

REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE

1. APPLICATION DETAILS

Reference No: HGY/2018/3205

Ward: Highgate

Address: Former Newstead Nursing Home Denewood Road N6 4AL

Proposal: Demolition of existing building and erection of three buildings between two and three storeys in heights to provide 13 residential dwellings, private and communal amenity space and other associated development

Applicant: GCH (Newstead) Limited and Fusion Highgate Limited

Ownership: Private

Case Officer Contact: Valerie Okeiyi

Date received: 19/10/2018 **Last amended date:** 26/08/2020

Drawing number of plans:

1621-PL-000 Rev P6, 1621-PL-000A Rev P4, 1621-PL-000B Rev P3, 1621-PL-000C Rev P2, 1621-PL-000D Rev P2, 1621-PL-004 Rev P5, 1621-PL-001 Rev P9, 1621-PL-010 Rev P7, 1621-PL-011 Rev P6, 1621-PL-012 Rev P6, 1621-PL-020 Rev P6, 1621-PL-021 Rev P5, 1621-PL-022 Rev P5, 1621-PL-030 Rev P8, 1621-PL-031 Rev P4, 1621-PL-031A Rev P5, 1621-PL-032 Rev P5, 1621-PL-033 Rev P4, 1621-PL-036 Rev P5, 1621-PL-037 Rev P4, 1621-PL-038 Rev P4, 1621-PL-039 Rev P4, 1621-PL-040 Rev B, 1621-PL-041 Rev A, 1621-PL-042 Rev A, 1621-PL-055 Rev P5, 1621-PL-057 Rev P3, 1621-PL-058 Rev P3, PL-096 Rev P4, 1621-PL-097 Rev P4, 1621-PL-098 Rev P4, 2726.P.01 Rev A, 2726.P02 Rev A

Supporting documents also assessed:

Planning Statement – prepared by Lichfields dated April 2020, Design and Access Statement dated July 2020 prepared by Wolff Architects, Heritage Impact Assessment prepared by Lichfields dated April 2020, Arboricultural Impact Assessment and Preliminary Arboricultural Method Statement dated 14th April 2020 prepared by Patrick Stileman, Ecology Report prepared by Windrush Ecology dated December 2016, Daylight Sunlight & Overshadowing Assessment prepared by Lichfields dated January 2020, Highways Statement addendum prepared by Stirling Maynard dated January 2020, Highways Statement, dated September 2018, prepared by Stirling Maynard, Sustainability Statement prepared by XCO2 dated January 2020, Energy Statement prepared by XCO2 dated January 2020, Basement Impact Assessment prepared by Fairhurst Consulting Engineers dated September 2018, Structural Engineering Report &

Subterranean Construction Method Statement prepared by Elliott Wood dated January 2020, Outline Construction Logistics Plan prepared by Blue Sky Building dated January 2020, Air Quality Assessment prepared by XCO2 dated January 2020, Revised Landscape Report prepared by Bowles & Wyer dated 21/08/2020, Fire Safety Strategy Report prepared by Ashton Fire dated 31 July 2020, Statement of Consultation, prepared by Lichfields dated October 2018, Drainage and SuDs Strategy, prepared by ID Limited dated April 2020, Overheating Assessment, prepared by XCO2, dated 02 July 2020, Viability Assessment, prepare by James. R. Brown, dated January 2020.

1.1 This application is being reported to the planning committee as it is a major application recommended for approval and is subject to a section 106 agreement.

1.2 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The development would bring back in to use a brownfield derelict site which has been vacant for a number of years with a quality designed housing development;
- The development would provide 13 residential dwellings, contributing to much needed housing stock in the Borough;
- The impact of the development on residential amenity is acceptable;
- There would be no significant adverse impacts on parking;
- The development would not result in a loss of any significant trees but introduce more trees and landscaping;
- The proposed development would preserve and enhance the character and appearance of the Conservation Area and not cause harm to it, and respect the visual amenity of the streetscape and locality generally;
- The scheme would provide a number of section 106 obligations including a financial contribution towards offsite affordable housing within the Borough (final sum to be reported).

2. RECOMMENDATION

2.1 That the Committee resolve to GRANT planning permission and that the Head of Development Management or Assistant Director for Planning, Building Standards and Sustainability 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 and 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 16/09/2020 or within such extended time as the Head of Development Management or the Assistant Director Planning, Building Standards and 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.

Conditions

1. Three years
2. Drawings
3. Materials
4. Boundary treatment and access control
5. Landscaping
6. Lighting
7. Site levels
8. Secure by design
9. Rainfall calculations
10. SuDs
11. Piling
12. Land contamination
13. Unexpected contamination
14. Combustion and Energy Plant
15. Demolition/Construction Environmental Management Plans
16. Detailed basement design
17. Detailed construction management plan
18. Construction Method Statement and Construction Logistics Plan
19. Energy strategy
20. Living roofs
21. Arboricultural Method Statement
22. Cycle Parking
23. Satellite antenna
24. Restriction to telecommunications apparatus
25. Building Regs Part M

Informatives

- 1) Co-operation
- 2) CIL liable
- 3) Hours of construction

- 4) Party Wall Act
- 5) Street Numbering
- 6) Sprinklers
- 7) Ground Water Risk Management
- 8) Water Mains
- 9) Water pressure
- 10) Public Sewer
- 11) Asbestos
- 12) Secure by design

Section 106 Heads of Terms:

1. Affordable Housing Provision
 - Financial contribution towards the provision off affordable housing off-site
2. Financial Viability Reviews
 - Early stage review if works do not commence within two years
 - Late Stage Review on completion of 75% (10) units
3. Section 278 Highway Agreement
 - £33,102 for repairs works to the public highway which is the footway on Denewood Road
4. Carbon Mitigation
 - Post-occupation Energy Statement review
 - Contribution for carbon offsetting min. £37,980, to be confirmed by Energy Statement review
5. 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;
 - 20% of the on-site workforce to be Haringey residents;
 - 5% of the on-site workforce to be Haringey resident trainees;
 - 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.
6. 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 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 the provision of early and late stage financial viability reviews, would fail to ensure that affordable housing delivery has been maximised within the Borough and would set an undesirable precedent for future similar planning applications. As such, the proposal is contrary to Policy SP2 of the Council's Local Plan 2017, Policy SC1 of the Highgate Neighbourhood Plan, Policy 3.12 of the London Plan 2016, emerging Policy H5 of the draft London Plan and the Mayor of London's Affordable Housing and Viability Supplementary Planning Guidance document.
2. 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.
3. The proposed development, in the absence of a legal agreement securing sufficient energy efficiency measures and/or financial contribution towards carbon offsetting, would result in an unacceptable level of carbon dioxide emissions. As such, the proposal would be contrary to Policies 5.2, 5.3 and 5.7 of the London Plan 2016, 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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3.0 PROPOSED DEVELOPMENT AND LOCATION DETAILS

3.1 Proposed development

- 3.1.1. This is an application for demolition of the existing building and erection of three separate buildings (Blocks 1, 2 and 3) between two and three storeys in height comprising 13 market self-contained flats on all floors. The proposed blocks would be surrounded by a communal landscaped garden and would be distributed along the footprint of the existing L-shaped building. Block 1 would 3 storeys in height and front onto Denewood Road with the upper storey set back from the street frontage. Block 2 would be two storeys in height and extend along the central part of the rear of the site running in parallel to the north-east rear boundary; this would be the largest residential building on site. Block 3 would be located in the eastern, rear part of the site and discreetly sit in the background of the locally listed Goldsmiths Cottage which fronts Denewood Road.
- 3.1.2 An L-shaped basement level is proposed underneath the three buildings (Blocks 1,2, and 3) consisting of 17 parking spaces, 27 cycle parking spaces, and some living accommodation in the form of duplex flats which are part of block 1 and the locations of a residents' spa and gym. None of the flats would be entirely at basement level.
- 3.1.3 The proposal also includes a communal lawn which comprises of child playspace to the south of Block 3, trees, hedges, and grassed areas. The majority of existing mature trees are also to be retained and 28 new trees to be planted, with new shrubs, climbers, ornamental planting, woodland and herbaceous planting.
- 3.1.4 The development would be contemporary in style predominantly finished in brickwork with wood panels and glass.

Amendments

- 3.1.5 The planning application has been amended since initial submission in October 2018 and includes the following changes:
- 3.1.6 In May 2020 the amendments included;
- Increase in residential unit nos. from 10 to 13 units, including changes to the proposed housing mix;
 - Reconfiguration of the proposed elevations, roof profile, materiality and architectural expression. The scheme has been redesigned to incorporate pitched roofs
 - An updated Landscape Strategy
 - The car parking spaces increase from 15 to 17 parking spaces

3.1.7 In July 2020 further amendments and additional information were submitted:

- Updated Drawings;
- Revised Design and Access Statement – including updated visuals and an additional visual from inside the front gate;
- Additional contextual elevations;
- Comparison image of the rear site boundary (as existing and proposed);
- A statement relating to the practical use of the proposed chimneys.
- Changes to the proposed brick colours – as shown in the revised Design and Access Statement and updated visuals;
- The rear lightwells in relation to Block 1 have been increased in size;
- A softer boundary treatment is proposed along Denewood Road; and
- The lower ground floor has been updated to include an entrance lobby to each block – in response to the consultation comments received from the Secure by Design Officer

3.1.8 In August 2020 further additional plans and additional information was submitted.

3.2 Site and Surroundings

3.2.1 The site lies on Denewood Road between the junctions with Broadlands Road and View Road. The site is located within Highgate Conservation Area and the former care home building currently occupying the site is not listed or locally listed. There are a number of semi-mature and mature trees within the site. The existing building on the site is single storey set out in an “L”-shaped plan form, wrapping around and behind the site of Goldsmiths Cottage constructed in concrete. There are level changes across the site, and the site abuts the property boundaries of Nos. 1 and 10 Willowdene to the west, No. 6 View Close and Broadlands Lodge to the north and 2a Denewood Road to the east.

3.2.2 The surrounding area is predominantly characterised by individual houses of varied architectural styles and scales set within their own grounds being a mix of mock Georgian, Victorian, 20th Century and contemporary designs. Immediately to the right of the site are Nos. 20c, 20a, 20b, and 20 Broadlands Road which form a modern red brick and dark wooden terrace of houses. No. 18 also called Broadlands Lodge is a six storey yellow brick block of flats set back from the road in landscaped grounds. To the west of the site is Willowdene an estate of 10 houses, built in approximately 1970/71 which are of a mock Georgian design. Outside the site and fronting onto Denewood Road lies ‘Goldsmiths Cottage’, which is a locally listed building.

3.2.3 The site has a PTAL level of 1 and therefore not well served by public transport.

3.3 Relevant Planning and Enforcement history

- 3.3.1 HGY/2005/0973 – Erection of part single, part two storey extension at first floor level to create additional floor comprising additional accommodation for residents – Refused on 14 July 2005 and subsequently dismissed by the Planning Inspectorate under appeal reference APP/Y5420/1195146 dated 21 April 2006.

4. CONSULTATION RESPONSE

4.1 Quality Review Panel

- 4.2 The proposal was presented to Haringey's Quality Review Panel on May 2018 and October 2019. The Panel's comments from the most recent meeting are summarised as follows:

The Quality Review Panel feels that the amended scheme generally responds well to its previous comments. The scale is acceptable, and adjustments made to the roofscape and the architectural expression are supported. The panel welcomes removal of some of the residential accommodation at basement level. However, the panel considers that further detailed design work is required to ensure that the scheme fulfils aspirations for a high quality redevelopment that fits well within the local context.

The panel would encourage further work – at a detailed level - on landscape design and the pedestrian environment; the interface between individual units and the private and public realms; the internal layout; and the external fabric of the buildings. The panel would support further exploration of the scheme's frontage onto Denewood Road. The provision and arrangements for refuse storage and collection within the site also require further consideration. Further details on the panel's views are provided below.

- 4.3 The Panel's comments are repeated in full in Appendix 3. An indication of how their key comments have been met are provided in table form within the design section below.
- 4.4 The following were consulted regarding the application submitted in May 2020:

INTERNAL

4.5 Design officer

- 4.6 Comments provided are in support of the development

4.7 Conservation Officer

4.8 Comments provided are in support of the development, subject to conditions

Transportation

4.9 No objections raised, subject to conditions and S278 legal clauses

4.10 Housing

4.11 No objection

4.12 Housing Renewal Service

4.13 No objection

4.14 Drainage Engineer

4.15 No objections raised, subject to conditions

4.16 Carbon Management

4.17 No objections raised, subject to conditions.

4.18 Pollution Lead Officer

4.19 No objection, subject to conditions

4.20 Waste Management

4.21 No objections

4.22 Emergency Planning

4.23 No objections raised

4.24 Tree and Nature Conservation

4.25 No objections raised, subject to conditions.

4.26 Building Control

4.27 No objections to the basement development, subject to conditions

4.28 LBH NHS Haringey

4.29 No objections raised

EXTERNAL

4.30 Environment Agency

4.31 No comments

4.32 Thames Water

4.33 No objections raised, subject to conditions / informatives

4.34 London Fire Brigade

4.35 Satisfied with the proposals

4.36 Designing Out Crime

4.37 No objections raised, subject to conditions / informatives

4.38 Historic England

4.39 No comments made

4.40 Greater London Archaeology Advisory Service

4.41 No comments made

4.42 Tree Trust for Haringey

4.43 No objections raised

5. LOCAL REPRESENTATIONS

5.1 The following were consulted:

- 115 Neighbouring properties
- 2 Residents Association
- Public site notices were erected in the vicinity of the site

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

Responses from individual addresses when the scheme was originally submitted in 2018

- 24 in Objection

Responses from individual addresses when the scheme was amended in May 2020

- 34 in Objection
- 3 'Comment'

Responses from individual addresses when the scheme was amended in July and August 2020

- 5 in Objection

5.3 The following local groups/societies made representations:

- Highgate Society
- Highgate CAAC
- Highgate Neighbourhood Forum

5.4 The following Member of Parliament made representations:

- Catherine West MP

5.5 The following Local Ward Cllr made representations

- Cllr Liz Morris

5.6 The issues raised in representations to the original proposal in 2018:

Land Use and housing

Lack of Affordable Housing

Flats would create a precedent

The area is more suited to individual houses rather than flats

The change of use is not supported

Concerns with the practical arrangement

Impact on the Conservation Area

The scheme will detract from the character and appearance of the Conservation Area

The proposal fails to preserve or enhance the Conservation Area

The trees make a positive contribution to the Conservation area

The overall building footprint does not respect the open space of the Conservation area

Size, Scale and Design

Inappropriate density

Overdevelopment of the site

The front block is excessive in height

Concerns with the height overall

Concerns with the details of the design

Willowdene is a good example of development in the area

Oppressive development
The design would be an eyesore
Excessive glazing
The appeal decision that was dismissed has not been taken into account

Parking, Transport and Highways

Traffic congestion
Impact of underground parking
Parking pressures
Concerns with traffic, parking and road safety during demolition, excavation and construction phase
Concerns with traffic flow
Road safety
Pedestrian safety
The appeal decision that was dismissed has not been taken into account

Residential Amenity

Loss of amenity
Loss of privacy
Overlooking
Sense of enclosure
Light pollution
Impact on neighbouring amenity
The new building is too close to existing neighbouring properties/boundaries
Concerns with the daylight, sunlight and overshadowing assessment

Environment and Public Health

Loss of mature trees
Existing trees and shrubs should be retained
Concerns the tree survey is not accurate
Noise, disturbance, vibration, air quality and dust concerns
Asbestos concerns
Flood concerns

Basement development

Excessive basement development
Damage to neighbouring properties
Subsidence concern
Vibration
The Basement Impact Assessment cannot confidently predict what will happen
Adverse effect on the structural stability of neighbouring properties
Basement contrary to policy

Archaeological concerns
Impact on groundwater flows

The sections are unclear in order to understand how the levels relate to the existing properties and trees
No height or levels shown on the drawings

5.7 The issues raised in representations that were submitted following amendments in July and May 2020:

Land Use and housing

Lack of Affordable Housing
Flats would create a bad precedent
The area is more suited to individual houses rather than flats
13 flats excessive
The number of dwellings should be reduced
Accommodation at lower ground floor level is not in keeping with the area
High density housing

Impact on the Conservation Area

The scheme will detract from the character and appearance of the Conservation Area
The proposal fails to preserve or enhance the Conservation Area
The trees make a positive contribution to the Conservation area
The overall building footprint does not respect the open space of the Conservation area
Revised design is not in keeping with Conservation Area
The revised scheme would be out of keeping with the surrounding buildings in the conservation area

Size, Scale and Design

Inappropriate density
Inappropriate scale
Overdevelopment of the site
Excessive in height
The development is out of keeping with the streetscape and overall context
Concerns with the details of the design
Willowdene or View Close is a good example of development in the area
The appeal decision that was dismissed has not been taken into account
The block of flats on Broadlands Road should not be an example to follow
The scheme would create an unacceptable precedent
The materials proposal needs to be clearly defined
Concerns with the height of the chimneys proposed
No design details are provided for the chimneys

Parking, Transport and Highways

Traffic congestion
Parking pressures
Concerns with traffic, parking and road safety during demolition, excavation and construction phase
Concerns with traffic flow
Road safety
Pedestrian safety
Concerns with fire safety access
On site parking for visitors required
Traffic assessment needs revisiting
No consideration of Service and Delivery vehicles
Emergency access concerns
The appeal decision that was dismissed has not been taken into account
Residents should not be entitled to parking permits
Access concerns
The parking provision proposed is excessive
The access road belongs to Broadlands Lodge, and there is no right of way for vehicles seeking access to proposed block 3

Residential Amenity

Impact on visual amenity
Loss of amenity
Loss of privacy
Loss of light
Noise and disturbance from communal garden
Overlooking
Light pollution
Daylight concerns
Overshadowing
The new building is too close to existing neighbouring properties/boundaries
Concerns with the daylight, sunlight and overshadowing assessment
Overbearing
Visually dominant
Loss of trees will change the outlook for neighbouring occupiers

Environment and Public Health

Loss of mature trees
Mature trees should be retained
Concerns with the proposed planting scheme
Impact on ecology
Concerns the tree survey is not accurate
Noise, disturbance concerns

Flood concerns
Proposal should conform to the open space and biodiversity policy
Pressure on infrastructure/local amenity
Light emanating from development will impact natural wildlife
The development will change the open character of Denewood Road
Security on site needs more consideration
Concerns with bin and refuse collection
The development is not sustainable
External lights will degrade the area

Basement development

Excessive basement development
Basement development should be reduced
Potential level of damage from basement development to neighbouring properties is unacceptable
Subsidence concerns
Flooding from basement
Vibration concerns
A ground borne vibration assessment should have been submitted
The Basement Impact Assessment has not been updated in line with the amended scheme
Adverse effect on the structural stability of neighbouring properties
Basement contrary to policy
Impact on groundwater flows
Impact on listed building
Disruption to watercourse flows
Impact on local hydrology
Impact on drainage
Multiple site sections should be submitted with a basement of this magnitude
Concerns the basement will impact on the existing trees
Existing and proposed site levels in relation to surrounding context has not been taken into consideration
Levels are inconsistent

5.8 The following issues raised are not material planning considerations:

- Developers trying to maximise profit
- Inaccurate information
- Lack of attention to detail of submissions
- Missing information
- Issues with the drawings submitted
- The quality of the information is poor

6 MATERIAL PLANNING CONSIDERATIONS

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

1. Principle of the development
 - *Policy Framework*
 - *Land Use Principles*
2. Housing Provision and Affordable Housing
 - *Affordable Housing and Mix*
3. Density
4. The impact of the proposed development on the character and appearance of the Conservation Area
5. Design and Appearance
 - *Quality Review Panel*
 - *Form, Pattern of Development, Bulk & Massing*
 - *Streetscape Character*
 - *Elevational treatment, materials and fenestration, including balconies*
6. Residential Quality
 - *Residential Amenity for future occupiers and play space*
 - *Outlook and privacy*
 - *Daylight and sunlight*
 - *Other amenity considerations*
 - *Accessibility*
 - *Security*
7. Impact on Neighbouring Amenity
 - *Daylight and sunlight impact*
 - *Privacy/overlooking and outlook*
 - *Other Amenity considerations*
8. Parking and Highways
 - *Existing site*
 - *Access and Parking*
 - *Cycle parking*
 - *Deliveries and servicing*
 - *Construction Logistics and Management*
9. Basement Development
10. Trees
11. Sustainability and Biodiversity

- *Carbon reduction*
- *Biodiversity*

12. Water Management

- *Flood risk and drainage*

13. Air Quality and Land Contamination

- *Air Quality*
- *Land contamination*

14. Employment

15. Fire Safety

16. Section 106 Heads of Terms

17. Conclusion

6.2 Principle of the development

Policy Framework

6.2.1 The following strategic policies are of relevance in assessing this application.

6.2.2 *National Policy*

6.2.3 The National Planning Policy Framework 2019 (NPPF) establishes overarching principles of the planning system, including the requirement of the system to “support development” through the local development plan process and support “approving development proposals that accord with an up-to-date development plan without delay”. The NPPF also expresses a “presumption in favour of sustainable development”.

6.2.4 The NPPF encourages the “effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions”. In respect of applications that include provision of housing, the NPPF highlights that delivery of housing is best achieved through larger scale development. The National Planning Policy Guidance (NPPG) dovetails the NPPF, providing moderately more in-depth guidance in tandem with the NPPF.

6.2.5 *The Development Plan*

6.2.6 For the purposes of S38(6) of the Planning and Compulsory Purchase Act 2004 Haringey's Development Plan consists of the London Plan (consolidated 2016), Haringey's Local Plan Strategic Policies (consolidated 2017), the Development Management Policies DPD (2017), Highgate Neighbourhood Plan (2017) and the Site Allocations DPD (2017).

6.2.7 The planning decision with respect to this proposal must be made in accordance with the development plan unless material considerations indicate otherwise.

6.2.8 *Regional Policy*

6.2.9 The consolidated London Plan (2016) sets out objectives for development through a range of planning policies. The policies in the London Plan are accompanied by a suite of Supplementary Planning Guidance (SPGs) documents that provide further guidance and policy advice.

6.2.10 The draft London Plan – Intend to Publish, is nearing adoption and thus indicates the future thrust of policy. It can be attributed weight as a material consideration.

6.2.11 *Local Policy*

6.2.12 In 2017 Haringey's Local Plan Strategic Policies document was updated to reflect the increasingly challenging borough-wide housing and affordable housing targets of 19,802 and 7,920 homes, respectively.

6.2.13 The Development Management Development Plan Document 2017 (DMDPD) supports proposals that contribute to the delivery of the planning policies referenced above and sets out its own criteria-based policies against which planning applications will be assessed.

6.2.14 The core objectives of the Highgate Neighbourhood Plan (2017) are designed to help achieve the following vision; social and community needs, economic activity, traffic and transport, open spaces and the public realm and development and heritage.

6.2.15 Land Use Principles

6.2.16 The proposed development would replace the existing former Newstead Nursing Home (Use Class C2) with a residential development (Use Class C3). The loss of the nursing home to housing is assessed in land use policy terms.

6.2.17 *Loss of existing nursing home*

6.2.18 The site is currently occupied by a former 36 single occupancy bedroom nursing home (Use Class C2). The nursing home as a land use would not be re-provided as part of the proposed scheme. DM Policy DM15 'Specialist Housing' states that

the Council will only support the loss of special needs housing where it can be demonstrated that there is no longer an established local need for this type of accommodation or adequate replacement accommodation will be provided.

6.2.19 The former nursing home which was in private ownership closed in 2015, following a period of decline. The applicant states that, with the associated lack of investment, it did not provide a high standard of accommodation for residents, a factor outlined in various critical reports from the Care Quality Commission (CQC). On the closure of the premises, alternative accommodation for residents was found in nearby care homes. Even in the knowledge that the Newstead Nursing Home was to close, the applicant has stated that the alternative care home providers did not, and have not, since expressed any interest in taking forward the site in continued care home C2 use. This lack of market interest suggests there is limited local demand for this type of accommodation, compared to local higher quality facilities providing alternative accommodation nearby. This position is supported by details provided from the former occupiers of the site, Gold Care Homes, an experienced provider of residential care predominantly for the elderly, which confirms that the re-establishment of a care home facility, either within the existing buildings or through a redevelopment of the site providing the same quantum of development is unlikely to be viable. The existing building does not meet modern accessibility and energy standards for care home provision. It would require significant levels of refurbishment and re-modelling in order to bring it up to modern day standards. In addition, a further formal accompanying letter from Pinder specialist surveyors confirms that the nursing home fails to meet modern care home standards and to achieve this extensive remodelling of the internal layout which would be required for such a use. Sufficient evidence has therefore been provided that it would not be viable to remodel the existing facilities for care home purposes.

6.2.20 The applicant has also confirmed that the examination of existing and emerging care home provision in the local area demonstrates that there are adequate levels of accommodation found in the local area to off-set the loss of the Denewood Road site. In addition, changes in elderly provision demonstrate that the greatest need now exists for extra care provision for very elderly patients, rather than residential / nursing home accommodation which the Newstead Home previously offered. It is also noted that there has been a shift in the approach to elderly care across the industry in recent years and a greater proportion of people are being cared for in their own homes. Therefore, the proposal complies with policy DM15 of the DMDPD.

6.2.21 The site proposes a new land use in the form of residential properties, which is considered to be an acceptable alternative use for the site given the above assessment and the proposed new housing development will contribute to the Borough's much needed housing stock. Given the above considerations and that the site has been vacant since 2015, the loss of the existing redundant nursing home with the replacement of good quality housing stock is therefore supported and subject to all other relevant considerations as assessed below.

Provision of Residential Units

6.2.22 London Plan Policy 3.3 recognises there is a pressing need for more homes in London and Policy 3.4 states that housing output should be optimised given local context. It sets a target for Haringey of 15,019 homes to be provided during the plan period and prior to 2025. This target is set to increase with the adoption of the draft London Plan. Draft Intend to Publish London Plan Policy H1 sets a target of 15,920 net completions of homes in the draft Plan period of 2019/20 to 2028/29. This yields an annualised target for Haringey of 1,592 homes.

6.2.23 The site currently comprises of 36 nursing home units and the proposal would result in the provision of 13 residential units, which in policy terms is a net loss of homes (Net loss: 23). However, the residential units forming part of this development would be a small net increase in equivalent homes on an appropriately sited location and is therefore considered acceptable in principle. It is noted the 36 original 'homes' cannot be used due to being outdated and redundant, and that the site is not considered suitable for a new development of 36 new homes of current London Plan space standards.

Land Uses – Conclusion

6.2.24 The proposed development is considered acceptable in land use terms, subject to other elements of the scheme also being acceptable.

6.3 Housing Provision and Affordable Housing

6.3.1 Affordable Housing and Mix

6.3.2 London Plan Policy 3.12 states that boroughs should seek the maximum reasonable amount of affordable housing for residential developments.

6.3.3 Local Plan Policy SP2 requires developments of more than 10 units to provide a proportion of affordable housing to meet an overall borough-wide target of 40%, based on habitable rooms, with tenures split at 60:40 for affordable (and social) rent and intermediate housing respectively. Policy DM13 of the DMDPD reflects this approach and confirms that the preferred affordable housing mix is as set out in the Council's latest Housing Strategy.

6.3.4 The Mayor of London's Affordable Housing and Viability (AHV) SPG states that all developments not meeting a 35% affordable housing threshold should be assessed for financial viability through the assessment of an appropriate financial appraisal, with early and late stage viability reviews applied where appropriate.

Viability Review

- 6.3.5 The applicant concluded in its viability appraisal that the scheme is not viable and the scheme cannot make a contribution towards affordable housing.
- 6.3.6 The applicant's *Affordable Housing & Viability Statement* (AHVS) was independently assessed by District Valuer Services (DVS) and it was found that the scheme can provide a surplus contribution of £950,387. The Highgate Neighbourhood Plan Policy SC1 states "Affordable housing that meets the Boroughs targets and is delivered on site" Policy DM13 sets out a preference for on-site affordable housing, and only in limited circumstances does it support exceptions i.e. off-site affordable housing or financial contributions. These exceptions include where the provision of "a higher level of affordable housing on an alternative site" would result and where it would "better address priority housing needs". Paragraph 6.33 of the Planning Obligations SPD also sets out that only in limited circumstances does it support off-site affordable housing provision. Paragraph 6.37 of the Planning Obligations SPD sets out the cases where a financial payment could be made. The development can be considered an exceptional circumstance in this instance, as a higher level of affordable housing can be secured on an alternative site given the high value nature of the units. Also, the Council would not be willing to take the units on, given the relatively low number of residential units that can be accommodated on this site. An off-site contribution would therefore better benefit the borough. This could be more effectively used as part of Haringey's own house building programme.
- 6.3.7 The applicant has offered an off-site contribution of £180,000, however negotiations are on-going, and informed by viability assessments, and the outcome will be reported in an addendum report. This contribution would be pooled to contribute towards the provision of social rented homes within Haringey.
- 6.3.8 Review mechanisms will be secured by legal agreement. An early stage review will be provided so that, where the development has not been implemented within two years of planning permission being issued, a further review of the development's viability position can take place. The legal agreement can also secure a late-stage viability review once more than 75% (i.e. 10) of the proposed homes have been sold to capture any uplift in values.
- 6.3.9 Therefore, it is considered that a financial contribution towards affordable housing provision off site and subject to early and late stage viability reviews, all of which will be secured by legal agreement, would be acceptable in this instance and meets policy requirements, subject to the maximum viable sum being established.

Housing Mix

6.3.10 Policy 3.8 of the London Plan 2016 states that Londoners should have a genuine choice of homes that they can afford. To this end the policy recommends that new developments offer a range of housing choices.

6.3.11 Policy DM11 requires proposals for new residential development to provide a mix of housing with regard to site circumstances, the need to optimise output and in order to achieve mixed and balanced communities.

6.3.12 The overall mix of housing within the proposed development is as follows:

Unit Type	Units	%
1 bed flat	1	7.7 %
2 bed flat	8	61.6%
3 bed flat	4	30.8%
TOTAL	13	100%

6.3.13 The proposed dwelling mix is mostly 2 bedroom units, with 4 family sized 3 bed units and a 1 bed unit. Officers consider the dwelling mix is acceptable given the overall number of proposed units and that the surrounding character of the immediate locality is of predominantly family-sized housing. The draft Intend to Publish London Plan policy H12 recognises two bedroom units as suitable family accommodation and the Highgate Neighbourhood Plan Policy HC1 notes the importance of smaller units to provide for a mix of house sizes and to allow older residents to downsize from family housing. Further, the location of this site possesses a low Public Transport Accessibility Level (PTAL) rating and therefore, given that the site does not benefit from strong public transport links, a lower density of residential dwellings with this form of housing (this is assessed further in section 6.4 below), which needs to provide private parking for the proposed dwellings is considered most appropriate for this location.

6.3.14 As such, it is considered that the proposed tenure and mix of housing provided within this development and location is wholly acceptable.

6.4 Density

6.4.1 The supporting text of London Plan Policy 3.4 states that the London Plan Density Matrix should not be applied mechanistically. Its density ranges are intentionally broad, enabling account to be taken of other factors relevant to optimising potential including local context, design and transport capacity which are particularly important, as well as social infrastructure.

6.4.2 It is relevant to note that the draft Intend to Publish London Plan proposes to remove the density matrix (draft Policy D6) and instead indicates that a design-led approach to finding a site's optimum density would be most appropriate. Nevertheless, the adopted policy of the London Plan is most relevant in this

instance and an assessment of the proposed development density figures is provided below.

- 6.4.4 The site is within a “suburban” setting as defined in the London Plan and has a maximum PTAL of just 1, the lowest being 0). The Mayor’s density matrix (Table 3.2 of the London Plan 2016) sets an indicative maximum threshold of 200 habitable rooms per hectare for residential developments in this type of location.
- 6.4.5 The proposed development includes 13 residential units with a total of 49 habitable rooms on a site measuring 0.28 hectares. This equates to a density of 175 habitable rooms per hectare which is well within the maximum indicative threshold referenced above. The proposed massing and design also suggests this is a suitable density (and is discussed further below).
- 6.4.6 Therefore, the density of the proposed development is acceptable for this site given the above policy assessment for this site’s development capacity.

6.5 The impact of the proposed development on the character and appearance of the Conservation Area

- 6.5.1 London Plan Policy 7.8 requires that development affecting heritage assets and their settings conserve their significance by being sympathetic to their form, scale and architectural detail. Haringey Local Plan Policy SP12 requires the conservation of the historic significance of Haringey’s heritage assets. Policy DM9 of the DMDPD (2017) states that proposals for alterations and extensions to existing buildings in conservation areas should complement the architectural style, scale, proportions, materials and details of the host building and should not appear overbearing or intrusive. 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

- 6.5.2 Section 72(1) of the Listed Buildings Act 1990 provide: “In the exercise, with respect to any buildings or other land in a conservation area, of any functions under or by virtue of any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing

the character or appearance of that area." Among the provisions referred to in subsection (2) are "the planning Acts".

6.5.3 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."

6.5.4 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.

- 6.5.5 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.
- 6.5.6 The development site lies in Denewood Road, within Highgate conservation area which is characterised by few surviving 1914 - 1930 Arts and Crafts houses set in generous plots with large front and rear gardens. The development site is also located in the immediate vicinity of locally listed Goldsmiths Cottage and in the wider surrounding of grade II listed property at No. 16 Broadlands Road.
- 6.5.7 Denewood Road has lost much of its original houses, which were set in very large plots, and has been substantially developed over the last century and is nowadays characterised by a range of houses of different periods and architectural style which are often larger than the original houses which positively contributed to the character of the area. Denewood Road has evidently been developed from the late 1950's onwards. Throughout the progressive development of Denewood Road over the last century, few fundamental characteristics of the conservation area, such as the original site layouts, generous front and rear gardens, the original spatial relationship between buildings and landscape have been consistently retained and replicated in modern developments. The existing houses are well separated with good views into gardens and into the land behind them. The front gardens often provide off street parking resulting in a streetscape not overly dominated by parked cars.
- 6.5.8 The variety of architectural styles of the existing houses is a characteristic of Denewood Road within this part of the conservation area where houses are typically well set-back in their respective sites, mostly screened from street views behind leafy gardens with mature trees and tall boundary walls or timber

fences. The conservation area along Denewood Road is currently characterised as a suburban, leafy, 2 to 3 storeys high, almost secluded residential environment where the mature vegetation and front gardens reveal only glimpses of the residential buildings along the road. Local views along and across Denewood Road illustrate the domestic townscape and prevailing landscape features which contribute to the surviving character of this part of the conservation area. Within this context, the adopted conservation area Appraisal warns that over-scaled, poorly designed buildings and overdeveloped sites where mature gardens, leafy boundaries, spaces and views between houses are obscured are detractors to the character of the area.

- 6.5.9 Historically the site was originally occupied by a small house with outbuildings and has been altered and largely developed over the past century and the existing building, now vacant and in disrepair, is a 1950's single-storey L-shaped concrete building of modest architectural quality which is complemented by two mews-type residential ranges converging in the communal facilities block, features a pitched roof. According to the characteristic siting of the area, the existing building is well set-back within its leafy site and its eastern range extends behind the locally listed Goldsmiths cottage site. Due to its low height and recessed location within the site, only the pitched roof of the western range fronting Denewood road and glimpses of the eastern ranges are visible above the boundary walls along Denewood.
- 6.5.10 The proposed replacement of the redundant nursing home with new residential buildings is acceptable from a conservation perspective, as it offers both an opportunity to bring the site back into beneficial use and would allow to enhance the quality of the area through well-designed new buildings expected to respect and reinforce the positive characteristics of the conservation area.
- 6.5.11 Although the site is set within a much altered historic context, the proposed scheme is the result of a long and exhaustive design exploration which has tested the heritage impact of various site layouts, massing, and architectural language options on the setting of surrounding heritage assets. The least impactful development option has been developed according to a context-led, contemporary architectural language which draws its inspiration from the traditional forms, materials and domestic character of the original houses surviving across the wider conservation area.
- 6.5.12 The proposed layout is acceptable as it follows the path of the existing built footprint, retaining as much as possible the most relevant spatial qualities of the site whilst acknowledging and maximising its current configuration and topography. The proposed development draws inspiration from the characteristic site layout, spaces between buildings, spatial proportions between buildings and landscape which characterise the surrounding area, and although introducing taller and larger buildings in place of the existing single-storey building the proposed plan forms, heights, massing and facade articulations are strategically designed to break down massing and to recreate the built

granularity, organic diversity, and visual permeability between buildings which characterise this part of the conservation area. In conclusion, the proposed site layout, urban grain, built proportions and architectural language of the proposed scheme have been carefully rooted in the heritage of the area and provides a well-balanced response to the constraints and opportunities offered by this site.

- 6.5.13 The proposed 3 to 2 storey buildings are sensitively arranged on site with decreasing heights towards the rear to suit the sloping topography of the site towards north-west as well as to minimize impact on the adjacent locally listed building and so to positively complement the surrounding street frontage. The residential blocks have been consistently shaped and designed throughout the site to read as a unitary, contemporary development within the historic environment of the conservation area.
- 6.5.14 Blocks 2 and 3 to the rear would be largely screened by the surrounding garden and trees and would therefore be barely visible in street views thus preserving the visual primacy of Goldsmiths Cottage, those elements of the new development which will be visible along Denewood Road, especially block 1, would complement the proportions of the immediately adjoining residential buildings at Willowdene and fronting houses at Nos 13-15, whilst leaving sufficient space and visual openness to retain the primacy and legibility of the locally listed building.
- 6.5.15 The expected high quality of the proposed design would play a key role in minimising the impact of the proposed development on the setting of the conservation area and on its heritage assets.
- 6.5.16 Providing the basement development does not cause harm to any protected trees, or any valuable landscape feature or the neighbouring Goldsmiths Cottage, its impact on the character and appearance of the area would be negligible (trees are discussed below).
- 6.5.17 The proposed development would positively respond to its immediate context and its surviving heritage assets. The proposed buildings, landscape and boundary treatment, if appropriately detailed and specified, would retain and reinforce the spatial, architectural and visual qualities of the townscape along Denewood Road and would enhance the character and appearance of the conservation area. Conditions have been imposed on any planning permission granted requiring further details of materials landscape and boundary treatment to ensure that the character and appearance of the conservation area are effectively enhanced.

6.6 Design and Appearance

- 6.6.1 The NPPF 2019 states that good design is a key aspect of sustainable development and that proposed developments should be visually attractive, be sympathetic to local character and history, and maintain a strong sense of place.
- 6.6.2 Policy DM1 of the DMDPD states that all new developments must achieve a high standard of design and contribute to the distinctive character of the local area.
- 6.6.3 The proposal is to replace the existing single storey building with 13 flats spread across three blocks ranging from 2 to three storeys in height, with a basement level underneath the blocks. Block 1 at the front of the site will be a three storey block, consisting of four maisonettes. Two of the maisonettes will be in the lower ground and ground floor. The remaining two maisonettes will each occupy the 1st floor and 2nd floor and the latter maisonette partially in the roof space. Block 2 will contain seven flats over two floors; four on the ground floor and three on the 1st floor, which again is partially in the roof space. The smallest block, 3, will contain two flats occupying the ground and partially in the roof space.

Quality Review Panel (QRP)

- 6.6.4 The proposal was twice presented to the QRP for review prior to and after this planning application was submitted. The panel on the whole supported the scheme. The Panel's summary of comments is provided below;
- 6.6.5 *The amended scheme generally responds well to its previous comments. The scale is acceptable, and adjustments made to the roofscape and the architectural expression are supported. The panel welcomes removal of some of the residential accommodation at basement level. However, the panel considers that further detailed design work is required to ensure that the scheme fulfils aspirations for a high quality redevelopment that fits well within the local context.*
- 6.6.6 *The panel would encourage further work – at a detailed level - on landscape design and the pedestrian environment; the interface between individual units and the private and public realms; the internal layout; and the external fabric of the buildings. The panel would support further exploration of the scheme's frontage onto Denewood Road. The provision and arrangements for refuse storage and collection within the site also require further consideration.*
- 6.6.7 Below is a summary of key points from the review, with officer comments following:

Panel comments	Officer Response
Summary	
Support for the overall scale, adjustments made to the roofscape, the architectural expression and removal of some of the	Comments noted by officers

<p>residential accommodation at basement level.</p> <p>Further detailed design work is required to ensure that the scheme fulfils aspirations for a high quality redevelopment that fits well within the local context.</p> <p>There is scope at detailed level - on landscape design and the pedestrian environment; the interface between individual units and the private and public realms; the internal layout; and the external fabric of the buildings. The panel would support further exploration of the scheme's frontage onto Denewood Road.</p> <p>The provision and arrangements for refuse storage and collection within the site also require further consideration</p>	<p>Amendments to elevations and roof were made and the final design positively responds to its immediate context. This was a result of extensive discussions and refinement over the course of the proposal's application and pre-application discussions with the officers and the Panel.</p> <p>The proposed buildings, landscape and boundary treatment, if appropriately detailed and specified, would retain and reinforce the spatial, architectural and visual qualities of the townscape along Denewood Road</p> <p>Provision for refuse storage is located within the development at basement level. The refuse and recycling collections will take place from the highway, and the Design and Access statement details that the arrangements will be for bins to be moved to a point adjacent to the site access to enable collection.</p>
Massing and development density	
<p>The scale of the proposal is broadly acceptable. However, as the proposal evolves at a detailed level, increased generosity will be required in certain locations within the site; this may require adjustment of the footprint of the blocks.</p>	<p>The scheme now incorporates design revisions to address these comments.</p>
<p>The panel welcomes the approach taken to reducing the size of some of the units.</p>	<p>Comments noted by officers</p>
<p>The reduction of residential accommodation at basement level, in block</p>	<p>Comments noted by officers</p>

3, is welcomed.	
Place-making and landscape design	
The panel would like to see an overarching landscape proposal that enhances existing landscape features, while at the same time integrating with the new buildings. Further very detailed work for the landscape design is required.	The revised landscaping proposals will enhance the visual and biodiversity quality of the site whilst providing an appropriate setting for the proposed buildings.
The panel would encourage the design team to focus on the pedestrian experience of approach, arrival and moving through the site, in order to improve the legibility, quality and generosity of the route from pavement to main entrance.	<p>A level path of permeable resin bound gravel will lead to each residential block</p> <p>Each apartment block features step free entrances from both ground and garage levels.</p> <p>The proposal includes communal landscaping associated with the approaches to each block which can be enjoyed by all the residents.</p>
Further work is required in the design of patio areas (including lightwells) and adjacent units, within blocks 1 and 2, in order to maximise the quality and amenity of patio and garden areas for all units, while improving the privacy of the accommodation and outdoor spaces generally.	All flats have either a private ground level garden or roof terrace, the only exceptions being the 1 st and 2 nd floor flats in Block 1 having east facing recessed balconies arranged to provide a high degree of privacy to residents of those flats and to avoid overlooking existing and proposed neighbours
The Panel would encourage greater clarity within the landscape proposals of the design and character of open spaces.	Greater clarity within the landscape proposals of the design and character of open spaces has been provided in a landscape report
Trees have the potential to soften the visual impact of the frontage; it would be helpful to see existing and proposed trees and planting within the scheme elevations.	<p>The street elevation demonstrates that the existing tree to the front of the site will soften the visual impact of the frontage.</p> <p>Blocks 2 and 3 to the rear would be</p>

	largely screened by the surrounding trees and would therefore be barely visible in street views.
Detailed design and scheme layout	
The scheme's success will depend on well considered detailed design and high quality materials	Comments noted by officers
The panel suggests that orientating block 1 to align with Denewood Road may help to eliminate some of this awkwardness, while reducing the width of block 1 could provide more generosity to the spaces between the blocks and the pedestrian routes through the site.	<p>All three proposed buildings have been orientated in the same direction as the Willodene units to maintain continuity within the urban fabric.</p> <p>The front building maintains the street frontage by following the same rhythm as the neighbouring Willodene units and the front building line replicates, the same footprint. The proposed site layout overall is supported.</p>
The panel supports the location of parking provision at the lower ground level within the middle section of the site. However, careful consideration should be given to the design and integration of the vehicular access ramp to avoid compromising the elevations and outlook of the buildings; the landscape proposals; and the nature and quality of the pedestrian approach.	<p>The vehicle access route from the entrance is proposed to be landscaped as set out in the revised landscaping information</p> <p>The view into the site from the entrance on Denewood Road will be terminated by Block 2 which will be viewed in the context of proposed and retained landscaping features.</p>
The panel would encourage further refinement of the design of this central area of the site and recommends further thought to the pedestrian approach to the building from the street.	The scheme now incorporates design revisions in order to address these comments.
There are also conflicts between the floor plan and elevation at the entrance, for example, where a half landing to a stair is located in the middle of a corner window. The panel encourages a rethink of this elevation – and the internal section.	Noted and consideration has been given to the floor plan and elevation at the entrance.

The proposed internal layout would also benefit from further refinement in order to resolve any conflicts in detail design.	Noted and further work was undertaken to address these comments.
The panel commented that the proposals for the location, provision and quantum of refuse storage and the practicality of removal and collection needed further thought.	Noted and further work was undertaken to address these comments.
Architectural expression	
The panel welcomes removal of the framing elements within the amended proposal, and the calmer approach to façade design.	The scheme now incorporates design revisions to address these comments.
The quality of materials and construction, for example the bricks used, the depth of reveals, and the design of rainwater drainage, will be essential to the success of the completed scheme.	Comments noted: quality materials will be used with further thought to rainwater drainage.
The panel recommends that inclusion of valley gutters and inset sections of the building line to accommodate downpipes be given careful consideration.	Comments noted by officers
It will be extremely important for samples of the specified bricks and other key materials to be considered as part of the determination process, in addition to daytime CGI views of the proposals.	Comments noted by officers
The panel considers that breaking the roofscape up into a series of gables as proposed could be very successful in creating a more domestic and human scale character for the development.	The scheme has evolved where the development now appears more domestic and human scale. The contemporary architectural language draws its inspiration from the traditional forms, materials and domestic character of the original houses surviving.
While inclusion of chimneys can help to punctuate the roofscape in a positive way,	Comments noted by officers

a strong functional rationale for the design and location of each chimney will be important	
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- 6.6.8 As set out above, the applicant has actively sought to engage with the QRP during the pre and post application stage, and the development proposal submitted as part of this application has evolved over time to respond to the detailed advice of the panel and officers.

Form, Pattern of Development, Bulk & Massing

- 6.6.9 The proposed height is considered well within the range of prevailing heights in the surrounding area, which include single storey, two storey and not infrequently three or four storey buildings.
- 6.6.10 The form of the proposed blocks reflects the smaller domestic form of the context, in a contemporary reinterpretation of the Victorian Gothic and Arts and Crafts, with each block divided up into smaller domestic scaled bays, with steeply pitched roofs expressed as gables. This is considered to be a much more successful reinterpretation of the original development of the Bishops sub area than most of the late twentieth century developments within the neighbourhood.
- 6.6.11 The broken-up form of the proposal will ensure that no elements, including the largest block would appear excessively bulky. The longer elevation of Block 2 is broken into a series of six gabled bays, stepping backward and forward to create an additive composition. The roof forms, with appropriate steep pitched roofs, frequent gables, thoughtful design of valleys and returns, enlivened by occasional chimneys, adds to ensuring a complementary, convincing, contemporary reinterpretation design, whilst also successfully hiding much of the bulk of the accommodation, as well as the associated plant and solar panels.

Streetscape Character

- 6.6.12 The proposal reinstates the character of the neighbourhood and the wider sub-area which consists of large individual houses, or clusters of them, within large landscaped gardens.
- 6.6.13 The short street frontage of block 1 would appear as a pair of large houses, sitting behind a garden wall and decent sized front garden, with a wide gap containing a pedestrian and vehicular gate to one side. Block 2 which is less visible from the street would appear as a cluster of lower height houses set amidst vegetation, with an appealing and prominent pedestrian focussed approach to this block.
- 6.6.14 The proposed boundary treatment which consists of a low brick wall, with railings and hedges between higher brick piers, is appropriate for the location. Further

details of the landscape and boundary treatment will be secured by the imposition of a condition should consent be granted.

Elevational Treatment, Materials and Fenestration, including Balconies

6.6.15 The elevations of the buildings proposed would be designed appropriately with consideration to proportions and composition, providing a series of bays which will be further animated with an irregular but carefully composed pattern of fenestration, recessed bays, different materials and expressed chimneys appropriate for the location and neighbourhood.

6.6.16 The proposed materials will be of high quality and durable, detailing changes in materials, especially around timber boarding, roof eaves and windows, valley gutters and downpipes. The imposition of a condition is recommended should consent be granted requiring details and physical samples of materials to be submitted for consideration and approval.

Design Summary

6.6.17 The proposed scheme offers a well composed design and a modern reinterpretation of the prevailing neighbouring Victorian Gothic and Arts & Crafts style, that ensures the bulk, massing, form, fenestration and materials are appropriate to the location.

6.6.18 Therefore, the proposed design of the whole of the development is considered acceptable.

6.7 Residential Quality

6.7.1 The Mayor of London's Housing SPG sets out a range of detailed design requirements for new dwellings in London. Policy 3.6 of the London Plan states that development proposals should make provision for play and informal recreation. Policy 3.8 of the same document states that 90% of units should be accessible and adaptable (i.e. those with physical disabilities could use them subject to some adaptations) with 10% wheelchair user dwellings (i.e. a wheelchair user could move straight in) being provided according to Building Regulations Parts M4(2) and (3).

6.7.2 Policy DM1 of the DM DPD requires developments to provide a high standard of privacy and amenity for its occupiers.

Residential Amenity for future occupiers and Play Space

6.7.3 Standard 29 of the Housing SPG states that development should minimise the number of single aspect dwellings. It also states that single aspect dwellings that are north facing or of three or more bedrooms should be avoided.

- 6.7.4 There are no single aspect flats in the whole development which are generally larger flats of either dual or triple aspect.
- 6.7.5 Standard 26 of the Housing SPG states that a minimum of 5sqm of private outdoor space should be provided for each dwelling, with larger spaces provided for units of three or more bedrooms. All flats have good sized gardens or roof terraces providing private external amenity and meet or are in excess of minimum recommended sizes. In addition, a large, well landscaped and screened private communal garden is also proposed.
- 6.7.6 Standard 5 of the Housing SPG and Policy 3.6 of the London Plan state that development proposals with an estimated occupancy of ten children or more should provide play space on site in accordance with the Mayor's Play and Informal Recreation (PIR) SPG. These policies are reflected in Policy S4 of the draft London Plan. The child population yield from this development requires approximately 32.7 sqm of play space to be provided (based on the latest GLA child playspace calculator).
- 6.7.7 The PIR SPG states that play space for under 5s should be provided within 100 metres of proposed residential units. 50.6sqm of playspace would be provided. This would be within 100m of all residential units. The playspace is accommodated within the screened private communal garden to the south of Block 3 in the form of a nature play area where 33sqm is provided for 0-5 years and 18 sqm is provided for 5 plus years. As the playspace would exceed the requirement of 32.7sqm, the amount of play space provided exceeds policy requirements for this proposal and is therefore wholly acceptable.
- 6.7.8 There is a large, well landscaped and screened private communal garden within the site for older children and there are large play areas for older children within Hampstead Heath (approximately 480m from the site). These play areas are located within the distance requirements of the Mayor's PIR SPG, given the respective ages of the children expected to use them.

Outlook and Privacy

- 6.7.9 Given the vast amount of vegetation and trees on site the proposed flats within each block would benefit from the pleasant green outlook and screening to completely mitigate overlooking.
- 6.7.10 The proposed basement accommodation which serves bedrooms for the two flats in block 1 would be served by decent sized lightwells to enable sufficient outlook from the rooms. It should also be noted again that the units all benefit from double and triple aspects.
- 6.7.11 The proposed development has been carefully designed to avoid overlooking and loss of privacy to future residents within the proposed flats and their private gardens, and care has been taken to avoid any of the proposed flats being

overlooked by existing neighbours. Block 1 and Block 2 are separated by a distance of approximately 9 metres. However, given the part of the southern elevation of Block 2 which is closest to Block 1, comprises a blank façade with no window or balconies at ground and upper level, this would ensure an acceptable relationship between the two proposed buildings. The outlook of the proposed flats within Block 3, is similar to Block 1, with a blank façade on the ground and upper levels to the northeast and southeast sides of the building, therefore providing no opportunity for overlooking. This ensures an acceptable internal relationship between Block 2 and Block 3, where there is a distance of over 10 metres at upper floor level between the two buildings.

- 6.7.12 None of the proposed flats rely on projecting balconies, all having either a private ground level garden or roof terrace, the only exceptions being the 1st and 2nd floor flats in Block 1 having east facing recessed balconies arranged to provide a high degree of privacy to residents of those flats and to avoid overlooking existing and proposed neighbours.
- 6.7.13 Mutual overlooking between the proposed blocks and their respective amenity areas would be reflective of overlooking that is fairly typical of traditional urban/suburban residential areas (i.e. terraced houses facing a terrace opposite) and thus is not considered to be materially harmful.
- 6.7.14 As such, it is considered that appropriate levels of outlook and privacy would be achieved for the proposed units.

Daylight and Sunlight

- 6.7.15 Daylighting to proposed units is typically assessed with average daylight factor (ADF). Building Research Establishment (BRE) thresholds are deemed as being met if an ADF factor of 2% for kitchens, 1.5% for living rooms and 1% for bedrooms are attained.
- 6.7.16 The applicant has submitted a *Daylight and Sunlight Assessment* with the application. In the proposed development, most rooms would receive daylight above the levels recommended in the BRE Guide (87.5%), with four bedrooms falling short and two open-plan living-dining-kitchens failing to achieve the level recommended for kitchens but achieving the level for living rooms. For sunlight, 78.3% of relevant (south facing) living rooms would achieve the recommended levels. It is recognised that the site is more challenging given it is surrounded by so many trees that will be retained, and the loss of any low value trees will be mitigated by planting new trees, which would have some impact on sunlight/daylight levels. Sunlight to external amenity spaces also varies depending on where they are regarding the proposals and neighbouring trees, with many on the north side falling short but instead benefiting from being exceptionally private, wooded external amenity space. It is expected that the flats here would be purchased in the knowledge of such an arrangement/ constraint.

6.7.17 As such, the daylight and sunlight provision to the proposed residential units is generally considered to be acceptable.

Other Amenity Considerations

6.7.18 The site is within a broadly residential area and therefore air quality is not anticipated to be particularly poor. All the flats would benefit from dual or triple aspect enabling passive ventilation, with flats benefitting from large windows or amenity spaces. Further details of passive design measures can be secured by the imposition of a condition should consent be granted.

6.7.19 The increase in noise from occupants of the proposed residential properties would not be significant to existing residents given the current urbanised nature of the surroundings.

6.7.20 Lighting throughout the site would be controlled by condition so it would not impact negatively on future occupiers.

6.7.21 The communal waste store is located at basement level. The Council's Waste Management Officer is satisfied with the proposed arrangement for the refuse/recycling bin collections

Accessibility

6.7.22 All the proposed flats have been designed to be fully inclusive. Proposed units 6, 7 and 12 will be fully Part M4(3) compliant and all other units will be Part M4(2), which meets the 10% target required. All three of the proposed blocks provide step free entrances from ground and lower ground levels and incorporate a passenger lift suitable for a wheelchair user. The parking bay on the lower ground floor plan allocated to unit 12 is an accessible parking bay.

Security

6.7.23 The applicant has worked with the Metropolitan Police Secured by Design (SBD) Officer to address several potential issues raised earlier in the process, particularly the access for residents using the communal areas of the development securely and safely. The SBD Officer does not object to the proposed development subject to standard conditions requiring details of and compliance with the principles and practices of the Secured by Design Award Scheme. It is also recommended that a condition be imposed on any grant of planning permission requiring provision and approval of lighting details in the interests of security.

6.7.24 Policy DM7 of the DMDPD 2017 states that development proposals should not result in gated developments that would prevent access which would normally be provided by a publicly accessible street. This site does have street frontage, but also 'runs' further back that defines part of the site being 'back land' with no

street frontage, therefore, the incorporation of gates with a host of other security measures, i.e. lighting will, in this instance, provide good security. Furthermore, the gates would be open and the site accessible throughout daylight hours and only closed in the night time for security reasons. Given the site characteristics, it does not lead through to anywhere and there is no reason for anyone to pass through other than residents, and the operating times of the gates being open and closed, the proposal is considered acceptable.

6.8 Impact on Neighbouring Amenity

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

Daylight and sunlight Impact

- 6.8.2 The applicant has submitted a BRE *Daylight, Sunlight and Overshadowing Report* with the application on their proposals and of the effect of their proposals on neighbouring properties. This assessed daylight and sunlight to windows at 4 and 6 View Close, 1-5, 9 and 10 Willowdene, Goldsmiths Cottage, 2a-2, 15 and 17 Denewood Road and 18, 20, 20a, 20b and 20c Broadlands Lodge. These have been prepared broadly in accordance with council policy following the methods explained in the Building Research Establishment's (BRE) publication 'Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice' (2nd Edition, Littlefair, 2011).
- 6.8.3 The assessment finds that the impact of the development on existing neighbouring residential properties is exceptionally favourable for both daylight and sunlight, with only 4.4% neighbouring existing residential windows found to lose a noticeable amount of daylight, only 8.3% of neighbouring existing rooms losing a noticeable amount of daylight distribution, and no neighbours losing a noticeable amount of sunlight. In most cases, the amount of daylight lost would be close to the minimum noticeable, except to some windows and rooms which currently receive very poor daylight and are believed to not be main living rooms or bedrooms. This minor adverse effect is not material.

Privacy/Overlooking and outlook

- 6.8.4 The proposed development has been carefully designed to avoid overlooking and loss of privacy to neighbouring residents. This is helped by the site itself and many of its neighbours being densely landscaped, with a particularly dense belt of existing trees to its north-east, and that such care is proposed to be taken to retain and protect existing trees on the site and supplement them with additional trees.

- 6.8.5 Distance provides further privacy, given that the human face cannot be recognised over 18m away, so that a distance of 20m and more is considered to provide adequate privacy. Where parts of the proposals would be within 18m of neighbours, no windows or balconies are proposed, or balconies (which are generally roof terraces, so open to the sky and less reliant on light from the side) are screened in sensitive directions and facades have no or only high level and obscured windows.
- 6.8.6 In terms of outlook, the proposed development would undoubtedly change the visual relationship between the existing nursing home on site and surrounding properties. Given the gap between the subject site and flank wall of the neighbouring properties and given also the screening from the existing trees to be retained and new tree planting the proposed scheme will not materially impact on or adversely affect the visual amenity of neighbouring occupiers.
- 6.8.7 Therefore, it is considered that nearby residential properties would not be materially affected by the proposal in terms of loss of outlook or privacy.

Other Amenity Considerations

- 6.8.8 London Plan Policy 7.14 states that developments should address local problems of air quality. London Plan Policy 7.15 requires proposals to avoid significant adverse noise impacts. Policy DM23 states that developments should not have a detrimental impact on air quality, noise or light pollution.
- 6.8.9 The submitted *Air Quality Assessment* (AQA) states that both building and vehicle related emissions would be insignificant. The Council's Pollution Officer concurs with this view.
- 6.8.10 The increase in noise from occupants of the proposed residential properties would not be significant given the current urbanised nature of the surroundings and the small number of residential units proposed.
- 6.8.11 It is anticipated that light emitted from internal rooms would not have a significant impact on neighbouring occupiers in the context of this urban area.
- 6.8.12 Any dust and noise relating to demolition and construction works would be temporary nuisances that are typically controlled by non-planning legislation. Nevertheless, the demolition and construction methodology for the development would be controlled by the imposition of a condition on any grant of planning permission.
- 6.8.13 Therefore, it is considered that the proposed impact on neighbouring properties from noise, light and air pollution would be acceptable.

6.9 Parking and Highways

- 6.9.1 Local Plan Policy SP7 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. This approach is continued in DM Policies DM31 and DM32.
- 6.9.2 Policy TR3 and TR4 of the Highgate Neighbourhood Plan seeks to minimise the impact of traffic arising from new development and reduce the negative impact of parking in Highgate.
- 6.9.3 London Plan Policy 6.13 states that new development should demonstrate a balance between providing parking and preventing excessive amounts that would undermine cycling, walking and public transport use. It also states that electric vehicle charging points, disabled parking spaces, cycle parking should be provided at appropriate levels.
- 6.9.4 The site is located in an area of poor access to public transport. It is served by two (2) bus routes (143 and 210). There are no rail/underground stations within the maximum walking parameters (960m) used in PTAL calculations. Highgate Underground Station is approximately 1km from the site and can be reached by bus. Consequently, the site records a public transport accessibility level (PTAL) of 1b (with 0 being the worst and 6b being the best). The PTAL level of the site is therefore considered to be 'poor', according to Transport for London's rating.
- 6.9.5 The site is surrounded by a controlled parking zone (CPZ). Denewood Road is included in the Highgate Station Outer CPZ with hours of operation from Monday to Friday 10AM to 12 Noon.

Existing site

- 6.9.6 The site has an existing vehicular access which is laid out in the form of a dropped kerb verge/footway crossover which extends to 4.4m in width at the kerbside reducing to 3.0m at the back edge of the footway
- 6.9.7 The Council's Transport Planning officers have considered the potential parking and public highway impact of this proposal and their comments are referenced in the assessment below.
- 6.9.8 In terms of trip generation a development of the scale proposed will not generate a significant number of vehicle trips on the highway and public transport networks. As such, no impacts of consequence are expected. The inclusion of car parking, which marginally exceeds the average car ownership for the ward will minimise the impacts of the development on capacity in adjoining roads.
- 6.9.9 When considering transport impacts, it is noted that the original application included 3 No. 2 bedroom units and 7 No. 3 bedroom units. Whilst there is an

increase overall, there is now a smaller proportion of family sized units, which are considered more likely to generate vehicle trips than the smaller 2 and 1 bedroom units. It is therefore considered that the uplift in trips resultant from the 3 additional units will be negligible.

6.9.10 As such, the trip generation impacts of the development proposal would be acceptable.

Access and Parking

6.9.11 The revised scheme will be an increase in parking provision from 15 spaces to 17 spaces, which are accommodated at basement level. Overall, the increase is minor and is not expected to create any uplift in the transportation demands from the development. The additional parking will meet potential demands and reduce the overall provision per unit slightly, whilst ensuring that there should not be any additional on street parking demands generated in the locality of the site.

6.9.12 The accompanying Transport Statement (Highways Statement) refers to the previous application (HGY/2005/0973) that was dismissed under appeal reference APP/Y5420/1195146 to provide the rationale for the level of car parking included under this proposal. It should be noted that the previous application referred to is different in nature and scale from the proposal, and there has been a change in transport policy since, which means that a different set of transport considerations applies. However, the level of car parking proposed is not significantly higher than the level that the Council would consider as a minimum for a site with such a poor PTAL.

6.9.13 Vehicle access to the basement car park will be taken from Denewood Road. The applicant is proposing a 5.5m wide vehicle crossover. This is wider than the maximum width normally advised by Transport Officers – generally 3.0m – but a wider than usual access is required to provide sufficient space to allow a vehicle to wait at the top of the ramp whilst another vehicle exits the site. The principle of a wider crossover is acceptable however the details of the access can be controlled by condition.

6.9.14 It is noted that there are existing vehicle crossovers along the Denewood Road frontage of the development that are no longer necessary and therefore will need to be removed, at cost to the applicant. Additionally, the application states that the existing on-street car parking bay in Denewood Road will be affected by the development, in terms of needing to modify the parking bay to accommodate the proposed vehicle access.

Cycle Parking

6.9.15 The London Plan 2016 requires one secure and sheltered cycle parking space per one-bedroom unit and two spaces per unit with two or more bedrooms.

6.9.16 The plan shows 27 cycle parking spaces within the communal cycle store at basement level. The Council's Transport Planning officers have confirmed that this level of provision is in accordance with the current/draft London Plan and full details will be required to demonstrate that this level of provision can be satisfactorily provided. This can be controlled by the imposition of a condition on any grant of planning permission.

Deliveries and Servicing

6.9.17 Deliveries and service trips to the house will park on the public highway, using the on-street bays along Denewood Road. From the 13 residential units in the development, the absolute number of delivery and servicing trips that will be made is expected to be very low, and the proposal for these vehicles to dwell on the highway whilst visiting the site are considered acceptable.

6.9.18 Provision for refuse storage is located within the development at basement level. The transport assessment details that refuse and recycling collections will take place from the highway, and the Design and Access statement details that the arrangements will be for bins to be moved to a point adjacent to the site access to enable collection. The proposed arrangement for the refuse/recycling bin collections is considered acceptable as the bins will be moved and located at the vehicular entrance to the site on collection days, positioned hard up against the edge of the access to the basement. This will still leave a width of 4.5m for two vehicles to pass each other at the vehicle entrance to the site which should be sufficient given the access is for the ramp to the car parking in the basement.

6.9.19 As such, the provision for deliveries and servicing for the residential units is considered acceptable.

Construction Logistics and Management

6.9.20 No specific details of construction logistics and management have been submitted at application stage. However, this information is adequately able to be provided at a later stage, but prior to the commencement of works, and as such this matter can be secured by the imposition of a condition on any grant of planning permission.

6.9.21 As such, it is considered that the application is acceptable in transport and parking terms, and in terms of its impact on the public highway.

6.10 Basement Development

- 6.10.1 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.
- 6.10.2 A Basement Impact Assessment (BIA) has been submitted with this 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. 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.
- 6.10.3 The proposal includes an L shaped large basement level underneath the three building (blocks 1,2 and 3) consisting of 17 parking spaces, 27 cycle parking spaces, and some living accommodation in the form of duplex flats which are part of block 1 and the locations of a residents' spa and gym. The applicant has submitted a very detailed Basement Impact Assessment. It is important to note that the Basement Impact Assessment submitted originally is applicable to the revised scheme as there are no changes to the basement extents as originally proposed. It will be the responsibility of the structural engineer and the applicant to ensure that the basement construction is sound.
- 6.10.4 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 basement design and detailed construction management plan is adequately able to be provided at a later stage, but prior to the commencement of works, and as such this matter can be secured by condition.
- 6.10.5 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. The applicant has confirmed that they will use the councils building control services to inspect the basement works. 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.

6.11 Trees

- 6.11.1 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.
- 6.11.2 This proposal includes the removal of 18 trees. The Council’s Tree Officer considers that the trees to be removed are of low quality and value, and the loss of these trees will be mitigated by planting new trees. It is noted that no high quality trees will be lost.
- 6.11.3 The proposed new landscape plan includes the planting of 28 new trees of various sizes and species, including both native and non-native trees. The Council’s Tree Officer considers that this will greatly improve the sustainability of the site and provide screening to adjacent properties. The new trees will also enhance biodiversity and provide a quality landscape for future residents.
- 6.11.4 An Arboricultural Impact Assessment (AIA) and Arboricultural Method Statement (AMS) was submitted with the application which provides details on how the trees will be protected throughout the demolition and construction phases which includes excavation of the proposed basement. They also detail all the necessary measures to be implemented to ensure the trees being retained will be adequately protected. The Council’s Tree Officer is satisfied that if all the proposed works are carried out in accordance with the AIA and AMS, the trees will not be harmed.
- 6.11.5 As such, the tree officer raises no objections to the proposals subject to the relevant conditions being imposed in respect of tree protection measures, full compliance with the recommendations set out in the AMS and dead and removed trees are replaced.

6.12 **Sustainability and Biodiversity**

Carbon Reduction

- 6.12.1 The NPPF, Policies 5.1-5.3 and 5.5-5.9 of the London Plan 2016, and Local Plan Policy SP4 set out the approach to climate change and require developments to meet the highest standards of sustainable design.
- 6.12.2 An Energy Statement and sustainability report has been submitted with the application. The overall predicted reduction in CO2 emissions for the development, shows an improvement of approximately 29.7% in carbon emissions. A revised table with emissions with SAP10 factor sets out; 23.6% Be Lean, 23.6% is Be Clean, and 20.6% Be Green. Under the baseline Be Clean the applicant is not proposing any measures as they state that CHP and connecting to a district heat network are not feasible. Instead, the applicant is proposing individual gas boilers (91% efficiency) to heat the properties.
- 6.12.3 The shortfall will need to be offset to achieve a zero-carbon target, in line with Policy SP4 (1). The estimated carbon offset contribution will be subject to the detailed design stage. This figure of would be secured by legal agreement should consent be granted.
- 6.12.4 To reduce the overheating risk in the flats a thermal dynamic assessment has been carried out in line with CIBSE TM59. Out of 13 flats, 6 flats have been modelled over a total of 23 rooms. The modelling demonstrates that DSY1, 2020s weather file passes with natural ventilation, and solar control strategies. As passing DSY2 and 3, and DSY1 with 2050s and 2080s weather files is more challenging. A retrofit plan is proposed with the following measures: enhanced glazing, internal blinds, exposed concrete, external fins, external blinds, external fins and solar control films. The Council's Carbon Officer considers the overheating measures are acceptable to reduce the overheating risk in the flats however technical details of the overheating mitigation for apartment 8, bedroom 1 of the proposed development will be submitted at a later stage, prior to occupation of the development, and as such this matter can be secured by condition should consent be granted.

Biodiversity

- 6.12.5 Policies 5.3, 5.9 and 5.11 of the London Plan require developments to meet sustainable construction, passive cooling and green roof requirements. Local Plan Policy SP13 states that development shall contribute to providing ecological habitats including through providing green roofs plus other methodologies.
- 6.12.6 The applicant has submitted a revised landscape report and revised landscape masterplan with the application. The original application submission was also accompanied by an Ecology Report which is applicable to the revised scheme. Many trees on site are being retained, and new tree planting is proposed. A communal lawn surrounded by ornamental planting and private lawns are provided. Other planting such as; boundary planting, hedging, climbers, shrubs, herbaceous planting and ferns are provided. Overall the biodiversity and habitat

objectives are considered acceptable in principle and further details can be secured by the imposition of a condition on any grant of planning permission.

6.12.7 The applicant has confirmed that they will explore the implementation of living roofs under the proposed solar photovoltaics. Further technical details of the living roofs will therefore be submitted at a later stage, but prior to the commencement of above groundworks, and as such this matter can be secured by condition should consent be granted.

6.12.8 As such, the application is acceptable in terms of its biodiversity impact

6.13 Water Management

Flood Risk and Drainage

6.13.1 London Plan Policies 5.12 and 5.13 require measures to reduce and manage flood risk. Local Plan Policy SP5, and Policies DM24 and DM25 of the DMDPD, state that development shall reduce forms of flooding and implement sustainable urban drainage systems (SUDS) where possible to improve water attenuation, quality and amenity.

6.13.2 The site is within Flood Zone 1 which equates to a low risk of flooding. Rainfall calculations and a management maintenance plan for the SuDS will need to be in place with details of the maintenance frequency and what backup system will be in place should the pump system fail. The Council's drainage officer has confirmed that this information is adequately able to be provided at a later stage, but prior to the commencement of works, and as such this matter can be secured by the imposition of a condition on any grant of planning permission.

6.13.3 The SuDS hierarchy has been considered by the applicant, this has resulted in an underground system that includes pumps. The Council's Drainage Officer has raised no objection to this. Thames Water will need to approve connection to its network prior to any drainage work being carried out on the site. Thames Water has raised no objection subject to an informative to address this.

6.13.4 Thames Water also raised no objection with regards to waste water network, sewage treatment, water network and water treatment infrastructure capacity. As the proposed development is located within 15m of a strategic sewer, a piling method statement would be required and as such this matter can be secured by the imposition of a condition on any grant of planning permission.

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

6.14 Air Quality and Land Contamination

Air Quality

- 6.14.1 London Plan Policy 7.14 states that developments shall minimise increased exposure to existing poor air quality, make provision to address local problems of air quality and promote sustainable design and construction. The whole of the borough is an Air Quality Management Area.
- 6.14.2 An *Air Quality Assessment* (AQA) has been submitted with the application. Based on the results of the assessment, it is considered that the redevelopment of the site would not cause a significant impact on local air quality. During the construction phase, the site has the potential to generate dust nuisance beyond the application boundary. However, through the implementation of a Dust Management Plan, the impacts will be effectively minimised and are unlikely to be significant. Emissions from operational traffic associated with the proposed development are not anticipated to significantly affect local air quality. A review of local air quality monitoring data and mapped background concentrations for the borough indicates that concentrations of NO₂, PM₁₀ and PM_{2.5} are likely to be well within the air quality objectives of the proposed development. The assessment states the proposed development will be neutral in terms of building related emissions.
- 6.14.3 As such, the Pollution Officer raises no objections to the proposal subject to the relevant conditions being imposed in respect of demolition, construction environmental plans, combustion and energy plant, considerate contracting and works machinery.

Land Contamination

- 6.14.4 Policy DM23 requires development proposals on potentially contaminated land to follow a risk management-based protocol to ensure contamination is properly addressed and to carry out investigations to remove or mitigate any risks to local receptors. London Plan Policy 5.21 supports the remediation of contaminated sites and to bringing contaminated land back into beneficial use.
- 6.14.5 The applicant has submitted a Basement Impact Assessment Report with this application which provides information on past land uses that may pose a risk to the study site in terms of potential contamination from activities or processes. Potentially Infilled Land features and records of sites with a potentially contaminative past land use within 500m of the search boundary are also included.
- 6.14.6 The Council's Pollution Officer has taken note of the submission and would require a diagrammatical representation (Conceptual Model) for the site of all potential contaminant sources, pathways and receptors shall be produced. However, this information is adequately able to be provided at a later stage, but prior to the commencement of works, and as such this matter can be secured by

the imposition of a condition and an informative regarding asbestos should consent be granted.

6.15 Employment

6.15.1 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.

6.15.2 There would be opportunities for borough residents to be trained and employed as part of the development's construction process. 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). These requirements would be secured by legal agreement should consent be granted.

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

6.16 Fire Safety

6.16.1 Fire safety is not a planning matter however 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 subject to compliance with the revised access statement they are satisfied with the revised scheme.

6.16.2 As such, there are no objections to the application in respect of fire safety.

6.17 Section 106 Heads of Terms

6.17.1 Local Plan Policy SP17 and Policy DM48 of the DM DPD permit the Council to seek relevant financial and other contributions in the form of planning obligations to meet the infrastructure requirements of developments, where this is necessary to make the development acceptable in planning terms.

6.17.2 The Council's Planning Obligations SPD sets out the Council's approach, policies and procedures in respect of the use of planning obligations.

6.17.3 Planning obligations are to be secured from the development by way of a legal agreement, in the event that planning permission is granted, as described below:

1 Affordable Housing Provision

- Financial contribution towards the provision off affordable housing off-site.

2 Financial Viability Reviews

- Early stage review if works do not commence within two years
- Late Stage Review on completion of 75% (10) units

3 Section 278 Highway Agreement

- £33,102 for repairs works to the public highway which is the footway on Denewood Road

4 Carbon Mitigation

- Post-occupation Energy Statement review
- Contribution for carbon offsetting min. £37,980, to be confirmed by Energy Statement review

5. Employment Initiative – Local Training and Employment Plan

- Provision of a named Employment Initiatives Co-Ordinator;
- Notify the Council of any on-site vacancies;
- 20% of the on-site workforce to be Haringey residents;
- 5% of the on-site workforce to be Haringey resident trainees;
- 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.

6. Monitoring Contribution

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

6.18 Conclusion

- The development would bring back in to use a brownfield derelict site which has been vacant for a number of years with a quality designed housing development;
- The development would provide 13 residential dwellings, contributing to much needed housing stock in the Borough;
- The impact of the development on residential amenity is acceptable;
- There would be no significant adverse impacts on parking;

- The development would not result in a loss of any significant trees but introduce more trees and landscaping;
- The proposed development would preserve and enhance the character and appearance of the Conservation Area and not cause harm to it, and respect the visual amenity of the streetscape and locality generally;
- The scheme would provide a number of section 106 obligations including a financial contribution towards offsite affordable housing within the Borough.

6.18.1 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. COMMUNITY INFRASTRUCTURE LEVY (CIL)

7.1 Based on the information given on the plans, the Mayoral CIL charge will be £109,272.408 (1,832.2sqm x £59.64) and the Haringey CIL charge will be £678,518.626 (1,832.2sqm x £370.33). This will be collected by Haringey after/should the scheme is/be implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the RICS CIL index.

8.0 RECOMMENDATIONS

GRANT PERMISSION subject to conditions in Appendix 1 and subject to a section 106 Legal Agreement.

Applicant's drawing No.(s)

Drawing number of plans:

1621-PL-000 Rev P6, 1621-PL-000A Rev P4, 1621-PL-000B Rev P3, 1621-PL-000C Rev P2, 1621-PL-000D Rev P2, 1621-PL-004 Rev P5, 1621-PL-001 Rev P9, 1621-PL-010 Rev P7, 1621-PL-011 Rev P6, 1621-PL-012 Rev P6, 1621-PL-020 Rev P6, 1621-PL-021 Rev P5, 1621-PL-022 Rev P5, 1621-PL-030 Rev P8, 1621-PL-031 Rev P4, 1621-PL-031A Rev P5, 1621-PL-032 Rev P5, 1621-PL-033 Rev P4, 1621-PL-036 Rev P5, 1621-PL-037 Rev P4, 1621-PL-038 Rev P4, 1621-PL-039 Rev P4, 1621-PL-040 Rev B, 1621-PL-041 Rev A, 1621-PL-042 Rev A, 1621-PL-055 Rev P5, 1621-PL-057 Rev P3, 1621-PL-058 Rev P3, PL-096 Rev P4, 1621-PL-097 Rev P4, 1621-PL-098 Rev P4, 2726.P.01 Rev A, 2726.P.02 Rev A

Supporting documents also assessed:

Planning Statement – prepared by Lichfields dated April 2020, Design and Access Statement dated July 2020 prepared by Wolff Architects, Heritage Impact Assessment-prepared by Lichfields dated April 2020, Arboricultural Impact Assessment and Preliminary Arboricultural Method Statement dated 14th April 2020 prepared by Patrick Stileman, Ecology Report prepared by Windrush Ecology dated December 2016,

Daylight Sunlight & Overshadowing Assessment prepared by Lichfields dated January 2020, Highways Statement addendum prepared by Stirling Maynard dated January 2020, Highways Statement, dated September 2018, prepared by Stirling Maynard, Sustainability Statement prepared by XCO2 dated January 2020, Energy Statement prepared by XCO2 dated January 2020, Basement Impact Assessment prepared by Fairhurst Consulting Engineers dated September 2018, Structural Engineering Report & Subterranean Construction Method Statement prepared by Elliott Wood dated January 2020, Outline Construction Logistics Plan prepared by Blue Sky Building dated January 2020, Air Quality Assessment prepared by XCO2 dated January 2020, Revised Landscape Report prepared by Bowles & Wyer dated 21/08/2020, Fire Safety Strategy Report prepared by Ashton Fire dated 31 July 2020, Statement of Consultation, prepared by Lichfields dated October 2018, Drainage and SuDs Strategy, prepared by ID Limited dated April 2020, Overheating Assessment, prepared by XCO2, dated 02 July 2020, Viability Assessment, prepared by James. R. Brown, dated January 2020.

Subject to the following condition(s):

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

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

2. The development hereby authorised shall be carried out in accordance with the following approved plans and specifications:

Drawing number of plans:

1621-PL-000 Rev P6, 1621-PL-000A Rev P4, 1621-PL-000B Rev P3, 1621-PL-000C Rev P2, 1621-PL-000D Rev P2, 1621-PL-004 Rev P5, 1621-PL-001 Rev P9, 1621-PL-010 Rev P7, 1621-PL-011 Rev P6, 1621-PL-012 Rev P6, 1621-PL-020 Rev P6, 1621-PL-021 Rev P5, 1621-PL-022 Rev P5, 1621-PL-030 Rev P8, 1621-PL-031 Rev P4, 1621-PL-031A Rev P5, 1621-PL-032 Rev P5, 1621-PL-033 Rev P4, 1621-PL-036 Rev P5, 1621-PL-037 Rev P4, 1621-PL-038 Rev P4, 1621-PL-039 Rev P4, 1621-PL-040 Rev B, 1621-PL-041 Rev A, 1621-PL-042 Rev A, 1621-PL-055 Rev P5, 1621-PL-057 Rev P3, 1621-PL-058 Rev P3, PL-096 Rev P4, 1621-PL-097 Rev P4, 1621-PL-098 Rev P4, 2726.P.01 Rev A, 2726.P02 Rev A

Supporting documents also assessed:

Planning Statement – prepared by Lichfields dated April 2020, Design and Access Statement dated July 2020 prepared by Wolff Architects, Heritage Impact Assessment- prepared by Lichfields dated April 2020, Arboricultural Impact Assessment and Preliminary Arboricultural Method Statement dated 14th April 2020 prepared by Patrick Stileman, Ecology Report prepared by Windrush

Ecology dated December 2016, Daylight Sunlight & Overshadowing Assessment prepared by Lichfields dated January 2020, Highways Statement addendum prepared by Stirling Maynard dated January 2020, Highways Statement, dated September 2018, prepared by Stirling Maynard, Sustainability Statement prepared by XCO2 dated January 2020, Energy Statement prepared by XCO2 dated January 2020, Basement Impact Assessment prepared by Fairhurst Consulting Engineers dated September 2018, Structural Engineering Report & Subterranean Construction Method Statement prepared by Elliott Wood dated January 2020, Outline Construction Logistics Plan prepared by Blue Sky Building dated January 2020, Air Quality Assessment prepared by XCO2 dated January 2020, Revised Landscape Report prepared by Bowles & Wyer dated 21/08/2020, Fire Safety Strategy Report prepared by Ashton Fire dated 31 July 2020, Statement of Consultation, prepared by Lichfields dated October 2018, Drainage and SuDs Strategy, prepared by ID Limited dated April 2020, Overheating Assessment, prepared by XCO2, dated 02 July 2020, Viability Assessment, prepared by James. R. Brown, dated January 2020.

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

3. Prior to the commencement of works (other than investigative and demolition works) details of appropriately high quality and durable finishing materials to be used for the external surfaces of the development, including samples as appropriate, shall be submitted to and approved in writing by the Local Planning Authority.

Samples of brickworks, detailing changes in materials, especially around timber boarding, roof eaves and windows, valley gutters and downpipes, windows, roof cladding, glazing, balustrade, should be provided. A schedule of the exact product references for other materials. The development shall thereafter be completed in accordance with the approved details.

Reason: In order to protect the character and appearance of the area and to protect the amenity of nearby residents in accordance with Policies DM1, DM8 and DM9 of the Development Management Development Plan Document 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 of the development hereby approved. Once approved the details shall be provided as agreed.

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

5. Prior to the commencement of the development hereby approved (excluding investigative and demolition works) full details of both hard and soft landscape works 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;
- e) Hard surfacing materials;
- f) Minor artefacts and structures (e.g. Furniture, play equipment, refuse or other storage units, signs, lighting etc.); and
- g) 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:

- h) Planting plans;
- i) Written specifications (including details of cultivation and other operations associated with plant and/or grass establishment);
- j) Schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; and
- k) Implementation and management programmes.

The soft landscaping scheme shall include detailed drawings of:

- l) Any new trees and shrubs to be planted together with a schedule of species.

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 Policy 7.21 of the London Plan 2016, Policy SP11 of the Local Plan 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 all external lighting to building facades, street furniture, communal and public realm areas

shall be submitted to and approved in writing by the Local Planning Authority, in consultation with the Met Police. 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 in accordance with Policy DM1 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.

8. Prior to the first occupation of the building, a 'Secured by Design' accreditation shall be obtained and thereafter all features are to be permanently retained.

The applicant shall seek the advice of the Metropolitan Police Service Designing Out Crime Officers (DOCOs) for the building and accreditation must be achieved according to current and relevant Secured by Design guidelines at the time of above grade works. The development shall only be carried out in accordance with the approved details.

Reason: In accordance with the requirements of Policy DM2 of the Development Management Development Plan Document 2017.

9. No development shall commence above ground floor until rainfall calculations using FEH, data and an updated Pro-forma, has been submitted and approved in writing by the Local Planning Authority. Details should include, confirmation from Thames Water's consent to connect to their network and capacity exists to receive the surface water from the development

Reason: To promote a sustainable development consistent with Haringey Policies

10. No development shall commence above ground floor until a management maintenance programme of the chosen SuDS has been submitted and approved in writing by the Local Planning Authority. The management maintenance programme should include details of the pump system and what backup system will be in place should the pumps fail. The management maintenance schedule should include details of who will be responsible for the drainage scheme to ensure the drainage system remains in good operational condition for the lifetime of the development. The sustainable drainage scheme shall be constructed in accordance with the approved details

Reason: to promote a sustainable development consistent with Haringey Policies

11. 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.

12. Prior to the commencement of the development hereby approved (excluding investigate and demolition works):
 - a. Using the information already acquired from the submitted Basement Impact Assessment report prepared by Fairhurst Ltd with reference 127015/R1 dated 21st September 2018, 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.
 - b. 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.
 - c. 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.
 - d. 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.

13. 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.

14. Prior to installation, details of the gas boilers to be provided for space heating and domestic hot water should be forwarded to the Local Planning Authority. The boilers to be provided for space heating and domestic hot water shall have dry NOx emissions not exceeding 40 mg/kWh (0%).

Reason: As required by The London Plan Policy 7.14.

- 15.
- 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.
 - 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:

- i. The DEMP/CEMP shall include a Construction Logistics Plan (CLP) and Air Quality and Dust Management Plan (AQDMP).
- ii. The DEMP/CEMP shall provide details of how demolition/construction works are to be undertaken respectively and shall include:
 - a) A method statement which identifies the stages and details how demolition/construction works will be undertaken;
 - b) 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;
 - c) Details of plant and machinery to be used during demolition/construction works;
 - d) Details of an Unexploded Ordnance Survey;
 - e) Details of the waste management strategy;
 - f) Details of community engagement arrangements;
 - g) Details of any acoustic hoarding;

- h) A temporary drainage strategy and performance specification to control surface water runoff and Pollution Prevention Plan (in accordance with Environment Agency guidance);
 - i) Details of external lighting; and,
 - j) Details of any other standard environmental management and control measures to be implemented.
- iii. The CLP will be in accordance with Transport for London's Construction Logistics Plan Guidance (July 2017) and shall provide details on:
 - a) Monitoring and joint working arrangements, where appropriate;
 - b) Site access and car parking arrangements;
 - c) Delivery booking systems;
 - d) Agreed routes to/from the Plot;
 - e) Timing of deliveries to and removals from the Plot (to avoid peak times, as agreed with Highways Authority, 07.00 to 9.00 and 16.00 to 18.00, where possible);
 - f) Travel plans for staff/personnel involved in demolition/construction works to detail the measures to encourage sustainable travel to the Plot during the demolition/construction phase; and
 - g) The AQDMP will be in accordance with the Greater London Authority SPG Dust and Emissions Control (2014) and shall include:
 - h) Mitigation measures to manage and minimise demolition/construction dust emissions during works;
 - i) Details confirming the Plot has been registered at <http://nrmm.london>;
 - j) Evidence of Non-Road Mobile Machinery (NRMM) and plant registration shall be available on site in the event of Local Authority Inspection;
 - k) An inventory of NRMM currently on site (machinery should be regularly serviced, and service logs kept on site, which includes proof of emission limits for equipment for inspection);
 - l) A Dust Risk Assessment for the works; and
 - m) Lorry Parking, in joint arrangement where appropriate.

The development shall be carried out in accordance with the approved details as well as in line with the applicant submitted Air Quality Mitigation Measures (Construction and Operational Phases) from Page 20 – 22 of the Air Quality Report.

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.

Reason: To safeguard residential amenity, reduce congestion and mitigate obstruction to the flow of traffic, protect air quality and the amenity of the locality.

16. No development shall take place, excluding any works of demolition, until a detailed basement design is submitted to and approved in writing by the Local Planning Authority. The basement design should indicate that the following will be mitigated throughout construction and operation;

- i) Groundwater above the proposed basement floor level;
- ii) Obstruction to the natural flow of ground water;
- iii) Ground movement that could cause damage to adjacent properties.

Only the approved details shall be implemented and retained thereafter.

Reason: In the interests of residential amenity and safety, and policy DM18 of the Haringey DM DPD 2017.

17. No development shall take place, including any works of demolition, until a detailed construction management plan is submitted to and approved in writing by the Local Planning Authority to demonstrate how the contractor will mitigate the following;

- i) Groundwater above the proposed basement floor level;
- ii) Obstruction to the natural flow of ground water;
- iv) Ground movement that could cause damage to adjacent properties.

Only the approved details shall be implemented and retained thereafter.

Reason: In the interests of residential amenity and safety, and policy DM18 of the Haringey DM DPD 2017.

18. No development shall take place, including any works of demolition, until a Construction Method Statement/Construction Logistics Plan, to include details of:

- a) parking and management of vehicles of site personnel, operatives and visitors
- b) Weekly profile of construction vehicle movements to and from the site
- c) loading and unloading of plant and materials
- d) storage of plant and materials
- e) programme of works (including timing and details of any temporary traffic management measures required)
- f) provision of boundary hoarding behind any visibility zones
- g) wheel washing facilities:

have been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented and retained during the demolition and construction period.

Reasons: 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 6.3, 6.11 and 7.15 of the London Plan 2011, Policies SP0 of the Haringey Local Plan 2017 and with Policy DM1 of The Development Management DPD 2017.

19. The development hereby approved shall be constructed in accordance with the Energy Statement prepared (dated January 2020), Overheating Assessment (dated 2 July 2020) and Sustainability Statement (dated January 2020), all prepared by XCO2. The scheme must deliver a minimum 30.6% improvement on carbon emissions over 2013 Building Regulations Part L based on SAP10 carbon factors.

(a) No development shall commence above ground floor until details of the proposed ventilation and solar PV systems shall be submitted to the Local Planning Authority. This must include:

- efficiency and location of the proposed Mechanical Ventilation and Heat Recovery (MVHR), with plans showing the rigid MVHR ducting;
- evidence that the PV arrays comply with other relevant issues as outlined in the Microgeneration Certification Scheme Certification Requirements;
- roof plan of proposed PV array; number, angle, orientation, type, peak output, shading level and efficiency level of the PVs; type of monitoring equipment; how overheating of the panels will be minimised.

(b) Within two months of occupation, energy generation evidence shall be submitted to demonstrate the solar PV array and its monitoring equipment has been installed correctly. The PV array shall be maintained and cleaned at least annually following installation.

(c) Prior to occupation, details of the overheating mitigation for apartment 8, bedroom 1, proposed internal blinds and confirmation of who will own the overheating risk must be submitted for approval. The development must be built in accordance with the approved overheating measures:

- Openable windows by 70 degrees or more;
- Fixed internal blinds with white backing;
- Window g-values of 0.67 or better;
- Hot water pipes insulated to high standards.

(d) Within six months of occupation, evidence must be submitted that the scheme has been registered onto the GLA's energy monitoring portal and has submitted energy use and generation information.

Reason: To comply with London Plan 2016 Policy 5.2 and 5.9 and Local Plan Policy SP4 and in the interest of adapting to climate change and to secure sustainable development.

20. Prior to commencement of above ground works, the applicant shall explore the implementation of living flat roofs under the proposed solar photovoltaics. Detailed justification must be provided if this cannot be proposed. Details of the living roofs shall include:
- i. A roof plan identifying where the living roofs and solar panels will be located and what surface area they will cover;
 - ii. Sections demonstrating substrate of no less than 120mm for the extensive living roofs;
 - iii. Plans showing details on the diversity of substrate depths and types across the roof to provide contours of substrate, such as substrate mounds in areas with the greatest structural support to provide a variation in habitat;
 - iv. Details of the location of log piles / flat stones for invertebrates;
 - v. Details on the range of native species of wildflowers and herbs planted to benefit native wildlife. The living roof will not rely on one species of plant life such as Sedum (which are not native);
 - vi. Plan/section showing the relationship with the PV array;
 - vii. Irrigation, management and maintenance 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 regional policies 5.3, 5.9 and 5.11 of the London Plan (2016) and Policy SP4, SP5, SP11 and SP13 of the Haringey Local Plan (2017).

21. The development should be constructed in strict accordance with the recommendations set out in the Arboricultural Method Statement dated 14th April 2020 prepared by Arboricultural Consultancy Patrick Stileman LTD which has been drafted in accordance with Industry best practice and specify all the necessary measures to be implemented to ensure the trees being retained will be adequately protected.

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.

22. Prior to occupation of the development, details of cycle parking shall be submitted to the Council for its approval and shall thereafter be retained, unless otherwise agreed in writing by the Local Planning Authority.

Reason: to ensure that adequate provision for the safe and secure storage of bicycles is made for occupants.

23. 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 Policy DM1 of the Development Management Development Plan Document 2017.

24. 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.

25. All the residential units will be built to Part M4(2) accessible and adaptable dwellings" of the Building Regulations 2010 (as amended) and at least 10% (1 units) shall be wheelchair accessible or easily adaptable for wheelchair use in accordance with Part M4(3) of the same Regulations, unless otherwise agreed in writing in advance with the Local Planning Authority.

Reason: To ensure that the proposed development meets the Council's Standards for the provision of wheelchair accessible dwellings in accordance with Local Plan 2017 Policy SP2 and London Plan 2016 Policy 3.8.

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: CIL

Based on the information given on the plans, the Mayoral CIL charge will be £109,272.408 (1,832.2sqm x £59.64) and the Haringey CIL charge will be £678,518.626 (1,832.2sqm x £370.33). This will be collected by Haringey after/should the scheme is/be implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the RICS CIL index.

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: A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. 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 he will undertake to minimise groundwater discharges into the public sewer

INFORMATIVE: The applicant is advised that there are plans on using mains water for construction purposes, it's important Thames Water is informed before starting to use it, to avoid potential fines for improper usage. More information and how to apply can be found online at [thameswater.co.uk/building water](http://thameswater.co.uk/building%20water)

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: 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://developers.thameswater.co.uk/Developing-a-large-site/Apply-and-pay-for-services/Wastewaterservices>

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

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

Appendix 1 Consultation Responses from internal and external agencies

Stakeholder	Question/Comment	Response
INTERNAL		
Tree & Nature Conservation Manager	<p>This new development proposal includes the removal of 18 trees, the vast majority of which are of low quality and value, whose loss will be mitigated by planting new trees. No high quality trees will be lost.</p> <p>The proposed new landscape plan includes the planting of 28 new trees of various sizes and species, including both native and non-native trees. This will greatly improve the sustainability of the site and provide screening to adjacent properties. The new trees will enhance biodiversity and provide a quality landscape for future residents.</p> <p>The Arboricultural Impact Assessment (AIA) and preliminary Arboricultural Method Statement (AMS) have been drafted in accordance with Industry best practice and specify all the necessary measures to be implemented to ensure the trees being retained will be adequately protected.</p> <p>I am satisfied that this new proposal is acceptable from an arboricultural perspective, on the condition robust planning conditions are made, which include full compliance with the recommendations set out in the AMS</p>	Comments noted. Conditions included
Waste Management Team	Based on the information provided regarding waste collection arrangements I would deem this acceptable and the rag status be altered to GREEN.	Comments noted.
Building Control - Basement development	<p>Pre commencement conditions as follows:</p> <p>Detailed basement design to be provided indicating how the following concerns will be mitigated:</p> <ul style="list-style-type: none"> i) Groundwater above the proposed basement floor level; ii) Obstruction to the natural flow of ground water; 	Comments noted. Conditions Included

Stakeholder	Question/Comment	Response
Building Control – Fire safety	<p>iii) Ground movement that could cause damage to adjacent properties.</p> <p>Detailed construction management plan to be provided to demonstrate how the contractor will mitigate the following:</p> <ul style="list-style-type: none"> i) Groundwater above the proposed basement floor level; ii) Obstruction to the natural flow of ground water; iii) Ground movement that could cause damage to adjacent properties <p>I can confirm that the submitted fire safety details are sufficient for the purposes of Planning Approval. A formal detailed assessment will be undertaken for fire safety at the Building Control stage</p>	Comments noted.
Urban Design Officer	<p><u>Streetscape Character</u></p> <ol style="list-style-type: none"> 1. The site is in the heart of Highgate, in the far west of the borough, close to the borders with Camden and Barnet, in the residential hinterland of quiet, leafy streets west of North Hill and north of Hampstead Lane, west of Highgate's historic "village" centre. The site is within the Highgate Conservation Area, within the "Bishops" sub area characterised by large late nineteenth and early twentieth century houses in large, leafy grounds. The specific site is currently occupied by a former nursing home, a mostly single storey structure of inter-war or early post-war construction, not particularly characteristic of the Bishops Sub Area, but the immediate location of the site is the point where the earlier and later architectural styles, Victorian Gothic to the south-east and Arts & Crafts to the north-west, meet, and surroundings of the site contain a number of mid to late twentieth century buildings. 2. Nevertheless, the character of the neighbourhood and the 	Comments noted. Materials, boundary treatment and landscaping to be controlled by condition.

Stakeholder	Question/Comment	Response
	<p>wider sub-area is of large individual houses, or clusters of them, in large landscaped gardens, and this proposal would reinstate that character to this site. The short street frontage of the development would become of a pair of large houses, sitting behind a garden wall and decent sized front garden, with a wide gap containing a pedestrian and vehicular gate to one side, leading to the more distantly visible second block, which would appear as a cluster of lower height dwellings in the distance set amidst vegetation, and provide an appealing and prominent pedestrian focussed approach to the proposed dwellings.</p> <p>3. Proposed boundary treatment of a low brick wall, with railings and hedges between higher brick piers, is generally appropriate for the location, but the detailed design of the wall and the landscape should ensure that their tops are below head height, to allow active interaction with the street, that they follow the slope of the street, rather than the straight, flat top shown in the drawings, and that the vegetation, the hedging is encouraged to grow up above the railings, to give the boundary a soft appearance. These could be secured by condition.</p> <p><u>Form, Pattern of Development, Bulk & Massing</u></p> <p>4. The proposals are for the development of 13 flats to be spread across three blocks, with a basement connecting all three together. Block 01 at the front of the site will be a three storey block, with four maisonettes; two in the lower ground and ground floor, one each on the 1st floor and 2nd floor, the latter partially in the roof. Block 02 will contain seven flats over two floors; four on the ground floor and three in the 1st, which again is partially in the roof. The smallest block, 03, will contain just two flats, on the ground and again partially-in-the-roof 1st. The height proposed ranges from one and a half to two and a half storeys across the development, using the widely accepted shorthand of calling floors within the roof not of the same area as floors below, half floors. This is well within the range of prevailing heights in the surroundings, which include single</p>	

Stakeholder	Question/Comment	Response
	<p>storey, two storey and not infrequently three or four storey.</p> <p>5. The form of the three blocks is modelled in an additive, rhythmic, fractured, yet calm and elegant manner to reflect the smaller domestic form of the context, in a contemporary reinterpretation of the Victorian Gothic and Arts and Crafts context. Each block is divided up into smaller domestic scaled bays, with steeply pitched roofs expressed as gables. This will be a much more successful reinterpretation of the essence of the original development of the Bishops sub area than most of the late twentieth century developments in the neighbourhood and will ensure the proposals.</p> <p>6. The broken up form will ensure that no elements, not even the largest block, appear as excessively bulky, with the longer elevations of Block 02 broken into a series of six gabled bays, stepping backward and forward to create a picturesque additive composition. The roof forms, with appropriate steep pitched roofs, frequent gables, clever design of valleys and returns, enlivened by occasional chimneys, adds to ensuring a complimentary, convincing, contemporary reinterpretation design, whilst also cleverly hiding much of the bulk of the accommodation, as well as plant and solar panels. This impressive final design is the fruit of extensive discussions and refinement over the course of the proposals application and pre-application discussions with the council and QRP.</p> <p><u>Elevational Treatment, Fenestration, including Balconies, and Materials</u></p> <p>7. Elevations are to be broken down unto a series of bays as mentioned above, which will be further animated with an irregular but carefully composed pattern of fenestration, recessed bays, different materials and expressed chimneys in a further example of contemporary reinterpretation of Arts & Crafts composition. This will be very appropriate for the location and further help the proposals harmonise with their neighbours. Where facades do not contain windows, to avoid overlooking and loss of privacy to neighbours, the elevational</p>	

Stakeholder	Question/Comment	Response
	<p>compositional requirement is met with recessed panels and changes of materials.</p> <p>8. The palette of materials proposed is to be predominantly of two different bricks, a dark brown and a buff, with occasional use of a third dark grey and of spaced timber boarding in some recessed panels to imitate larger windows and aid in the overall elevational composition. From earlier discussions we can be confident these applicants will choose good quality materials, but ensuring that is the case will be essential and should be secured by condition. Also crucial to ensuring the success of these proposals will be conditions ensuring robust detailing of changes in materials, especially around timber boarding, roof eaves and windows, valley gutters and downpipes, to ensure durability and that unsightly staining is avoided.</p> <p><u>Residential Quality (flat, room & private amenity space shape, size, quality and aspect)</u></p> <p>9. All maisonette, flat and room sizes comfortably exceed minima defined in the Nationally Described Space Standards. All dwellings meet or exceed the private external amenity space in the London Plan, with private gardens or roof terraces, as well as a large, well landscaped and screened private communal garden, containing children playspace for the children of the development.</p> <p>10. Exceptionally, no flats rely on projecting balconies, all having either a private ground level garden or roof terrace, the only exceptions being the 1st and 2nd floor flats in Block 01 having east facing recessed balconies arranged to provide a high degree of privacy to residents of those flats and to avoid overlooking existing and proposed neighbours. There are no single aspect flat in the whole development, being generally of larger flats; all are at least dual aspect, many triple aspect.</p> <p>11. The proposals include a basement for car and cycle parking, plant, storage and a fitness suite, as well as lower ground level</p>	

Stakeholder	Question/Comment	Response
	<p>residential accommodation for two flats on Block 01. These will contain only bedrooms, not living rooms, and will be day lit from lightwells to the front and back. These are considered acceptable in design and not excessively large, whilst providing sufficient daylight and outlook to the rooms concerned.</p> <p><u>Privacy / Overlooking of Proposed Residents and Existing Neighbours</u></p> <p>12. Exceptional care has been taken to avoid overlooking and loss of privacy to neighbouring residents, existing and within the proposed development, and to avoid any of the proposed development being overlooked by existing neighbours. This is helped by the site itself and many of its neighbours being densely landscaped, with a particularly dense belt of existing trees to its north-east, and that such care is proposed to be taken to retain and protect existing trees on the site and supplement them with additional trees.</p> <p>13. Distance provides further privacy, given that the human face cannot be recognised over 18m away, so that a distance of 20m+ is considered to provide adequate privacy. Where parts of the proposals would be within 18m of neighbours, no windows or balconies are proposed, or balconies (which are generally roof terraces anyway, so open to the sky and less reliant on light from the side) are screened in sensitive directions and facades have no or only high level and obscured windows.</p> <p><u>Daylight and Sunlight</u></p> <p>14. Of relevance to this section, Haringey policy in the DM DPD DM1 requires that:</p> <p><i>“...D Development proposals must ensure a high standard of privacy and amenity for the development’s users and neighbours. The council will support proposals</i></p>	

Stakeholder	Question/Comment	Response
	<p><i>that:</i></p> <ul style="list-style-type: none"> <i>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;</i> <i>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...”</i> <p>15. 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”.</p> <p>16. The assessment finds that the impact of the development on existing neighbouring residential properties is exceptionally favourable for both daylight and sunlight, with only 4.4% neighbouring existing residential windows found to lose a noticeable amount of daylight, only 8.3% of neighbouring existing rooms losing a noticeable amount of daylight distribution, and no neighbours losing a noticeable amount of sunlight. In most cases, the amount of daylight lost would be close to the minimum noticeable, except to some windows and rooms which currently receive very poor daylight and are believed to not be main living rooms or bedrooms.</p> <p>17. In the proposed development, most rooms would receive daylight above the levels recommended in the BRE Guide (87.5%), with four bedrooms falling short and two open-plan living-dining-kitchens failing to achieve the level recommended</p>	

Stakeholder	Question/Comment	Response
	<p>for kitchens but achieving the level for living rooms. For sunlight, 78.3% of relevant (south facing) living rooms would achieve the recommended levels, but it is recognised this site is more challenging being surrounded by so many trees. Sunlight to external amenity spaces also varies depending on where they are regarding the proposals and neighbouring trees, with many on the north side falling short but instead benefiting from being exceptionally private, wooded external amenity space.</p> <p>18. In the case of higher density developments, it should 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. In particular, the 27% VSC recommended guideline is based on a low density suburban housing model and in an urban environment it is recognised that VSC values in excess of 20% are considered as reasonably good, and that VSC values in the mid-teens are deemed acceptable. Paragraph 2.3.29 of the GLA Housing SPD supports this view as it acknowledges that natural light can be restricted in densely developed parts of the city. Therefore, full or near full compliance with the BRE Guide is not to be expected and the fact that it is very nearly achieved here is considered an excellent performance.</p> <p><u>Conclusions</u></p> <p>The proposals are an exceptionally considerate and well composed design, a modern reinterpretation of the prevailing neighbouring Victorian Gothic and Arts & Crafts style, that ensures the bulk, massing, form, fenestration and materials are appropriate to the location. Careful layout, fenestration and screening ensure good levels of daylight sunlight and privacy to both existing neighbours and the proposed residents.</p>	
Lead Pollution Officer	Having considered all the submitted supportive information i.e. Planning Statement dated October 2018 revised April 2020, Design and Access Statement, Energy Statement prepared by XCO2 Ltd dated September 2018 revised January 2020 taken note of the use	Comments noted. Conditions included

Stakeholder	Question/Comment	Response
	<p>of PV panels, Construction Method Statement dated 24th September 2018 prepared by Elliottwood Ltd, Basement Impact Assessment report prepared by Fairhurst Ltd with reference 127015/R1 dated 21st September 2018 taken note of the fact this is for geotechnical assessment and section 7 (Conclusions), Construction Logistics Plan dated September 2018 and the Air Quality Assessment report prepared by XCO2 Ltd dated September 2018 revised January 2020 taken note of the proposed use of low – NOx gas boilers, please be advise that we have no objection to the proposed development in relation to AQ and Land Contamination but the following planning</p> <p>conditions and informative are recommend should planning permission be granted.</p> <p><u>Land Contamination</u></p> <p>Before development commences other than for investigative work:</p> <p>a. Using the information already acquired from the submitted Basement Impact Assessment report prepared by Fairhurst Ltd with reference 127015/R1 dated 21st September 2018, 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.</p> <p>b. 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.</p> <p>c. 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</p>	

Stakeholder	Question/Comment	Response
	<p>being carried out on site.</p> <p>d. 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.</p> <p>Reason: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety.</p> <p><u>Unexpected Contamination</u></p> <p>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.</p> <p>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</p> <p><u>NRMM</u></p> <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 IIIA 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.</p>	

Stakeholder	Question/Comment	Response
	<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.</p> <p>Reason: To protect local air quality and comply with Policy 7.14 of the London Plan and the GLA NRMM LEZ</p> <p><u>Combustion and Energy Plant</u> Prior to installation considering the applicant proposal for the use of a centralised boilers as an energy source, details of the gas boilers to be provided for space heating and domestic hot water should be forwarded to the Local Planning Authority. The boilers to be provided for space heating and domestic hot water shall have dry NOx emissions not exceeding 40 mg/kWh (0%).</p> <p>Reason: As required by The London Plan Policy 7.14.</p> <p><u>Demolition/Construction Environmental Plans</u> .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). b) The DEMP/CEMP shall provide details of how demolition/construction works are to be undertaken respectively and shall include:</p>	

Stakeholder	Question/Comment	Response
	<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>c) The CLP will be in accordance with Transport for London's Construction Logistics Plan Guidance (July 2017) and shall provide details on:</p> <p>i. Monitoring and joint working arrangements, where appropriate;</p> <p>ii. Site access and car parking arrangements;</p> <p>iii. Delivery booking systems;</p> <p>iv. Agreed routes to/from the Plot;</p> <p>v. Timing of deliveries to and removals from the Plot (to avoid peak times, as agreed with Highways Authority, 07.00 to 9.00 and 16.00 to 18.00, where possible); and</p> <p>vi. Travel plans for staff/personnel involved in demolition/construction works to detail the measures to encourage sustainable travel to the Plot during the demolition/construction phase; and</p> <p>vii. Joint arrangements with neighbouring developers for staff parking, Lorry Parking and consolidation of facilities such as concrete batching.</p> <p>d) The AQDMP will be in accordance with the Greater London Authority SPG Dust and Emissions Control (2014) and shall include:</p> <p>i. Mitigation measures to manage and minimise demolition/construction dust emissions during works;</p>	

Stakeholder	Question/Comment	Response
	<p>ii. Details confirming the Plot has been registered at http://nrmm.london;</p> <p>iii. Evidence of Non-Road Mobile Machinery (NRMM) and plant registration shall be available on site in the event of Local Authority Inspection;</p> <p>iv. An inventory of NRMM currently on site (machinery should be regularly serviced, and service logs kept on site, which includes proof of emission limits for equipment for inspection);</p> <p>v. A Dust Risk Assessment for the works; and</p> <p>vi. Lorry Parking, in joint arrangement where appropriate.</p> <p>The development shall be carried out in accordance with the approved details as well as in line with the applicant submitted Air Quality Mitigation Measures (Construction and Operational Phases) from Page 20 – 22 of the Air Quality Report.</p> <p>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>Informative:</p> <p>1. Prior to demolition of existing buildings, an asbestos survey should be carried out to identify the location and type of asbestos containing materials. Any asbestos containing materials must be removed and disposed of in accordance with the correct procedure prior to any demolition or construction works carried out.</p>	
Carbon Management Team	<p>Carbon Management Response 29/07/2020</p> <p>Following submission in 2018, this response concerns documents submitted as part of the re-consultation in 2020. We have reviewed the Energy Statement prepared (dated January 2020), Overheating Assessment (dated 2 July 2020) and Sustainability Statement (dated</p>	<p>Comments noted. Conditions and legal agreement Clauses included</p>

Stakeholder	Question/Comment	Response
	<p>January 2020), all prepared by XCO2, as well as relevant supporting documents and information submitted as part of the original application in 2018.</p> <p>Summary</p> <p>The development achieves an overall reduction of 35.5% regulated carbon dioxide emissions on site. Although this is just compliant with London Plan policy 5.2, it is expected that higher reductions are achieved on site as Haringey's policy expects applications to be zero carbon on site. The applicant should demonstrate how further measures could increase the reduction as this type of development could achieve upwards of 70% carbon reductions on site.</p> <p>In order to support this scheme, further information must be provided to demonstrate this development is fully policy compliant. Appropriate planning conditions will be recommended once this information has been provided.</p> <p>Energy – Overall</p> <p>Policy SP4 of the Local Plan Strategic Policies, requires all new domestic development to be zero carbon (i.e. a 100% improvement beyond Part L (2013)). The Intention to Publish version of the New London Plan (2019) further confirms this in Policy SI2. 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.</p> <p>The overall predicted reduction in CO₂ emissions for the development, from the Baseline development model (which is Part L 2013 compliant), shows an improvement of approximately 35.5% in carbon emissions with SAP2012 carbon factors. This represents an annual saving of approximately 11.6 tonnes of CO₂ from a baseline of 32.7 tCO₂/year.</p> <p>A total carbon shortfall of 21.1 tCO₂/year remains. The carbon offset contribution would therefore be around £37,980 subject to detailed design and confirmation of the measures below. This is based on a</p>	

Stakeholder	Question/Comment	Response																																								
	<p>price of £1,800 per tCO₂ as the application was submitted before 1st January 2020.</p> <p><u>Action:</u></p> <ul style="list-style-type: none">- Show how the development would perform against SAP10 carbon factors.- Please submit the TER/DER sheets for flats with a ground floor and roof. <table><tr><th></th><th>Regulated emissions (% saving)</th><th>Savings tCO₂ (% saving)</th><th>Unregulated</th></tr><tr><td>Baseline</td><td>32.7</td><td></td><td>28.0</td></tr><tr><td>Be Lean</td><td>27.8</td><td>4.9 (15%)</td><td>28.0</td></tr><tr><td>Be Clean</td><td>27.8</td><td>0.0 (0%)</td><td>28.0</td></tr><tr><td>Be Green</td><td>21.1</td><td>6.7 (20.5%)</td><td>28.0</td></tr><tr><td colspan="2">Total savings</td><td>11.6 (35.5%)</td><td>0</td></tr><tr><td>Carbon emission shortfall</td><td>21.1</td><td></td><td>N/A</td></tr></table> <p>Energy – Lean</p> <p>The applicant has proposed an improvement of beyond Building Regulations by 15% through improved energy efficiency standards for the entire development, which is supported. However, further improvements can be made to reduce the space heating requirements from 29.8 kWh/m²/year to the recommended 15 kWh/m²/year.</p> <p>The following fabric efficiencies are proposed:</p> <table><tr><td>Floor u-value</td><td>0.10 W/m²K</td></tr><tr><td>Wall u-value</td><td>0.15 W/m²K</td></tr><tr><td>Roof u-value</td><td>0.10 W/m²K</td></tr><tr><td>Window u-value</td><td>1.30 W/m²K</td></tr><tr><td>Door u-value</td><td>2 W/m²K</td></tr><tr><td>G-value</td><td>0.67</td></tr></table>		Regulated emissions (% saving)	Savings tCO ₂ (% saving)	Unregulated	Baseline	32.7		28.0	Be Lean	27.8	4.9 (15%)	28.0	Be Clean	27.8	0.0 (0%)	28.0	Be Green	21.1	6.7 (20.5%)	28.0	Total savings		11.6 (35.5%)	0	Carbon emission shortfall	21.1		N/A	Floor u-value	0.10 W/m ² K	Wall u-value	0.15 W/m ² K	Roof u-value	0.10 W/m ² K	Window u-value	1.30 W/m ² K	Door u-value	2 W/m ² K	G-value	0.67	
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Air permeability rate	3 m³/hm² @ 50Pa					
Mechanical Ventilation with Heat Recovery (summer bypass function)	75.7% efficiency					

Stakeholder	Question/Comment	Response
	<p>panels are the most viable options to deliver the Be Green requirement. The solar PV array peak output would be 17 kWp with an area of 100 m² SE/SW orientation and 17% module efficiency. This is estimated to produce around 12,928 kWh of renewable electricity per year. This would represent a carbon saving of 6.7 tCO₂/year.</p> <p>Be Seen The applicant will be required to sign up to the GLA's Energy Monitoring platform once this has been opened.</p> <p>Overheating A thermal dynamic assessment has been done in line with CIBSE TM59. Out of 13 flats, 6 flats have been modelled over a total of 23 rooms. The modelling shows that:</p> <ul style="list-style-type: none"> - DSY1, 2020s weather file passes with natural ventilation, and solar control strategies - Passing DSY2 and 3, and DSY1 with 2050s and 2080s weather files is more challenging. A retrofit plan is proposed with the following measures: enhanced glazing, internal blinds, exposed concrete, external fins. <p><u>Action:</u></p> <ul style="list-style-type: none"> - Confirm that windows at the ground floor will be secure from break ins as they rely on natural ventilation (10% opening area for bedrooms and 5% for LKD). - As the results suggest specific measures for sample rooms A8B2 and A8B1, how will these results be applied across the whole development? - Please incorporate external shading for the ground floor dwellings and any other relevant dwellings to minimise solar gain and the need for purge ventilation and lower g-values. Significant improvements were shown under the 2050s weather patterns and it would be recommended to install these within the current development to start mitigating extreme heat waves from the start (such 	

Stakeholder	Question/Comment	Response
	<p>as the heat wave in 2019). Please also demonstrate the type of external shading that would be proposed.</p> <ul style="list-style-type: none"> - Consider lowering the g-value to reduce solar gain (standard is 0.63 and 0.67 is proposed). - The report should state who will be responsible for the overheating risk. <p>Sustainability XCO2 prepared a sustainability report. The applicant should respond to the requests for amendments and further information, listed below.</p> <p><u>Action:</u></p> <ul style="list-style-type: none"> - The flat roofs could be proposed as living roofs. This will enhance the performance of the solar PVs and increase biodiversity in the area. Please amend the proposal accordingly. - Demonstrate which materials can be reused on site within the proposed development. - Commit to ensuring that any remaining materials from disassembly of the site are maintained in their integrity and will be repurposed. - Please address concerns over daylight in basement flats. - Is any space allocated for food growing? If so, will rainwater be harvested to facilitate food growing? - The site is located just over 10 minutes' walk from Highgate station. The need for car parking spaces within this development should therefore be reconsidered to encourage walking and cycling over driving. - Where will the cycling parking be located? - How many electric vehicle charging points are proposed? <p>Carbon Management Response 20/08/2020</p> <p>On 17/08/20, the applicant submitted a response to the queries above and TER/DER worksheets for two dwellings.</p> <p>Energy</p>	

Stakeholder	Question/Comment	Response
	<p>Based on SAP10 carbon factors, the overall predicted reduction in CO₂ emissions for the development, shows an improvement of approximately 30.6% in carbon emissions. It is not clear what the emissions are at baseline or following Be Lean and Green measures.</p> <p><u>Actions:</u></p> <ul style="list-style-type: none"> - Submit a revised table setting out baseline emissions, savings under Be Lean and Green, total savings and shortfall in emissions. This will be used to calculate a carbon offset contribution. <p>Proposed Head of Terms</p> <ul style="list-style-type: none"> - Securing a carbon offset contribution – amount TBC <p>Proposed Planning Conditions</p> <p><u>Energy Strategy</u></p> <p>The development hereby approved shall be constructed in accordance with the Energy Statement prepared (dated January 2020), Overheating Assessment (dated 2 July 2020) and Sustainability Statement (dated January 2020), all prepared by XCO2. The scheme must deliver a minimum 30.6% improvement on carbon emissions over 2013 Building Regulations Part L based on SAP10 carbon factors.</p> <p>(a) Prior to construction, details of the proposed ventilation and solar PV systems shall be submitted to the Local Planning Authority. This must include:</p> <ul style="list-style-type: none"> - efficiency and location of the proposed Mechanical Ventilation and Heat Recovery (MVHR), with plans showing the rigid MVHR ducting; - evidence that the PV arrays comply with other relevant issues as outlined in the Microgeneration Certification Scheme Certification Requirements; - roof plan of proposed PV array; number, angle, orientation, type, peak output, shading level and efficiency level of the PVs; type of monitoring equipment; how overheating of the panels will be minimised. 	

Stakeholder	Question/Comment	Response
	<p>(b) Within two months of occupation, energy generation evidence shall be submitted to demonstrate the solar PV array and its monitoring equipment has been installed correctly. The PV array shall be maintained and cleaned at least annually following installation.</p> <p>(c) Prior to occupation, details of the overheating mitigation for apartment 8, bedroom 1, proposed internal blinds and confirmation of who will own the overheating risk must be submitted for approval. The development must be built in accordance with the approved overheating measures:</p> <ul style="list-style-type: none"> - Openable windows by 70 degrees or more; - Fixed internal blinds with white backing; - Window g-values of 0.67 or better; - Hot water pipes insulated to high standards. <p>(d) Within 6 months of occupation, evidence must be submitted that the scheme has been registered onto the GLA's energy monitoring portal and has submitted energy use and generation information.</p> <p>Reason: To comply with London Plan 2016 Policy 5.2 and 5.9 and Local Plan Policy SP4 and in the interest of adapting to climate change and to secure sustainable development.</p> <p><u>Living Roofs</u> Prior to commencement of above ground works, the applicant shall explore the implementation of living flat roofs under the proposed solar photovoltaics. Detailed justification must be provided if this cannot be proposed. Details of the living roofs shall include:</p> <p>i) A roof plan identifying where the living roofs and solar panels will be located and what surface area they will cover;</p> <p>ii) Sections demonstrating substrate of no less than 120mm for the extensive living roofs;</p> <p>ii) Plans showing details on the diversity of substrate depths and types across the roof to provide contours of substrate, such as substrate mounds in areas with the greatest structural support to provide a variation in habitat;</p>	

Stakeholder	Question/Comment	Response
	<p>iv) Details of the location of log piles / flat stones for invertebrates; v) Details on the range of native species of wildflowers and herbs planted to benefit native wildlife. The living roof will not rely on one species of plant life such as Sedum (which are not native); vi) Plan/section showing the relationship with the PV array; vii) Irrigation, management and maintenance arrangements.</p> <p>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 regional policies 5.3, 5.9 and 5.11 of the London Plan (2016) and Policy SP4, SP5, SP11 and SP13 of the Haringey Local Plan (2017).</p>	
Housing	No objection	Comments noted.
Drainage Engineer/SuDs Officer	<p>From a drainage view, there are only a few 'tweaks' that need addressing to move this forward, so we're not over concerned about getting these addressed at this stage</p> <p>I've put together a suggested condition for the proposed development at Denewood Rd;</p> <p>No development shall take place except for site set up and demolition works until rainfall calculations using FEH, data and an updated Pro-forma, has been submitted and approved in writing by the Local Planning Authority. Details should include, confirmation from Thames Water's consent to connect to their network and capacity exists to receive the surface water from the development.</p> <p>A management maintenance programme of the chosen SuDS, including details of the pump system and what backup system will be in place should the pumps fail. The management maintenance schedule should include details of who will be responsible for the drainage scheme to ensure the drainage system remains in good operational condition for the lifetime of the development.</p> <p>The sustainable drainage scheme shall be constructed in</p>	<p>Comments noted. Conditions included</p>

Stakeholder	Question/Comment	Response
	<p>accordance with the approved details.</p> <p>Reason: to promote a sustainable development consistent with Haringey Policies.</p>	
Conservation Officer	<p><u>Context and Site</u> the development site lies in Denewood Road, within Highgate Conservation Area which is characterised by few surviving 1914 - 1930 Arts and Crafts houses set in generous plots with large front and rear gardens.</p> <p>The development site is also located in the immediate vicinity of locally listed Goldsmith Cottage and in the wider surrounding of grade II listed property at No. 16 Broadlands road.</p> <p>Denewood Road has lost much of its sparse, original houses set in very large undeveloped sites, it has been substantially developed over the last century and is nowadays characterised by a range of houses of different period and architectural style which are often larger than the original houses which characterise the protected townscape of the wider conservation area. Denewood road has evidently been developed from the late 1950's onwards</p> <p>Throughout the progressive development of Denewod road over the last century, few fundamental characteristics of the conservation area, such as the original site layouts, generous front and rear gardens, the original spatial relationship between buildings and landscape have been consistently retained and replicated in modern developments. The existing houses are well separated with good views into gardens and into the land behind them. The front gardens often provide off street parking resulting in a streetscape not overly dominated by parked cars.</p> <p>The variety of architectural styles of the existing houses is a characteristic of Denewood Road within this part of the CA where houses are typically well set-back in their respective sites, mostly screened from street views behind leafy gardens with mature trees</p>	<p>Comments noted. Materials, boundary treatment and landscaping to be controlled by condition.</p>

Stakeholder	Question/Comment	Response
	<p>and tall boundary walls or timber fences.</p> <p>The conservation area along Denewood Road is currently characterised as a suburban, leafy, 2 to 3 storeys high, almost secluded residential environment where the mature vegetation and front gardens reveal only glimpses of the residential buildings along the road.</p> <p>Local views along and across Denewood Road illustrate the domestic townscape and prevailing landscape features which contribute to the surviving character of this part of the Conservation Area.</p> <p>Within this context, the adopted Conservation Area Appraisal warns that over-scaled, poorly designed buildings and overdeveloped sites where mature gardens, leafy boundaries, spaces and views between houses are obscured as detractors to the character of the area.</p> <p>Historic map regression shows that the development site, originally occupied only by a small house with outbuildings, has been altered and largely developed over the past century and the existing building, now vacant and in disrepair, is a 1950's single-storey L-shaped concrete building of modest architectural quality which is complemented by two mews-type residential ranges converging in the communal facilities block, features a pitched roof and hosts 36 small single rooms with en-suite facilities.</p> <p>According to the characteristic siting of the area, the existing building is well set-back within its leafy site and its eastern range extends behind the locally listed Goldsmith cottage site.</p> <p>Due to its low height and recessed location within the site, only the pitched roof of the western range fronting Denewood road and glimpses of the eastern ranges are visible above the boundary walls along Denewood.</p> <p><u>Comments</u></p>	

Stakeholder	Question/Comment	Response
	<p>The proposed replacement of the redundant nursing home with new residential buildings is welcome from a conservation perspective, since it offers both an opportunity to bring the site back into beneficial use and would allow to enhance the quality of the area through well-designed new buildings expected to respect and reinforce the positive characteristics of the conservation area.</p> <p>The proposed scheme includes three separate 2 to 3 storey high residential blocks each of different footprint; the blocks are well set-back into the site apart from Block 1 which would be tallest with its 3 storeys height and would front onto Denewood Road with the upper storey set back from the street frontage. The proposed blocks would be separated from each other, would be surrounded by a communal landscaped garden and would be distributed along the footprint of the existing L-shaped Newstead buildings.</p> <p>Proposed Block 2 would extend along the central part of the rear of site running in parallel to the north-east rear boundary: this would be the largest residential building on site with its generous rectangular footprint and two storey height. It would be flanked by the small, two storey Block 3 located in the eastern, rear part of the site and discreetly sitting in the background of the locally listed Goldsmith Cottage which fronts Denewood Road.</p> <p>Both blocks would rest on a continuous basement floor with residential uses underneath block 1 and with a car parking underneath block 2 and part of block 3.</p> <p>Although it is set within a much altered historic context, the proposed scheme is the result of a long and exhaustive design exploration which has tested the heritage impact of various site layouts, massing, and architectural language options on the setting of surrounding heritage assets. The least impactful development option has been developed according to a context-led, contemporary architectural language which draws its inspiration from the traditional forms, materials and domestic character of the original houses surviving across the wider conservation area.</p> <p>The proposed layout follows the path of the existing built footprint thus laying the basis to retain as much as possible of the most relevant spatial qualities of the site while acknowledging and</p>	

Stakeholder	Question/Comment	Response
	<p>maximising its current configuration and topography.</p> <p>Overall, the proposed development draws inspiration from the characteristic site layout, spaces between buildings, spatial proportions between buildings and landscape which characterise the surrounding area,</p> <p>And although introducing taller and larger buildings in place of the existing single-storey Newstead building, the proposed plan forms, heights, masses and facade articulations are strategically designed to break down masses and to recreate the built granularity, organic diversity, and visual permeability between buildings which characterise this part of the conservation area. The proposed site layout, urban grain, built proportions and architectural language of the proposed scheme have been carefully rooted in the heritage of the area and provide a well-balanced response to the constraints and opportunities offered by this site.</p> <p>The proposed 3 to 2 storey buildings are sensitively arranged on site with decreasing heights towards the back to suit the sloping topography of the site towards north-west as well as to minimize impact on the adjacent locally listed building and so to positively complement the surrounding street frontage.</p> <p>The residential blocks have been consistently shaped and designed throughout the site so to read as a unitary, contemporary development within the historic environment of the Conservation Area.</p> <p>The articulated plan forms and facades of the proposed blocks, the rhythmised sequence of prominently pitched-roofs are complemented by tall chimneys, the simplicity and variety of the facade designs, the traditional materials and colour palette, the landscaped gardens and the soft landscaped boundary treatment, all contribute to break down masses and heights and to be perceived as clusters of individual houses behind a front garden. The design proposal successfully reinterprets the variety, asymmetry, small scale of traditional architecture which is here complemented and elevated by the prominent, distinctive sequence of steep gables and tall chimneys. The proposed buildings are strongly consistent with the historic forms and features of the conservation area and would subtly stand out from the surrounding modern developments by virtue of the well-designed, coherent reinterpretation of the most</p>	

Stakeholder	Question/Comment	Response
	<p>distinctive, original characteristics of this conservation area.</p> <p>The expected high quality of the proposed design would play a key role in minimizing the impact of the proposed development on the setting of the conservation area and on its heritage assets and detailed design, including material specification material samples of the proposed buildings, landscape and boundary treatment should be approved by the local authority to ensure that the character and appearance of the conservation area are effectively enhanced.</p> <p>While the residential blocks 2 and 3 to the rear would be largely screened by the surrounding garden and trees and would therefore barely visible in street views thus preserving the visual primacy of Goldsmith Cottage, those elements of the new development which will be visible along Denewood road, especially block 1, would complement the proportions of the immediately adjoining residential buildings at Willowdene and fronting houses at Nos 13-15, while leaving sufficient space and visual openness to retain the primacy and legibility of the locally listed building.</p> <p>The basement level which is proposed underneath the three blocks of flats, although large, would work along the sloping topography of the site and would closely adhere to the footprint and building lines of the proposed blocks above thus only minimally eroding the potential habitat value and amenity value of the garden which could be achieved without erection of a continuous basement level. However, the increased residential uses and ancillary uses allowed by the basement floor would contribute to achieve local housing objectives and the proposed scheme seeks to mitigate the impact of the proposed basement with the introduction of high quality, extensive landscape design and private and communal amenity space throughout the rest of the site which would be positive addition the revitalisation of the site.</p> <p>Considered that the creation of the continuous basement, despite its extensive excavation works does not harm any protected trees, or any valuable landscape feature or the neighbouring Goldsmith cottage, its impact on the character and appearance of the area would be negligible.</p>	

Stakeholder	Question/Comment	Response
	<p>On balance, it is considered that the proposed development with its above- ground buildings would positively respond to its immediate context and its surviving heritage assets. The proposed buildings, landscape and boundary treatment, if appropriately detailed and specified, would retain and reinforce the spatial, architectural and visual qualities of the townscape along Denewood Road, would enhance the character and appearance of the Conservation Area and the proposed scheme is fully supported from conservation grounds depending on approval of detailed design.</p>	
<p>Transportation comments dated 06/12/2018</p>	<p>The site is located in an area of poor access to public transport. It is served by two (2) bus routes (143 and 210). There are no rail/underground stations within the maximum walking parameters (960m) used in PTAL calculations. Highgate Underground Station is approximately 1km from the site and can be reached by bus. Consequently, the site records a public transport accessibility level (PTAL) of 1b (with 0 being the worst and 6b being the best). The PTAL level of the site is therefore considered to be 'poor', according to Transport for London's rating.</p> <p>The site is surrounded by a controlled parking zone (CPZ). Denewood Road is included in the Highgate Station Outer CPZ with hours of operation from Monday to Friday 10AM to 12 Noon.</p> <p>Parking and Access The development includes 15 car parking spaces, which are accommodated at basement level. This equates to 1.5 spaces per dwelling. This level of car parking is higher than the average car ownership for the Highgate Ward (0.81 per household). The basement plan includes a parking space that is suitable for an accessible car parking. This provision would satisfy the London Plan requirement of 1 space per accessible unit. The layout of the car park is acceptable. The dimensions and manoeuvring provisions are adequate.</p> <p>The accompanying Transport Statement (Highways Statement) refers to a previous application (HGY/2005/0973) to provide the rationale for the level of car parking included under this proposal. It</p>	<p>Observations have been taken into account. The Recommended legal agreement clauses and conditions will be included with any grant of planning permission as appropriate</p>

Stakeholder	Question/Comment	Response
	<p>should be noted that the previous application referred to is different in nature and scale from the proposal, and there has been a change in transport policy since, which means that a different set of transport considerations applies. However, the level of car parking proposed is not significantly higher than the level that the Council would consider as a minimum for a site with such a poor PTAL. Furthermore, the proposed level of car parking will minimise any potential overspill parking effects from the development.</p> <p>Vehicle access to the basement car park will be taken from Denewood Road. The applicant is proposing a 5.5m wide vehicle crossover. This is wider than the maximum width that the Council would permit – generally 3.0m – but a wider than usual access is required to provide sufficient space to allow a vehicle to wait at the top of the ramp whilst another vehicle exits the site. The principle of a wider crossover is acceptable, but the details of the access will need to be approved by the Council prior to development. It is noted that there are existing vehicle crossovers along the Denewood Road frontage of the development that are no longer necessary and therefore will need to be removed, at cost to the applicant. Additionally, the application states that the existing on-street car parking bay in Denewood Road will be affected by the development, in terms of needing to modify the parking bay to accommodate the proposed vehicle access. The cost of any changes to the existing CPZ parking will need to be met by the applicant. For example, the cost of amending the existing Traffic Management Order is in the order of £4,000. It is therefore recommended that the applicant be obligated to pay for necessary highway and associated works through an agreement under Section 278 HA 1980.</p> <p>Cycle parking is included at basement level. The quantum proposed (20 no.) meets the London Plan requirement and is therefore welcome. Details of the cycle parking will need to be conditioned. Cycle parking will need to be in place prior to occupation of the development.</p>	

Stakeholder	Question/Comment	Response
	<p>Impacts A development of the scale proposed will not generate a significant number of vehicle trips on the highway and public transport networks. As such, no impacts of consequence is expected. The inclusion of car parking, which exceeds the average car ownership for the ward will minimise the impacts of the development on capacity in adjoining roads. Construction traffic may create some adverse impacts, but this can be mitigated through appropriate provisions secured through a Construction Logistics Plan (CLP).</p> <p>Conclusion There are no objections to the proposal on transport grounds. The car parking provision is in line with what the Council would support for a development in a location of such poor access to public transport. The level of cycle parking is acceptable, but details of the cycle parking will be to be submitted for approval by the Council. The proposal will not create any material impacts on the local highway and public transport networks.</p> <p>Policies Considered: DM32, London Plan 6.13</p> <p>Planning Obligations/Conditions</p> <p>Cycle Parking Prior to occupation of the development, details of cycle parking shall be submitted to the Council for its approval and shall thereafter be retained, unless otherwise agreed in writing by the Local Planning Authority. REASON: to ensure that adequate provision for the safe and secure storage of bicycles is made for occupants.</p> <p>Construction Logistics Plan A Construction Logistics Plan (CLP) detailing 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.</p>	

Stakeholder	Question/Comment	Response
	<p>REASON: To ensure that the impacts of the development proposal on the local highways network are minimised during construction.</p> <p>Section 278 HA 1980 The owner shall be required to enter into agreement under Section 278 of the Highways Act to pay the Council to reinstate and improve the footway adjacent to the boundary of the site, and include if required, any access to the Highway, measures for street furniture relocation, carriageway markings, access and visibility safety requirements, and upgrade to paving in accordance with the councils design guide. Unavoidable works required to be undertaken by Statutory Services will not be included in LBH Estimate or Payment. The cost of highways works has been estimated at £33,102.</p> <p>REASON: To implement the proposed highways works to facilitate future access to the development site.</p> <p>This application was originally submitted during 2018 and has now been revised to increase the number of residential units from 10 to 13, along with changes to the landscaping and design. It is noted also that an increase in parking provision is proposed.</p> <p>A Transportation update note has been provided to consider the proposed changes from the transportation perspective. This response should be read in conjunction with the original transportation response.</p> <p>The breakdown of the 13 units is as follows;</p> <ul style="list-style-type: none"> • 1 No. one bedroom unit; • 8 No. two bedroom units; • 4 No. three bedroom units. <p>The original application was for 10 units, with 15 car parking spaces. This revised proposal increases by 3 residential units and 2 car parking spaces so 17 parking spaces are now proposed.</p>	

Stakeholder	Question/Comment	Response
<p>Transportation comments dated</p>	<p>When considering transport impacts, it is noted that the original application included 3 No. 2 bedroom units and 7 No. 3 bedroom units. Whilst there is an increase overall, there is now a smaller proportion of family sized units, which are considered more likely to generate vehicle trips than the smaller 2- and 1-bedroom units. It is therefore considered that the uplift in trips resultant from the 3 additional units will be negligible.</p> <p>There will be an increase in parking provision from 15 spaces to 17 spaces. This results in a slight decrease of provision per unit, down from 1.5 space to 1.3 spaces. As commented in the original transportation response, the provision could be considered generous, however the PTAL is low and the provision proposed should ensure that there are no additional parking pressures generated locally to the site.</p> <p>It is noted that a cycle parking provision of 27 spaces is proposed, for location on the lower ground floor within a secure cycle parking store. In numerical terms that will meet the requirements of the draft/forthcoming London Plan. Full details will be required, to demonstrate that this level of provision can be satisfactorily provided, with details including the installation specification for the system intended for use, and scaled drawings showing the proposed layout, centres, spacing, manoeuvring room and headroom. This can be covered with a condition for approval prior to commencement of the site works.</p> <p>Finally, it is noted in the previous transportation response that the applicant will need to enter into the appropriate Highway Act agreement in relation to the access and highway works required to facilitate the access to the site. This still applies as per the earlier transportation comments. As does the requirement for a Construction Logistics Plan.</p> <p>Summarising, this update to the original application is for the provision of another 3 units at the site, to bring the total to 13 from 10. Associated with this are increases in car and cycle parking to meet the demands from the additional units.</p>	

Stakeholder	Question/Comment	Response
<p>Transportation additional comments dated 21/08/2020</p>	<p>Overall, the increase is minor and is not expected to create any uplift of note in the transportation demands from the development. The additional parking will meet potential demands and reduce the overall provision per unit slightly, whilst ensuring that there should not be any additional on street parking demands generated in the locality of the site. The cycle parking will meet the numerical requirements of the draft/forthcoming local plan.</p> <p>Subject to sight of acceptable arrangements for the cycle parking, a CLP, and the applicant entering into the appropriate Highways Act agreement, no objections from Transportation</p> <p>Delivery and servicing arrangements</p> <p>The proposed arrangements for the refuse/recycling bin collections is fine. They will be moved and located at the vehicular entrance to the site on collection days, positioned hard up against the edge of the access to the basement. This will still leave a width of 4.5m for two vehicles to pass each other at the vehicle entrance to the site which should be sufficient given the access is for the ramp to the car parking in the basement.</p> <p>The proposed arrangements are acceptable to transportation.</p> <p>Other deliveries and service trips to the house will park on the public highway, using the on-street bays along Denewood Road. From the 13 residential units in the development, the absolute number of delivery and servicing trips that will be made is expected to be very low, and the proposal for these vehicles to dwell on the highway whilst visiting the site are acceptable to transportation.</p>	
EXTERNAL		
Environment Agency	I have checked our systems and this application has been recorded as a miss-consultation, meaning we did not need to be consulted.	Comments noted.

Stakeholder	Question/Comment	Response
	This is because there are no environmental constraints on the site which are within our remit.	
Thames Water	<p>Waste Comments</p> <p>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. 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://developers.thameswater.co.uk/Developing-a-large-site/Apply-and-pay-for-services/Wastewaterservices</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.https://developers.thameswater.co.uk/Developing-a-large-site/Planning-yourdevelopment/Working-near-or-diverting-our-pipes. Should you require further information please contact Thames Water. Email: 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</p> <p>As you are redeveloping a site, there may be public sewers crossing</p>	<p>Comments noted. Conditions/informatives included</p>

Stakeholder	Question/Comment	Response
	<p>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://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-nearor-diverting-our-pipes</p> <p>We would expect the developer to demonstrate what measures will be undertaken to minimise groundwater discharges into the public sewer. Groundwater discharges typically result from construction site dewatering, deep excavations, basement infiltration, borehole installation, testing and site remediation. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. Should the Local Planning Authority be minded to approve the planning application, Thames Water would like the following informative attached to the planning permission: "A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. 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 he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 3577 9483 or by emailing trade.effluent@thameswater.co.uk. Application forms should be completed online via www.thameswater.co.uk. Please refer to the Wholesale; Business customers; Groundwater discharges section.</p> <p>Thames Water would advise that with regard to WASTE WATER NETWORK and SEWAGE TREATMENT WORKS infrastructure capacity, we would not have any objection to the above planning application, based on the information provided.</p> <p>Water Comments</p>	

Stakeholder	Question/Comment	Response
	<p>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 thameswater.co.uk/buildingwater.</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>	
London Fire Brigade	I've had a look at the application and subject to compliance with the attached access statement it would be ok	Comments noted Informative included
Designing out crime office	<p>Thank you for allowing us to comment on the above planning proposal.</p> <p>With reference to the aforementioned application I have had an opportunity to examine the details submitted and would like to offer the following comments, observations and recommendations (see Appendix 1) which are based on available information including my knowledge and experience as a Design Out Crime Officer and as a Police Officer. These comments align with the original planning response, however, reflect any changes made since.</p> <ul style="list-style-type: none"> • It is in my professional opinion that crime prevention and community safety are material considerations because of the use, design, layout and location of the proposed development • To ensure the delivery of a safer development in line with Local Development Framework Policies DMM5 Para 2.14 and DMM4 (Policy DM2) Part A(d) (see Appendix 2). I have recommended the attaching of a suitably worded condition, together with an informative. 	Comments noted Condition/Informative included

Stakeholder	Question/Comment	Response
	<ul style="list-style-type: none"> • I can confirm that I have met with the project architects, in relation to the previous application, to discuss their intentions regarding this development around Crime Prevention or Secured by Design (SbD) as laid out in L.B. Haringey's DMM. Although the Design and Access Statement makes no reference or mention of crime prevention or security rated products it is my understanding that the scheme is to seek a secured by Design award. I would therefore request compliance to Secured by Design Homes 2019 Guide. • I have reviewed the documents available on the L.B. of Haringey planning portal and in principle I do not object to the development however, due to the areas of concern, highlighted in Design Comments below, and request continued dialogue with the project architect(s) to discuss these concerns and completion of the relevant SbD application form at the earliest opportunity. • All recommendations made are based upon relevant information relating to crime and disorder within the area. It must also be borne in mind the potential increase in crime and disorder that a new development may create without adequate mitigation to minimise against causation and effect. Crime figures for the area around the site, as shown in Appendix 3, have been obtained from http://www.police.uk • If planning permission is granted then I recommend the attaching of a suitably worded condition(s), together with an informative as shown below. <p>Secured by Design Conditions and Informative In light of the comments made I request the following Conditions and Informative</p>	

Stakeholder	Question/Comment	Response
	<p>Conditions</p> <p>(1) 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.</p> <p>(2) 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.</p> <p>Informative</p> <p>The applicant must seek the advice of the Metropolitan Police Service Designing Out Crime Officers (DOCOs). The services of MPS DOCOs are available free of charge and can be contacted via docomailbox.ne@met.police.uk or 0208 217 3813.</p> <p>Conclusion</p> <p>I would ask that my interest in this planning application is noted and that I am kept apprised of developments. Should the Planning Authority require clarification of any of the above comments please do not hesitate to contact me at the above office.</p>	
Historic England	<p>Thank you for your letter of 22 May 2020 regarding further information on the above application for planning permission. On the basis of this information, we do not wish to offer any comments. We suggest that you seek the views of your specialist conservation advisers, as relevant.</p> <p>It is not necessary for us to be consulted on this application again, unless there are material changes to the proposals. However, if you would like detailed advice from us, please contact us to explain your request.</p> <p>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>	Comments noted

Stakeholder	Question/Comment	Response
	<p>The full GLAAS consultation criteria are on our webpage at the following link: https://www.historicengland.org.uk/services-skills/our-planning-services/greaterlondon-archaeology-advisory-service/our-advice/</p>	
The Greater London Archaeological Advisory Service	<p>Thank you for your consultation of 22/05/2020 regarding the above application for amendments to Planning Permission. On the basis of the information provided, we do not consider that it is necessary for this application to be notified to Historic England's Greater London Archaeological Advisory Service under their consultation criteria, details of which are on our webpage at the following link:</p> <p>https://www.historicengland.org.uk/services-skills/our-planning-services/greater-london-archaeologyadvisory-service/our-advice</p> <p>If you consider that this application does fall within one of the relevant categories, or you have other reasons for seeking our advice, please contact us to discuss your request. If we do not hear from you within five working days, we will assume this application should not have been sent to us.</p> <p>This response relates to undesignated archaeological assets only. If necessary, Historic England's Development Management or Historic Places teams should be consulted separately regarding statutory matters.</p>	Comments noted
NEIGHBOURING PROPERTIES		
<p>Local Representation when the scheme was amended in May, July and August 2020</p> <p>LETTERS FROM 42 INDIVIDUAL ADDRESSES</p>		

Stakeholder	Question/Comment	Response
39 IN OBJECTION 3 COMMENTS		
	<p>Land Use and housing</p> <ul style="list-style-type: none"> • Lack of Affordable Housing • Flats would create a bad precedent • The area is more suited to individual houses rather than flats • 13 flats excessive • The number of dwellings should be reduced • Accommodation at lower ground floor level is not in keeping with the area • High density housing • Inappropriate density 	<p>While it is acknowledged that there would be no on-site affordable housing, the council consider in this instance an off-site contribution would better benefit the borough. This could be more effectively used as part of Haringey's own house building programme. The reasons are set out in paragraph 6.3.6 of the report</p> <p>The flats proposed on this site are considered to maximise the sites density and make an efficient use of land</p> <p>The accommodation at basement level is considered acceptable as the flats in question are duplexes and therefore none of the flats would entirely be at basement level.</p> <p>The density is considered acceptable as it is well within the maximum indicative threshold set out in the Mayor's density matrix (Table 3.2 of the London Plan 2016). The proposed massing and design also suggest this is a suitable density.</p>
	<p>Impact on the Conservation Area</p> <ul style="list-style-type: none"> • The scheme will detract from the character and appearance of the Conservation Area • The proposal fails to preserve or enhance the Conservation Area • The overall building footprint does not respect the open space of the Conservation area 	<p>The proposed buildings, landscape and boundary treatment, if appropriately detailed and specified, would retain and reinforce the spatial, architectural and visual qualities of the townscape along Denewood Road and would enhance the character and appearance of the conservation area.</p>

Stakeholder	Question/Comment	Response
	<ul style="list-style-type: none"> Revised design is not in keeping with Conservation Area The revised scheme would be out of keeping with the surrounding buildings in the conservation area <ul style="list-style-type: none"> The trees make a positive contribution to the Conservation area 	<p>Conditions have been imposed on any planning permission granted requiring further details of materials landscape and boundary treatment to ensure that the character and appearance of the conservation area are effectively enhanced.</p> <p>The trees to be removed are of low quality and value, and the loss of these trees will be mitigated by planting new trees. It is noted that no high-quality trees will be lost. The Councils tree officers is satisfied that if the proposed works are carried out in accordance with the Arboricultural Impact Assessment (AIA) and Arboricultural Method Statement, the trees will not be harmed.</p>
	<p>Size, Scale and Design</p> <ul style="list-style-type: none"> Inappropriate scale Excessive in height <ul style="list-style-type: none"> Overdevelopment of the site <ul style="list-style-type: none"> The development is out of keeping with the streetscape and overall context 	<p>The scale and height of the development is considered acceptable as the broken-up form of the proposal will ensure that no elements, including the largest block would appear excessively bulky. The proposed height is considered well within the range of prevailing heights in the surrounding area</p> <p>The development is considered appropriate for the site and the density is well within the maximum indicative threshold set out in the Mayor's density matrix (Table 3.2 of the London Plan 2016).</p> <p>The form of the proposed blocks reflects the smaller domestic form of the context, in a contemporary reinterpretation of the Victorian Gothic and Arts and Crafts, with each block divided up into smaller domestic scaled bays, with steeply pitched roofs expressed as gables. This is considered to be a much more successful reinterpretation of the original</p>

Stakeholder	Question/Comment	Response
	<ul style="list-style-type: none"> No design details are provided for the chimneys 	<p>should consent be granted requiring details and physical samples of materials to be submitted for consideration and approval.</p>
	<p>Parking, Transport and Highways</p> <ul style="list-style-type: none"> Parking pressures Residents should not be entitled to parking permits The parking provision proposed is excessive Onsite parking for visitors required Traffic congestion Concerns with traffic flow Traffic assessment needs revisiting Concerns with traffic, parking and road safety during demolition, excavation and construction phase Road safety Pedestrian safety Concerns with fire safety access Emergency access concerns No consideration of Service and Delivery vehicles 	<p>The Council's Transportation team are satisfied with the parking provisions for the development</p> <p>In terms of trip generation, a development of the scale proposed will not generate a significant number of vehicle trips on the highway and public transport networks.</p> <p>The transportation team has considered highway and pedestrian safety during demolition, excavation and construction phase</p> <p>The London Fire Brigade are satisfied with the fire safety access</p> <p>The Council's Transportation team are satisfied with</p>

Stakeholder	Question/Comment	Response
	<ul style="list-style-type: none"> Access concerns The access road belongs to Broadlands Lodge, and there is no right of way for vehicles seeking access to proposed block 3 The appeal decision that was dismissed has not been taken into account 	<p>the provisions for deliveries and servicing for the development and they have considered the potential parking and public highway</p> <p>The Council's Transportation team are satisfied with the provisions for vehicle access for the development and they have considered the potential parking and public highway</p> <p>The applicant has confirmed that the Design and Access Statement incorrectly makes reference to this gate and it's use as a point of access into the site. The Landscape Masterplan submitted with the application confirms that there is no gate/access from the site to Broadlands Lodge</p> <p>The appeal decision referred to is different in nature and scale from the proposal, and there has been a change in transport policy since</p>
	<p>Residential Amenity</p> <ul style="list-style-type: none"> Daylight concerns Overshadowing Concerns with the daylight, sunlight and overshadowing assessment Loss of light 	<p>There are no daylight/sunlight and overshadowing concerns to neighbouring properties. The only minor adverse effect is to some windows and rooms which currently receive very poor daylight and are believed to not be main living rooms or bedrooms</p> <p>The assessment within the sunlight and overshadowing report was carried out appropriately</p>

Stakeholder	Question/Comment	Response
	<ul style="list-style-type: none"> • Impact on visual amenity • Loss of amenity • Visually dominant • Overbearing <ul style="list-style-type: none"> • Loss of privacy • Overlooking <ul style="list-style-type: none"> • Noise and disturbance from communal garden <ul style="list-style-type: none"> • Light pollution <ul style="list-style-type: none"> • The new building is too close to existing neighbouring properties/boundaries <ul style="list-style-type: none"> • Loss of trees will change the outlook for neighbouring occupiers 	<p>The proposed scheme will not materially impact on or adversely affect the visual amenity of neighbouring occupiers.</p> <p>Nearby residential properties would not be materially affected by the proposal in terms of loss of privacy/overlooking</p> <p>The increase in noise from occupants of the proposed residential properties would not be significant given the current urbanised nature of the surroundings and the small number of residential units proposed.</p> <p>It is anticipated that light emitted from internal rooms would not have a significant impact on neighbouring occupiers in the context of this urban area.</p> <p>The siting of the development in relation to existing neighbouring properties/boundaries is considered acceptable</p> <p>Given the screening from the existing trees to be retained and new tree planting the proposed scheme will not materially impact on or adversely affect the visual amenity of neighbouring occupiers</p>
	<p>Environment and Public Health</p> <ul style="list-style-type: none"> • Loss of mature trees • Mature trees should be retained • Concerns with the proposed planting scheme • Concerns the tree survey is not accurate 	<p>The trees to be removed are of low quality and value, and the loss of these trees will be mitigated by planting new trees. It is noted that no high-quality trees will be lost. The Councils tree officers is satisfied that if the proposed works are carried out in accordance with the Arboricultural Impact Assessment (AIA) and Arboricultural Method</p>

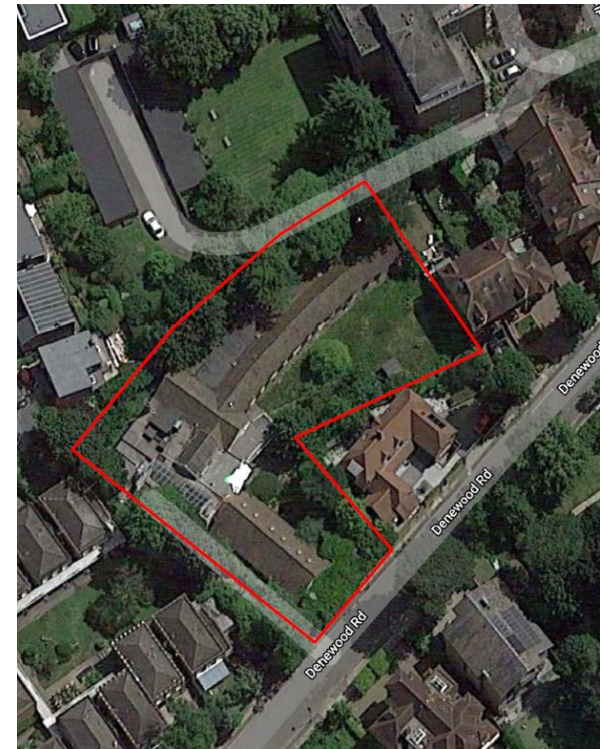
Stakeholder	Question/Comment	Response
	<ul style="list-style-type: none"> Impact on ecology Proposal should conform to the open space and biodiversity policy Noise, disturbance concerns Flood concerns Pressure on infrastructure/local amenity Light emanating from development will impact natural wildlife External lights will degrade the area The development will change the open character of Denewood Road Security on site needs more consideration 	<p>Statement, the trees will not be harmed.</p> <p>The biodiversity and habitat objectives are considered acceptable in principle and further details can be secured by the imposition of a condition on any grant of planning permission</p> <p>Any dust and noise relating to demolition and construction works would be temporary nuisances that are typically controlled by non-planning legislation. Nevertheless, the demolition and construction methodology for the development would be controlled by the imposition of a condition on any grant of planning permission.</p> <p>The site is within Flood Zone 1 which equates to a low risk of flooding. The Environment Agency raises no concerns with the development</p> <p>The scheme proposes a small number of residential units</p> <p>Lighting throughout the site would be controlled by condition</p> <p>The proposal is appropriate for the location</p> <p>The applicant has worked with the Metropolitan Police Secured by Design (SBD) Officer to address several potential issues raised earlier in the process The SBD Officer does not object to the proposed development subject to standard conditions requiring details of and compliance with the principles and</p>

Stakeholder	Question/Comment	Response
	<ul style="list-style-type: none"> Concerns with bin and refuse collection The development is not sustainable 	<p>practices of the Secured by Design Award Scheme</p> <p>The waste management and transport officer is satisfied with the proposed arrangement for the refuse/recycling bin collections</p> <p>The development would bring back in to use a brownfield derelict site which has been vacant for a number of years with a quality designed housing development.</p>
	<p>Basement development</p> <ul style="list-style-type: none"> Excessive basement development Basement development should be reduced Potential level of damage from basement development to neighbouring properties is unacceptable Subsidence concerns Flooding from basement Vibration concerns A ground bourne vibration assessment should have been submitted Adverse effect on the structural stability of neighbouring properties Basement contrary to policy Impact on groundwater flows Impact on listed building Disruption to watercourse flows Impact on local hydrology Impact on drainage Multiple site sections should be submitted with a basement of this magnitude 	<p>The basement development is considered acceptable subject to a detailed basement design and detailed construction management plan condition prior to the commencement of works on site to ensure the following concerns are mitigated.</p> <ul style="list-style-type: none"> Groundwater above the proposed basement floor level; Obstruction to the natural flow of ground water; Ground movement that could cause damage to adjacent properties. <p>The applicant has confirmed that they will use the councils building control services to inspect the basement works</p> <p>The Basement Impact Assessment submitted originally is applicable to the revised scheme as there are no changes to the basement extents as originally proposed</p>

Stakeholder	Question/Comment	Response
	<ul style="list-style-type: none"> <li data-bbox="621 235 1381 293">• The Basement Impact Assessment has not been updated in line with the amended scheme <li data-bbox="621 386 1325 418">• Concerns the basement will impact on the existing trees <li data-bbox="621 542 1377 600">• Existing and proposed site levels in relation to surrounding context has not been taken into consideration <li data-bbox="621 605 940 638">• Levels are inconsistent 	<p data-bbox="1402 235 2034 381">The Council's tree officers are satisfied that if the proposed works are carried out in accordance with the Arboricultural Impact Assessment (AIA) and Arboricultural Method Statement, the trees will not be harmed.</p> <p data-bbox="1402 446 2034 657">The applicants have submitted site levels in responses to the concerns raised however the imposition of a condition is recommended should consent be granted requiring details of all existing and proposed site levels on the site in relation to the adjoining properties prior to commencement of works</p>

Appendix 2 Plans and Images

Location Plan & Birds Eye View



Proposed site plan



Proposed lower ground floor plan



Proposed landscaped masterplan



Front elevation of proposed block 1



Front elevation of proposed block 2



Front elevation of proposed block 3



Proposed artist impression of streetview



Proposed artist impression of the courtyard



Appendix 3 QRP Note

1. Site address

Former Newstead Nursing Home, Denewood Road, London, N6 4AL

Planning application ref: HGY/2018/3205

2. Presenting team

Antoine Christoforou	Fusion Residential
Sukhi Gidar	Gold Care Homes
Andy Goodchild	Wolff Architects
Lorna Heslop	Lichfields

3. Aims of the Quality Review Panel meeting

The Quality Review Panel provides impartial and objective advice from a diverse range of highly 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 Newstead site is L-shaped with access from the northern side of Denewood Road, currently occupied by a single storey 1960s nursing home (use class C2). Outside the site and fronting onto Denewood Road is 'Goldsmiths Cottage', a locally listed building subject to alterations and extensions granted in 2008 and 2010. The site and its surroundings are within the 'Bishops' sub area of the Highgate Conservation Area. There are level changes across the site, and the site abuts the property boundaries of surrounding properties.

A full planning application for redevelopment of the site, which was previously considered by the Quality Review Panel in May 2018, was validated in December 2018. The application is currently 'on hold' pending some substantial changes to the proposed architectural expression of the scheme. While the design, form and materials are now completely different to the original application scheme, the proposed layout, height, access / entrances and car parking arrangement remain the same. The number of units accommodated within the site has increased from 10 to 13. With regards to the impact of the proposal on existing trees, a report has been submitted to the Council for consideration.

Officers generally support the principle of redevelopment, including to reduce the size of some units and increase the number of units to 13, subject to other material planning considerations. The panel's comments are sought on the overall quality of the proposal, including its response to the heritage context.



5. Quality Review Panel's views

Summary

The Quality Review Panel feels that the amended scheme generally responds well to its previous comments. The scale is acceptable, and adjustments made to the roofscape and the architectural expression are supported. The panel welcomes removal of some of the residential accommodation at basement level. However, the panel considers that further detailed design work is required to ensure that the scheme fulfils aspirations for a high quality redevelopment that fits well within the local context.

The panel would encourage further work – at a detailed level - on landscape design and the pedestrian environment; the interface between individual units and the private and public realms; the internal layout; and the external fabric of the buildings. The panel would support further exploration of the scheme's frontage onto Denewood Road. The provision and arrangements for refuse storage and collection within the site also require further consideration. Further details on the panel's views are provided below.

Massing and development density

- The scale of the proposal is broadly acceptable. However, as the proposal evolves at a detailed level, increased generosity will be required in certain locations within the site; this may require adjustment of the footprint of the blocks.
- The panel welcomes the approach taken to reducing the size of some of the units. At the previous review, it was noted that the floor area of some units seemed excessive. The reduction in size and accompanying increase in the number of units reflects a more efficient density for the redevelopment.
- The reduction of residential accommodation at basement level, in block 3, is welcomed.

Place-making and landscape design

- As identified at the previous review, the character of the site is largely defined by the landscape, especially existing mature trees within and adjacent to the plot boundaries.
- The panel would like to see an overarching landscape proposal that enhances existing landscape features, while at the same time integrating with the new buildings. Further very detailed work for the landscape design is required.
- As part of this, the panel would encourage the design team to focus on the pedestrian experience of approach, arrival and moving through the site, in



order to improve the legibility, quality and generosity of the route from pavement to main entrance.

- Current drawings do not show key elements within the design of external spaces; for example, the detailed design of the remaining lightwells is incomplete as no walls, railings or ground levels have been shown.
- In this regard, further work is required in the design of patio areas (including lightwells) and adjacent units, within blocks 1 and 2, in order to maximise the quality and amenity of patio and garden areas for all units, while improving the privacy of the accommodation and outdoor spaces generally.
- The panel notes that there are small 'left over' areas within the site layout. It would encourage greater clarity within the landscape proposals of the design and character of open spaces.
- Trees have the potential to soften the visual impact of the frontage; it would be helpful to see existing and proposed trees and planting within the scheme elevations.

Detailed design and scheme layout

- The scheme's success will depend on well considered detailed design and high quality materials. An incisive exploration of what it would be like to live in, and visit, the scheme should help to inform detailed design.
- A further iteration of the design is required in order to refine and resolve details of the scheme, including the landscape and external environment; external and internal circulation routes; internal planning; and the exterior of the blocks.
- Concerns were expressed that the frontage onto Denewood Road could look awkward and lacking in generosity when additional elements such as lightwell railings and external refuse collection areas were included. The panel suggests that orientating block 1 to align with Denewood Road may help to eliminate some of this awkwardness, while reducing the width of block 1 could provide more generosity to the spaces between the blocks and the pedestrian routes through the site.
- The panel supports the location of parking provision at the lower ground level within the middle section of the site. However, careful consideration should be given to the design and integration of the vehicular access ramp to avoid compromising the elevations and outlook of the buildings; the landscape proposals; and the nature and quality of the pedestrian approach.
- The panel would encourage further refinement of the design of this central area of the site. The entrance elevation of block 2 is extremely important as a focal point for the site seen from Denewood Road. However, it is dominated

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by the vehicular access at lower ground level, and the pedestrian entrance lacks legibility and visibility from the street and pathway. The panel recommends further thought to the pedestrian approach to the building from the street.

- There are also conflicts between the floor plan and elevation at the entrance, for example, where a half landing to a stair is located in the middle of a corner window. The panel encourages a rethink of this elevation – and the internal section.
- The proposed internal layout would also benefit from further refinement in order to resolve any conflicts in detail design. Examples include issues between internal door openings that overlap; living spaces lacking direct access onto patios; and long internal corridors.
- The panel remains to be convinced by the current proposals for the location, provision and quantum of refuse storage and the practicality of removal and collection. Refuse arrangements should be fully resolved before planning permission is granted.

Architectural expression

- The panel repeats its view that the architecture should serve as a backdrop for the landscape. It welcomes removal of the framing elements within the amended proposal, and the calmer approach to façade design.
- The quality of materials and construction, for example the bricks used, the depth of reveals, and the design of rainwater drainage, will be essential to the success of the completed scheme. This level of detail and quality must be protected and not value engineered at a later stage.
- The panel recommends that inclusion of valley gutters and inset sections of the building line to accommodate downpipes be given careful consideration.
- Scope remains to enhance the ‘tone’ of the architecture: the current brick and fenestration details shown within elevations appear dark and may be perceived as slightly oppressive. It will be extremely important for samples of the specified bricks and other key materials to be considered as part of the determination process, in addition to daytime CGI views of the proposals.
- The panel considers that breaking the roofscape up into a series of gables as proposed could be very successful in creating a more domestic and human scale character for the development.
- While inclusion of chimneys can help to punctuate the roofscape in a positive way, a strong functional rationale for the design and location of each chimney will be important.



- The inclusion of flat solar panels at roof level is supported.
- Drones' eye views can be helpful in illustrating the form and massing of the proposal. However, the panel also thinks that it would be helpful to see street level views of the scheme, with the proposed landscape included, to set the proposals within the immediate context of Denewood Road.

Next Steps

The Quality Review Panel is broadly confident that the project team will be able to address the points above, in consultation with Haringey officers. However, if officers have outstanding concerns, the panel would be happy to review the scheme again.

