

Planning Sub Committee 06 June 2022

UPDATE FOR CONSIDERATION AT PLANNING SUB-COMMITTEE Item No.

Reference No: HGY/2021/3481	Ward: Highgate
Address: 103-107 North Hill N6 4DP	
Proposal: Demolition of existing buildings and redevelopment to provide a new care home (Class C2 - Residential Institution), together with a well-being and physiotherapy centre. The proposed care home includes up to 70 bedrooms, with ancillary hydrotherapy pool, steam room, sauna, gym, treatment/medical rooms, hairdressing and beauty salon, restaurant, cafe, lounge, bar, well-being shop, general shop, car and cycle parking, refuse/recycling storage, mechanical and electrical plant, landscaping and associated works.	

[To note: the numbering as set out in this addendum corresponds with the numbering of each section within the Officers committee report]

1.2. SUMMARY OF KEY REASONS FOR RECOMMENDATION and paragraph 6.15 Conclusion

[correction]

The proposed development will lead to a very low, less than substantial harm to the significance of the Conservation area and its assets while optimising the use of the site and its garden and while enhancing the townscape along North Hill and partly by other benefits such as the improved care home services and the optimum use of the site and its garden

5. LOCAL REPRESENTATIONS

2 (two) further objections and 1 (one) other comment has been received since publishing of the main report which have raised a number of points that have already been considered with the additional points raised below;

- Based on Conditions 34 (Restriction to Use Class) and 31 (Outpatients facility) Class E should apply if the consultant rooms will presumably be let on Business leases. Therefore the officers report is unsound;
- The single brick treatment of the North Hill frontage is bland; and
- The amendment does not address the scale of the development which would still result in overdevelopment of the site

These points are addressed in Appendix 1 below.

6. MATERIAL PLANNING CONSIDERATIONS

Clarification Points

'Impact on Neighbouring Amenity'

[Paragraph 6.6.3 is altered to correct the daylight and sunlight impact section]

The assessment finds that the impact of the development on existing neighbouring windows is exceptionally favourable for both daylight and sunlight as 98% of the **neighbouring** windows pass the BRE's Vertical Sky Component guidelines and 99% of **neighbouring rooms** pass the BRE's No Skyline guidelines.

'Water Management'

[Paragraph 6.11.2 is altered to include the correct flood zone]

The site is within Flood Zone 1, which is land defined at low risk of flooding.

ADDITIONAL CONDITION INCLUDED

[Condition 38 is included to celebrate the history and legacy of Lady Mary Feilding in the proposed redevelopment of the site]

38. Prior to the commencement of development, options for honouring the history and legacy of Lady Mary Feilding as part of the proposed development shall be submitted to and approved in writing by the Local Planning Authority, and these works shall thereafter be carried out as approved

Reason: To preserve the local history of the site in the interest of local heritage in compliance with London Plan Policy HC1, Policies SP12 of the Haringey Local Plan and Policies DM1 and DM9 of the Development Management DPD 2017

Appendix 1 Consultation Responses received from internal and external agencies (received since publish of main report)

Stakeholder	Question/Comment	Response
EXTRENAL		
Designing out Crime	<p>Designing out Crime Response to amendments (02/06/2022)</p> <p>As there appears to be no changes to the layout/design other than the façade of the proposed North Hill frontage, we have no further comments. Our original comments still apply.</p>	Comments noted.
Stakeholder	Question/Comment	Response
NEIGHBOURING PROPERTIES		
3 FURTHER LETTERS RECEIVED FROM LOCAL RESIDENT.	<p>Land use and housing</p> <p>Based on Conditions 34 (Restriction to Use Class) and 31 (Outpatients facility) Class E should apply if the consultant rooms will presumably be let on Business leases. Therefore the officers report is unsound</p>	<p>The consultant rooms are ancillary to the main use of the building as a care home. Condition 34 restricts the use of the building (and all ancillary uses to the care home) to Use Class C2 only with a smaller component accounting for a well-being and physiotherapy centre and therefore not allowing the building to operate as another use under Class C2 without a further planning permission.</p> <p>Condition 31 has been imposed in order to ensure vehicular trip generations are kept within acceptable limits. No separate businesses can be carried out from the building.</p>
	<p>Size, Scale and Design</p> <p>The single brick treatment of the North Hill frontage is bland</p> <p>The amendment does not address the scale of the development which would still result in overdevelopment of the site</p>	Issue already addressed in the officers committee report.