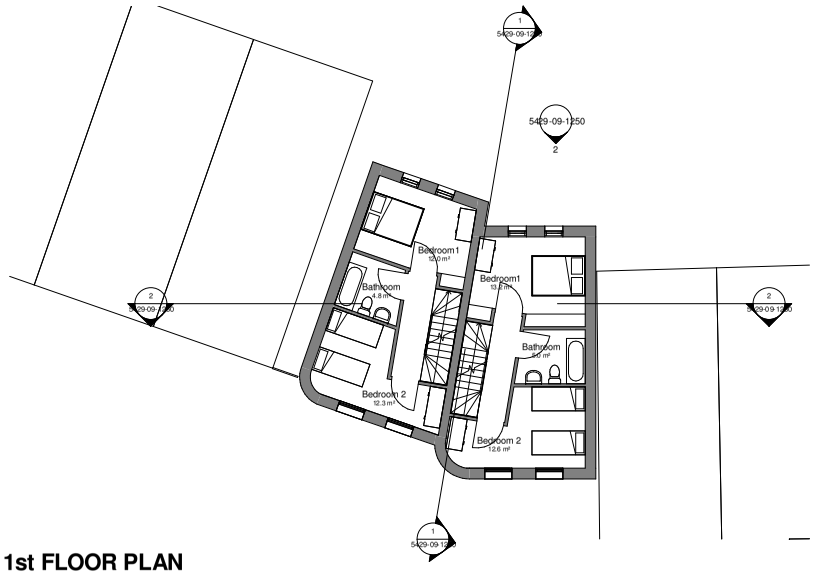
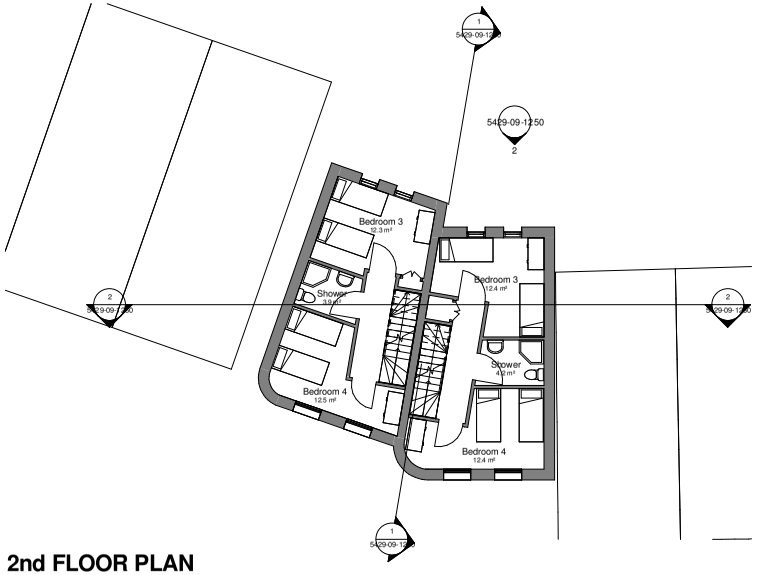
DATE	CHECKED
02/06/14	NN
DWG REF	REVISION
5429-09-1000	

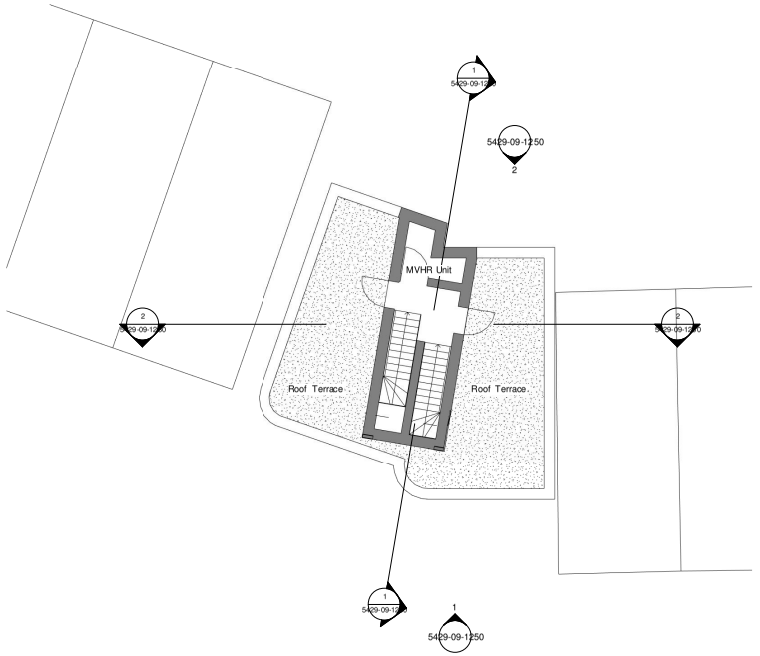


1st FLOOR PLAN
1 : 100



2nd FLOOR PLAN
1 : 100

GROUND FLOOR PLAN
1 : 100



ROOF TERRACE
1 : 100

0 5 10 m

ECD COMPUTER FILE

NOTES

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DRAWING ISSUE
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PROJECT TITLE
HARINGEY INFILL SITES
Site 9. Land Between 10 & 12 Muswell Hill Place, Muswell Hill, N10 3RR

DRAWING TITLE
PROPOSED LAYOUTS

SCALE	DRAWN
1 : 100 @ A1	AS
DATE	CHECKED
02/06/14	NN
DWG REF	REVISION
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ECD ARCHITECTS

HARINGEY INFILL SITES PLANNING APPLICATION

SITE 08

LAND ADJACENT TO NO 82,
MUSWELL HILL PLACE,
MUSWELL HILL,
N10 3RR

DESIGN TO PROVIDE:

- PRIVATE FOR SALE
- 1NR. 4BED 6PERSON HOUSE
- SITE AREA OF 0.0113 HA

SUBMITTED TO:
LONDON BOROUGH OF HARINGEY
FAO WARREN MYLES
RIVER PARK HOUSE
225 HIGH ROAD
WOOD GREEN
LONDON, N22 8HQ

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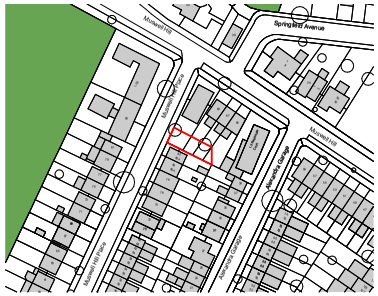

EXISTING LOCATION PLAN

1 : 1250

0 50 100 m

EXISTING BLOCK PLAN

1 : 500

0 10 50 m

VIEW OF THE SITE AND ADJACENT BUILDINGS

VIEW OF THE SITE AND ADJACENT BUILDINGS

VIEW FROM SITE TO NEIGHBOURING BUILDING

VIEW FROM SITE TO ADJOINING GARDENS

ECD COMPUTER FILE

NOTES

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PROJECT TITLE
HARINGEY INFILL SITES
Site 8. Land Adj. 82 Muswell Hill Place, Muswell Hill, N10 3RR

DRAWING TITLE
EXISTING LOCATION & BLOCKPLAN

SCALE	DRAWN
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DATE	CHECKED
28/04/14	NN
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PROPOSED LOCATION PLAN

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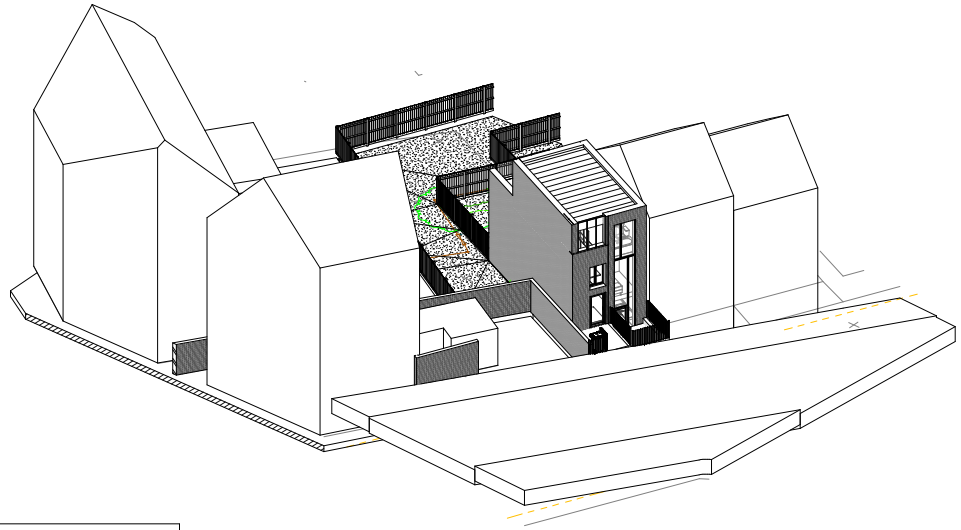
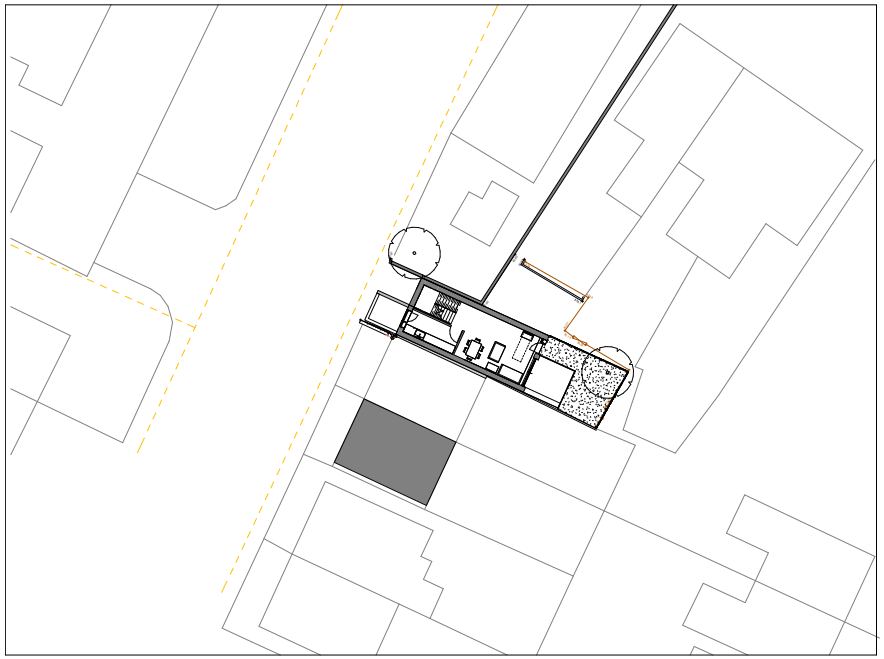


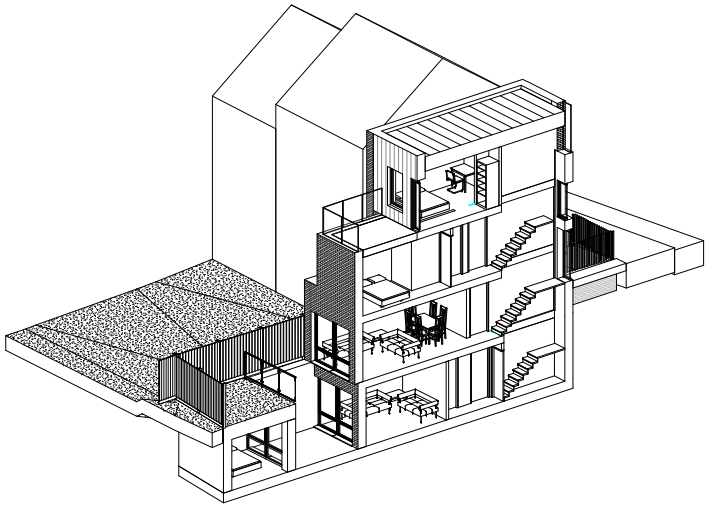
3D VIEW



PROPOSED SITE PLAN

1 : 200

0 5 10 m



3D SECTION

ECD COMPUTER FILE

NOTES

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PROJECT TITLE
HARINGEY INFILL SITES
Site 8. Land Adj. 82 Muswell Hill Place,
Muswell Hill, N10 3RR

DRAWING TITLE
PROPOSED LOCATION & SITE BLOCKPLAN

SCALE	DRAWN
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28/04/14	NN
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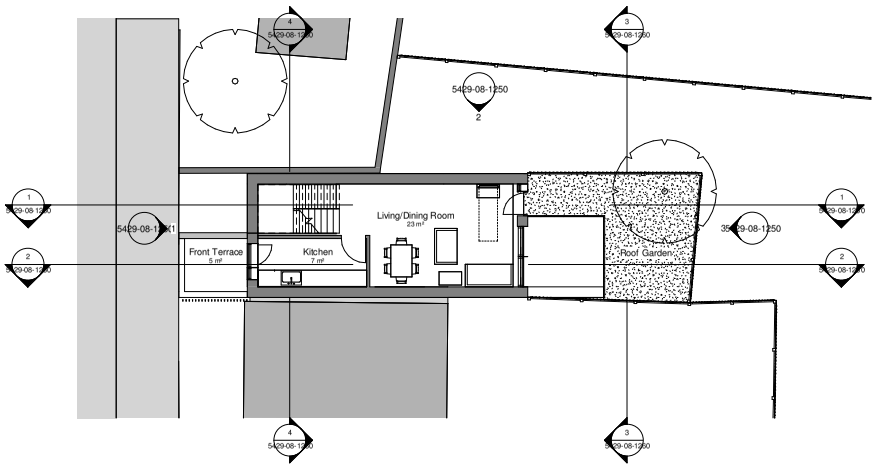

PROPOSED LOWER GROUND FLOOR

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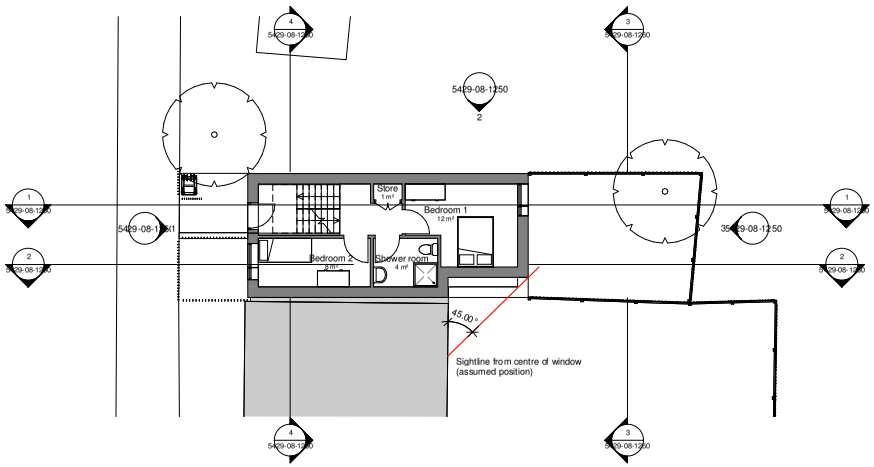
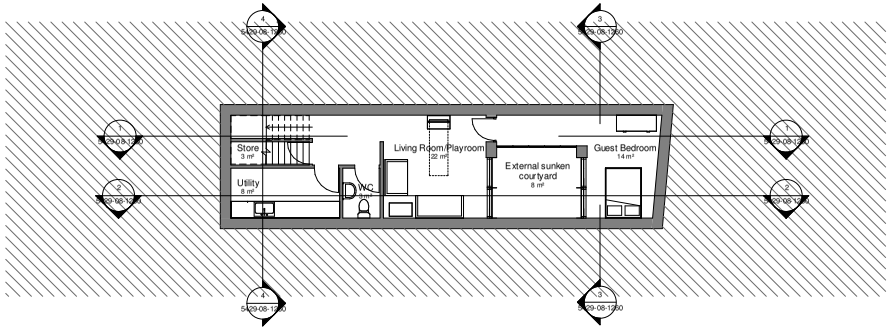


PROPOSED UPPER GROUND FLOOR PLAN ENTRANCE LEVEL

1 : 100



PROPOSED BASEMENT LEVEL

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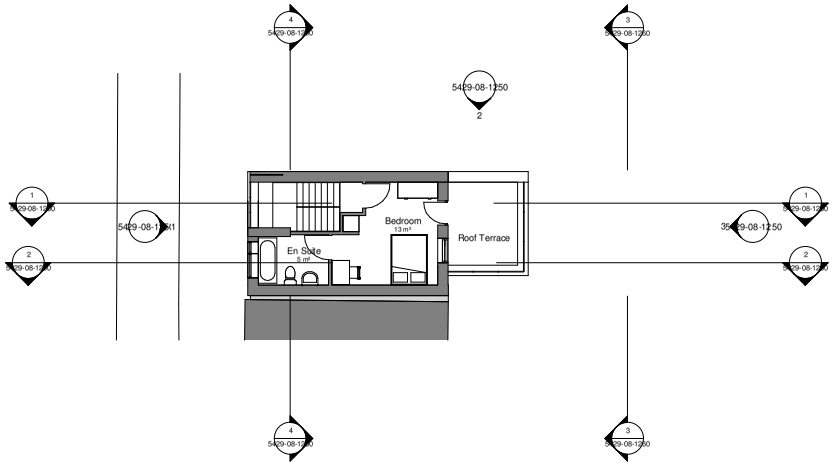

PROPOSED 1st FLOOR PLAN

1 : 100

0 5 10 m

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NOTES

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PROJECT TITLE
HARINGEY INFILL SITES
Site 8. Land Adj. 82 Muswell Hill Place,
Muswell Hill, N10 3RR

DRAWING TITLE
PROPOSED LAYOUTS

SCALE	DRAWN
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PLANNING

CLIENT
LB OF HARINGEY

ECD Architects
ENERGY CONSCIOUS DESIGN
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London SE1 4PU
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PROJECT TITLE
HARINGEY INFILL SITES
Site 8. Land Adj. 82 Muswell Hill Place,
Muswell Hill, N10 3RR

DRAWING TITLE
VIEWS 02

SCALE	DRAWN
@ A1	Author
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DWG REF	REVISION
5429-08-1801	

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Site 8. Land Adj. 82 Muswell Hill Place,
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DRAWING TITLE
VIEWS 03

SCALE	DRAWN
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5429-08-1802	

ECD ARCHITECTS

HARINGEY INFILL SITES
PLANNING APPLICATION

SITE 05

GARAGES ADJ. EDNAM HOUSE,
FLORENCE ROAD,
STROUD GREEN,
N4 4DH

DESIGN TO PROVIDE:

-AFFORDABLE HOUSING
-2NR. 5BED 8PERSON HOUSES
-SITE AREA OF 0.0385

SUBMITTED TO:
LONDON BOROUGH OF HARINGEY
FAO WARREN MYLES
RIVER PARK HOUSE
225 HIGH ROAD
WOOD GREEN
LONDON, N22 8HQ

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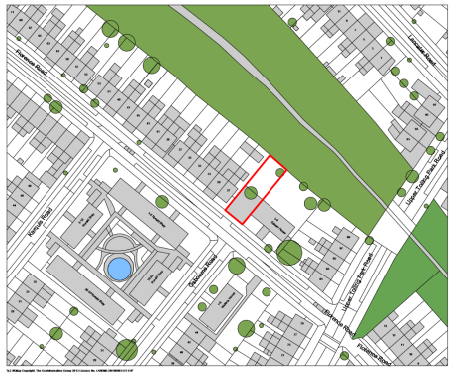

EXISTING LOCATION PLAN

1 : 1250

0 50 100 m

EXISTING BLOCK PLAN

1 : 500

0 10 50 m

AERIAL VIEW

VIEW OF THE SITE FROM FLORENCE ROAD

VIEW FROM OSBORNE ROAD

VIEW OF THE SITE FROM THE GREEN PATH AT THE REAR

ECD COMPUTER FILE

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PROJECT TITLE
HARINGEY INFILL SITES
Site X. Garages adj Ednam House
London N4 4DH

DRAWING TITLE
EXISTING LOCATION & SITE BLOCKPLAN

SCALE	DRAWN
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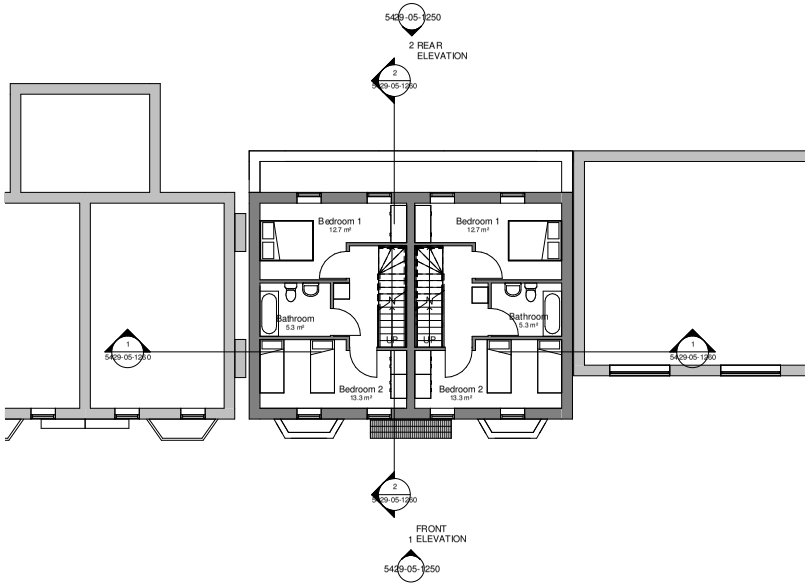
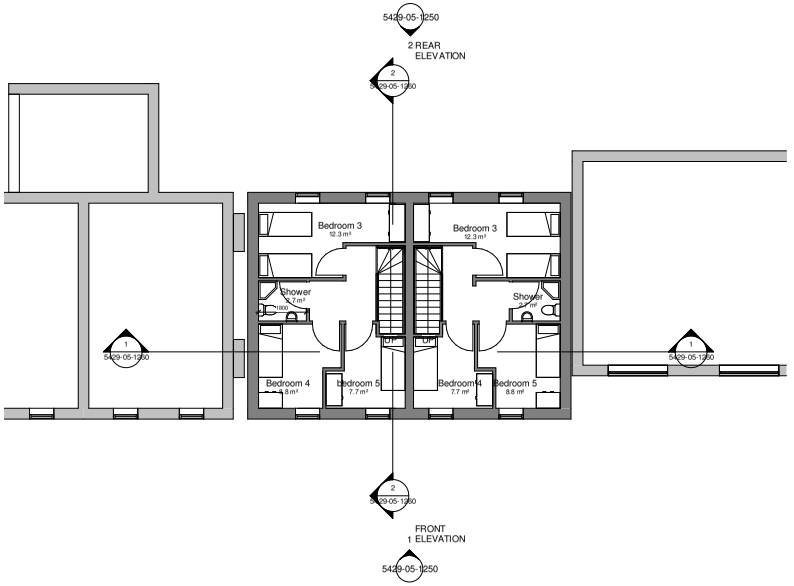


1st FLOOR PLAN

1 : 100



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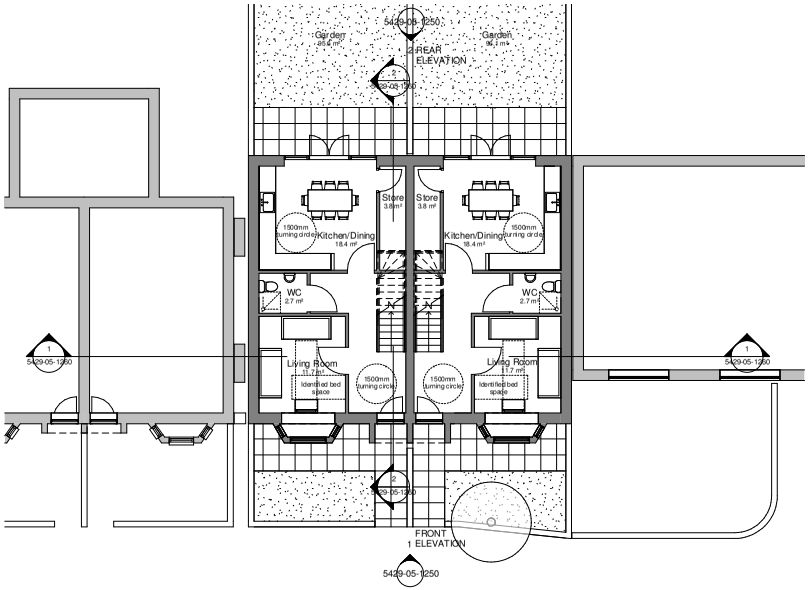
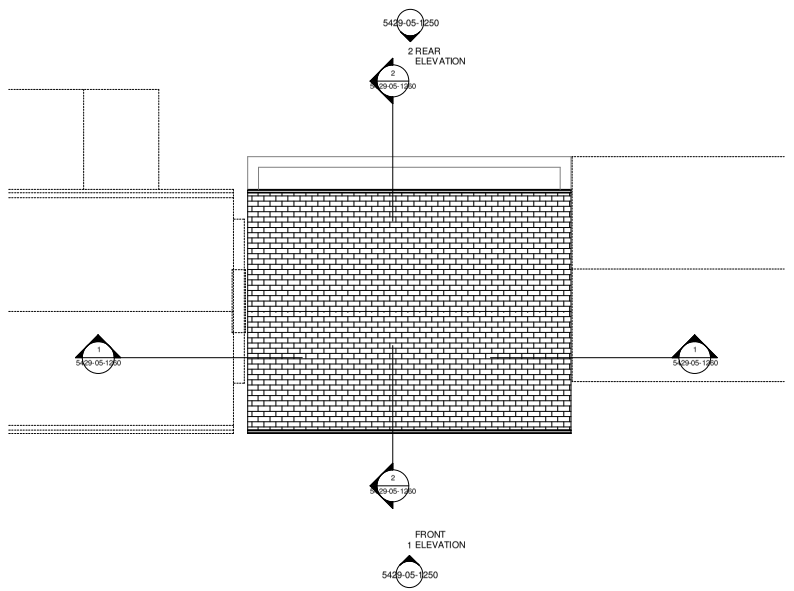


GROUND FLOOR PLAN

1 : 100



ROOF PLAN

1 : 100

0 5 10 m

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DRAWING TITLE
PROPOSED LAYOUTS

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DRAWING TITLE
VIEWS 02

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ECD ARCHITECTS

HARINGEY INFILL SITES PLANNING APPLICATION

SITE 02

PARKING AREA BARNES COURT
CLARENCE ROAD
WOOD GREEN
N22 8PJ

DESIGN TO PROVIDE:

-AFFORDABLE HOUSING
-4NR. 3BED 5PERSON HOUSE
-SITE AREA OF 0.0792 HA

SUBMITTED TO:
LONDON BOROUGH OF HARINGEY
FAO WARREN MYLES
RIVER PARK HOUSE
225 HIGH ROAD
WOOD GREEN
LONDON, N22 8HQ

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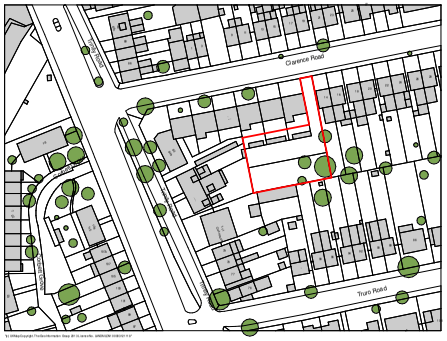


EXISTING LOCATION PLAN

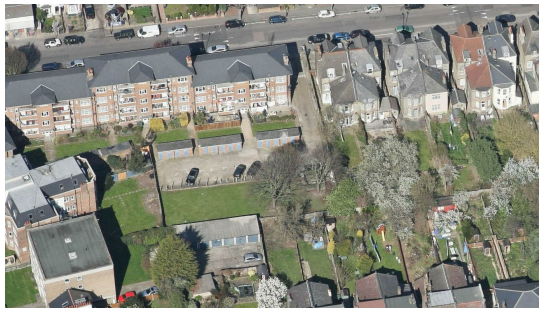
1 : 1250

0 50 100 m

BLOCK PLAN

1 : 500

0 10 50 m



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PROJECT TITLE
HARINGEY INFILL SITES
Site 2. Parking Area Adj Barnes Court, N22 8PJ

DRAWING TITLE
EXISTING LOCATION & SITE BLOCKPLAN

SCALE	DRAWN
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DATE	CHECKED
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DWG REF	REVISION
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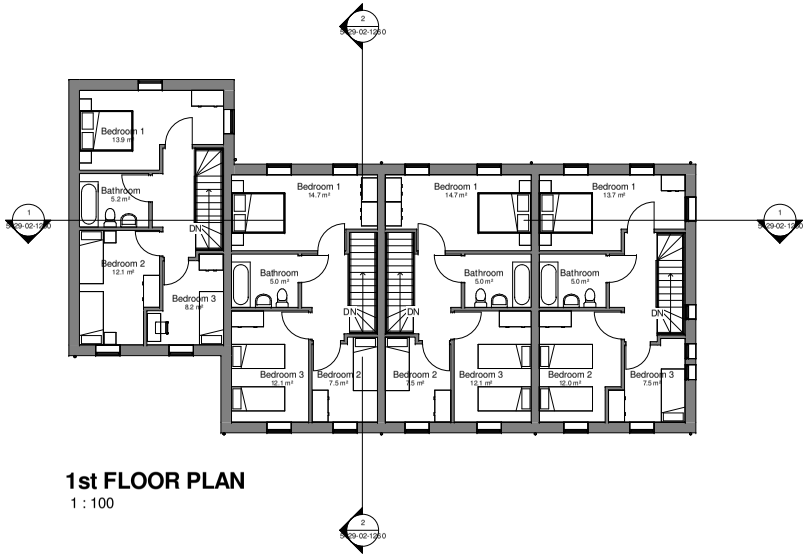
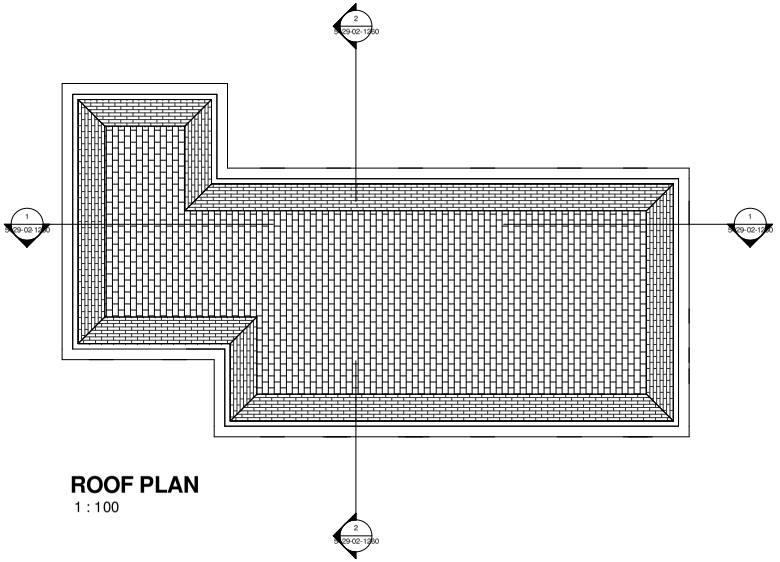


1st FLOOR PLAN

1 : 100



ROOF PLAN

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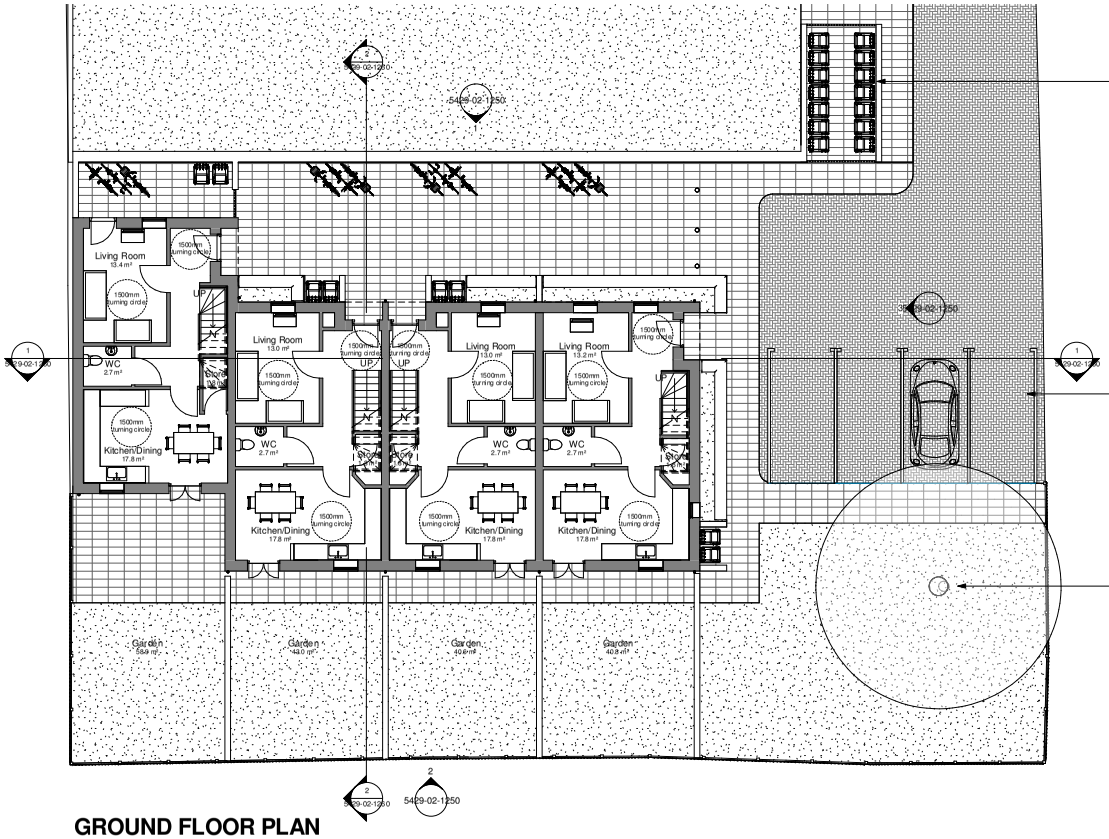

GROUND FLOOR PLAN

1 : 100

0 5 10 m

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revision	drawn by	checked by	date	description

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HARINGEY INFILL SITES
Site 2. Parking Area Adj Barnes Court, N22 8PJ

DRAWING TITLE
PROPOSED LAYOUTS

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Site 2. Parking Area Adj Barnes Court, N22 8PJ

DRAWING TITLE
VIEWS 02

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Pre-application briefing to Planning-Sub Committee

1. DETAILS OF THE DEVELOPMENT

Ref: NA
Site Address: Former Highgate Police Station, Magistrates Court, & Telfer House, Archway Road London N6 4NW
Ward: Highgate
Description: Redevelopment of the site to provide 90 residential units.
Applicant: Bellway Homes Ltd
Agent: Savills
Ownership: Private
Case Officer: Aaron Lau

2. BACKGROUND

2.1 The proposed development is being reported to Planning Sub-Committee to enable members to view it at an early stage. Any comments made are of a provisional nature only and will not prejudice the final outcome of any planning application submitted for formal determination.

2.2 The applicant is expected to submit its planning application in August 2014.

3. PROPOSED DEVELOPMENT

3.1 The proposal is for the demolition of the former Highgate Police Station, Magistrates Court, & Telfer House which falls within Highgate Conservation Area to create a new residential development (approximately 90 units) ranging between 3 and 7 storeys in height and associated car parking (0.5 spaces per unit). The 'tower' on the corner of Archway Road, Church Road and Bishops Road is the only 7 storey element. The main development will straddle Bishops Road, Archway Road and Church Road and a separate 3-storey mews block is proposed situated in the middle and towards the rear.

3.2 Haringey Magistrates Court is a 1950's two-storey building comprising of brick with the front façade clad in Portland stone. Pedestrian access to the building is directly from Bishops Road. Vehicular access to the rear is on the north side of the building, with ancillary car parking south of the site and to the rear of the building.

3.3 Telfer House is located on the southern side of Church Road and is a three storey brick built building. The building is currently in use as offices (Class B1) and is occupied by the Probation Service. Vehicular access is gained from Church Road, which leads to the rear of the property where there is the provision of a number of car parking spaces.

3.4 Highgate Police Station, a 1950's brick built building, is located on the corner of Church Road and Bishops Road, where both roads meet Archway Road. The Station operates as a Community Policing base. Vehicle access is gained from Bishops Road and a number of car parking spaces are located to the rear of the property.

3.5 None of the properties are Statutorily or Locally Listed, but the Cattle Trough in Church Road immediately in front of the Police Station is Listed.

4. RELEVANT PLANNING HISTORY

None

5. CONSULTATION

5.1 *Internal/external consultation*

5.1.1 Both the design and conservation officer consider that a taller landmark building at the corner of Archway Road, Bishops Road and Church Road could be acceptable subject to an exceptional design and consideration of harm to the conservation area.

5.1.2 The arboriculture and allotments manager raises no objection to the removal of a mature tree (which is subject to a Tree Preservation Order - T3), in the centre of the site subject to a comprehensive tree planting scheme, as part of any proposed development, which would compensate for the loss of this tree.

5.1.3 The Highgate Society has been engaged in the design process by attending 2 Design Workshops arranged by the Council. The issues raised include height, scale, number of units, and quality of affordable housing although the quality of the design was supported. The Society set out that the scheme requires revisions including a reduction in the number of units, relocating the family social housing units to ground floor level, and removing the parking from ground floor level.

5.1.4 The applicant held its own public consultation event at the end of June 2014.

5.1.5 The applicant is seeking to make further revisions to the scheme following its own public consultation event, 2 design workshops with The Highgate Society and the Highgate Conservation Advisory Committee, and a succession of meetings with the Council. The latest revisions following the second design workshop with The Highgate Society and the Highgate Conservation Advisory Committee are summarised as follows:

- Reduction of residential units from 91 to 89;
- Relocation of family units from upper floors to the ground floor of the proposed building;
- Additional landscaping within the courtyard
- More entrances to street along Bishops Road as a result of lowering the car park
- Reconfiguration of apex upper floor unit to avoid overlooking
- Introduction of concierge

5.2 *Development Management Forum*

5.2.1 A Development Management Forum will be held in September 2014.

5.3 *Design Review Panel (DRP)*

5.3.1 The scheme was presented to DRP on 8 May 2014.

5.3.2 The panel was concerned that the proposal did not have sufficient distinctiveness

and individuality to justify its height and bulk, unprepossessing courtyard amenity space, the loss of buildings in the conservation area and impact on the rest of the conservation area. This could suggest an over-development of the site unless design changes or different approaches resolved the most serious concerns.

5.3.3 In response to the Panel's concerns, the applicant has made some revisions to address the points raised including reconfiguration of the units to provide ground floor family accommodation.

6. MATERIAL PLANNING CONSIDERATIONS

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

1. *Principle of the development* – The Council's draft Site Allocations DPD has identified this site as being suitable for residential led mixed use development including community uses and possibly a hotel. The applicant would need to provide strong written justification to support the reasons for not retaining the buildings as a first option. The provision of housing would assist in meeting the housing target of 1502 units per year set out in the Further Alterations to the London Plan.

2. *Design and appearance* – The design of the building would need to be of an exceptional standard to support a building consisting of the range of heights given that the predominant surrounding built environment consists of low rise buildings. At the moment, the scheme would range in height from three, four, five, six and seven storeys. The Council's draft Site Allocations DPD suggests four or possibly five storeys would be possible at the apex of the site. The applicant would need to provide full justification for such a departure.

3. *Impact on the conservation area* – The proposed design should respect the conservation area setting and Listed Cattle Trough in Church Road. The Highgate Character Appraisal identifies the development site as an enhancement opportunity, and states that the police station as a prominent post modern building on the corner with Bishops Road. It describes Telfer House as a Unitarian office block, and that the 1960's modern Magistrates' Court House is a good example of its period. Council officers will need to assess the proposal taking account of any harm that may be caused to the conservation area and it will need to consider whether the schemes preserves or enhances the conservation area.

4. *Affordable housing* – The scheme would be required to provide 50% on-site affordable housing provision subject to viability with a preference towards 4 bedroom or more residential units, based on habitable rooms. A financial appraisal will be submitted with the formal submission. The level of affordable housing is unknown at this stage.

5. *Housing mix* – The housing mix is not finalised as it is influenced by the final design and layout but it will comprise 1 bed, 2 bed and 3 bed units. The private and affordable units will be tenure blind.

6. *Density* – The site has a PTAL of 4 and the London Plan density guideline for such

an area is 200-700 habitable rooms per hectare or 70-260 units per hectare in an Urban location. The current proposal achieves a density of approximately 190 units per hectare.

7. *Impact on residential amenity* - A daylight/sunlight BRE report should be submitted to demonstrate the living conditions of the neighbouring properties including 35 Bishops Road and All Saint's Vicarage on Church Road would not be materially affected.

8. *Quality of accommodation* – The proposed units should meet the London Plan space standards and the London Housing Design Guide requirements.

9. *Parking and highway safety* – The site has a PTAL rating of 4 and falls within the Highgate Station controlled parking zone which operates Monday to Friday from 10am to 12:00noon. The site is also located in the Archway Road Restricted Conversion Area, and is an area which has been identified as experiencing problems of extreme parking pressure. The proposed development makes provision for approximately 0.5 spaces per unit. Secure and covered cycling storage is required in line with the London Plan standards.

10. *Accessibility* – The layout of the current design indicates that the units will be compliant to Lifetime Homes standards, and 10% of the number of residential units will be wheelchair accessible in addition to 10% disabled parking.

11. *Sustainability* – the application will need to demonstrate how it would achieve Code for Sustainable Homes Level 4 and the 40% carbon reduction target (beyond Part L 2010) set out in the London Plan. The proposed sustainability measures are unknown at this stage.

12. *Trees* - The current design would involve the loss of a mature tree (T3) of 'medium quality' in the centre of the site in order to allow the development of the site. The Council raises no objection to its removal subject to a comprehensive tree planting scheme, as part of any proposed development, which would compensate for the loss of this tree.

These matters are to be assessed and confirmed prior to the application being considered at Planning Sub-Committee. Where necessary and appropriate conditions and planning obligations may be proposed.

8. PLANS & PHOTOS

8.1 Existing site plan

8.2 Proposed site plan(to be finalised)

8.3 Photos of the site

Archway Road/Bishops Road view

Archway Road/Church Road view

Church Road view 1

Church Road view 2

Bishops Road view 1

Bishops Road view 2

8.4 Proposed elevations and CGI's (to be finalised)

Pre-application briefing to Planning Sub-Committee

1. DETAILS OF THE DEVELOPMENT

Ref: HGY/2014/1691
Site Address: St Ann's General Hospital, St Ann's Road, London, N15 3TH
Ward: St Ann's
Applicant: Barnet, Enfield and Haringey Mental Health NHS Trust
Agent: Nexus Planning
Ownership: NHS
Case Officer: Anthony Traub

Description of Development:

This application has already been submitted as a planning application but is submitted for members to consider at an early stage in the process and identify any concerns they might have before formal consideration and determination thereof.

Hybrid application comprising:

Full application for the construction of 106 flats and 7 houses ranging in height from 2 to 5 storeys, conversion of retained buildings to provide 7 houses and 148 sq. m of retail (use class A1), 82 car parking spaces, highway and public realm works, hard and soft landscaping, access and associated development:

and:

Outline application (with all matters reserved except for principal means of access) for the construction of new buildings and conversion of retained buildings ranging in height from 2 to 5 storeys to provide up to 350 residential units, new healthcare buildings, upgrade of existing access point off Hermitage Road, open space and associated development, and outline application (with all matters reserved except for scale and layout) for construction of a new mental health inpatient building up to 3 storeys in height (use class C2) and associated development.

2. BACKGROUND

2.1 The proposed development is being reported to Planning Sub-Committee to enable members to view it at an early stage. Any comments made are of a provisional nature only and will not prejudice the final outcome of any planning application submitted for formal determination. It is anticipated that the proposal will be presented to the September Planning Sub-Committee.

3. SITE AND SURROUNDS

3.1 The existing site consists of 11.24 hectares in healthcare use bounded by St Ann's Road, Hermitage Road to the east, Warwick Gardens to the west, and an overground railway line to the south.

3.2 The northern portion of the site falls within the St Ann's Conservation Area. There are no statutorily Listed Buildings on site, however, there are three locally listed buildings. The wall running along the street frontage of the site is an important

and positive contributor to the conservation area and it's appearance. The southern portion of the site (running adjacent to the railway line) is designated as a Site of Importance for Nature Conservation (SINC).

3.3 Historically, St Ann's was established following an outbreak of scarlet fever in 1892. Over the years, several buildings have come and gone to facilitate the use of the site for healthcare services.

3.4 Currently there are several healthcare providers on site that are expected to continue providing these services in the consolidated healthcare facilities on-site once the development is complete and the new healthcare facilities have been built and/or upgraded. Those being (with services further described on page 7 of the submitted Design and Access Statement):

- The Mental Health Trust;
- Whittington Health;
- North Middlesex Hospital;
- Moorfields Eye Hospital;
- North London Breast Screening Service;
- London Ambulance Service.

4. PROPOSED DEVELOPMENT

4.1 The proposal is for the redevelopment of the site that would consist of 470 new residential units (both flatted development and family houses) and new healthcare buildings, upgrading of existing healthcare buildings and access points to the site (see description of development above for full details).

5. PLANNING HISTORY

5.1 There is no relevant recent planning history.

6. CONSULTATION

6.1 ***Internal/external consultation:***

In line with Council procedure all the relevant internal and external consultees have been consulted. 536 local residents have been consulted by letter as well as 6 site notices being posted in close proximity to the site and a press notice placed in the Haringey Independent on the 27 June 2014.To date issued raised include loss of the hospital, the impact of the south west pedestrian access and its safety, the height of the development and the impact on the local area.

6.2 ***Development Management Forum***

5.2.1 The proposal was presented to the Development Management Forum on 16/07/2014. Issues raised included the loss of health care facilities and the replacement of health facilities with housing, impact on traffic, impact of pedestrian access in south-west corner and the route under the railway line, level of affordable housing, need for supported housing, the need for additional mental health services.

6.3 ***Design Review Panel***

6.3.1 The masterplan proposals were presented to the Haringey Design Panel on 16 May 2013 and the principles were broadly welcomed, with the panel giving a 'green light' to the masterplan.

6.3.2 The panel's observations can be summarised as:

- The masterplan displays a disciplined consideration of scale and the layout and massing was considered to be particularly convincing;
- To ensure quality was maintained throughout the development the panel emphasised the importance of establishing a Design Code;
- The type of architecture was strongly appreciated in places, but in others was bland and austere, or too fussy where attached to the former hospital admin building;
- Boundary wall recognised as important feature in the conservation area, but could be opened up in key places to provide interest;
- The healthcare planning strategy with the main entrance to the buildings being further into the site (not readily apparent) was a concern;
- The precedent of Orchard House (in terms of style, appearance and materials palette) for the design of the new Healthcare building was not considered appropriate and it would be preferable to treat the building as the modern addition it is;
- The landscaping strategy was praised, the east west link along the railway secured, though the north south route was not as strong as it could be;
- South west pedestrian and cycle link should be secured, providing greater permeability and accessibility; and
- The panel anticipated that the detailed design for both the health care and residential components would come back to the panel as they progressed.

7. MATERIAL PLANNING CONSIDERATIONS

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

1. *Principle of the development* – The provision of housing on the site to facilitate the upgrading and increase of healthcare services is acceptable in principle. The Council's Draft Site Allocations DPD identifies this site for a consolidation of the Healthcare facilities on the site and housing.
2. *Design and appearance* – The design of the buildings, front wall, roads, open space within the conservation area. Preservation of locally listed buildings. The detailed design is currently being considered.
3. *Impact on the conservation area* – The proposal includes a heritage appraisal with locally listed buildings and older buildings within the site retained. The front wall, which is mentioned in the Conservation Area Appraisal, is retained with modifications (railings) to visually open up the site from St Ann's Road.
4. *Affordable housing* – The amount of affordable housing is currently being negotiated and the latest position will be reported to the Committee at the meeting. The reason for this is the applicant is currently running its viability model. Once this process has been completed and tenure has been agreed a final affordable housing proposal will be put forward. The Council will then appoint consultants to undertake an independent assessment of the proposal.
5. *Housing mix* – The housing mix within the full planning application would be 4 x

2 bed houses, 7 x 3 bed houses, 3 x 4 bed houses and 36 x 1 bed flats, 60 x 2 bed flats, and 10 x 3 bed flats. Within the outline application, the remaining dwelling mix for the additional 350 units would need agreed as part of the parameters of any Outline Permission. The private and affordable units will be tenure blind. Indicative Hybrid Dwelling mix being: 87 (19%) 1 bed; 179 (38%) 2 bed; 141 (30%) 3 bed; 39 (8%) 4 bed; 24 (5%) 5 bed.

6. *Density* – The proposed 470 units over the entire site of 11.24 hectares would equate to 42 units per hectare. In reality, the healthcare services would occupy approximately 40% of the site and thus the density would be more akin to 70 units per hectare.
7. *Impact on residential amenity* –Shadowing report has been submitted with the application. Taller buildings are located more centrally within the site to reduce bulk and height when viewed from St Ann's Road and from neighbouring houses.
8. *Quality of accommodation* – All accommodation must accord with Haringey and London Plan standards.
9. *Parking and highway safety* – Awaiting formal comments from TfL and LBH Transportation. Secure and covered cycling storage is required in line with the London Plan standards as well as parking, disabled parking, and electric parking points.
10. *Accessibility* – All units would comply with Lifetime Homes standards and 10% of the number of residential units would be wheelchair accessible.
11. *Sustainability* - Energy Strategy is currently being assessed. Residential units will achieve Code for Sustainable Homes level 4.
12. *Trees* – There are protected trees within the conservation area and proposed works with the SINC. Submitted tree survey and reports are currently being considered by the Council's tree officer.

7.2 These matters are to be assessed and confirmed prior to the application being considered at Committee.

7.3 The application will also be subject to necessary conditions and a section 106 agreement which will include amongst other matters contributions towards school places and employment and training.

Site Location Plan

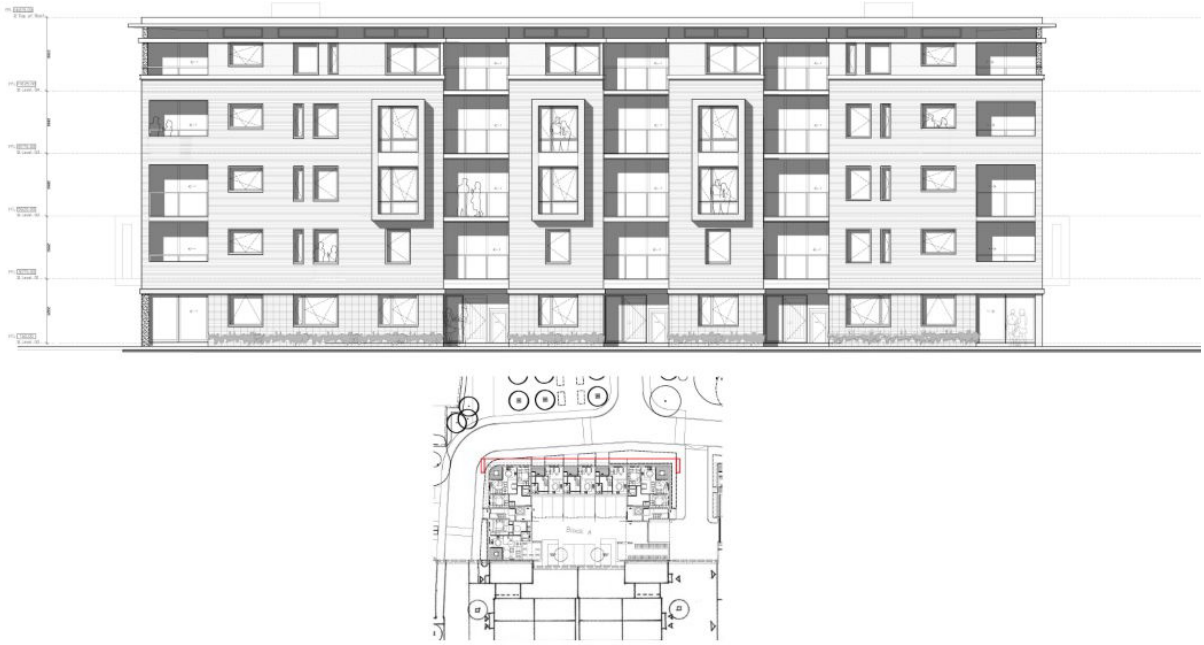
Proposed Site Plan

Proposed St Ann's Road Elevation

Street Elevation Section 1

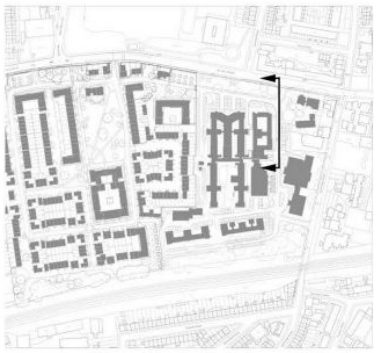
Street Elevation Section 2

Block A North Elevation



Block B North Elevation

Indicative Inpatient Building Elevation



Elevation Layout

New House Elevations: Type NS-A2

Front Elevation (East)

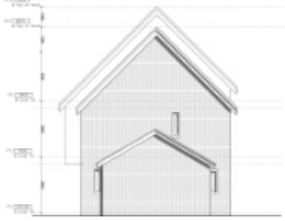
Rear Elevation (West)

Flank Elevation (North)

New House Elevations: Type NS-A and NS-A2

Front Elevation (South)

Rear Elevation (North)



Flank Elevation (East)

Flank Elevation (West)

Front Elevation (South)

Rear Elevation (North)

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