

## REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE

### 1. APPLICATION DETAILS

**Reference No:** HGY/2022/4415

**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, hydrotherapy pool, steam room, sauna, gym, treatment/medical rooms, hairdressing and beauty salon, restaurant, café, lounge, bar, well-being shop general shop, car and cycle parking, refuse/recycling storage, mechanical and electrical plant, landscaping and associated works

**Applicant:** Mr Mitesh Dhanak Highgate Care Ltd

**Ownership:** Private

**Case Officer Contact:** Valerie Okeiyi

- 1.1 This application has been referred to the Planning Sub- committee for a decision as it is a major application that is also subject to a section 106 agreement.
- 1.2 This application follows on from a previous approval under reference HGY/2021/3481 for exactly the same proposal approved in October 2022.
- 1.3 After the planning permission above was issued, a neighbour applied to challenge the grant by way of a Judicial Review. Whilst confident that the challenge will ultimately fail, given the delays inherent in the judicial system the applicants have chosen to submit this application to secure an implementable consent earlier.
- 1.5 The previous Planning Sub-Committee report including all previous representations is attached at Appendix 2 for completeness.

### 1.2 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The proposal is the same as previous approved under HGY/2021/3481
- The scheme optimises the potential of the site for a new modern care home
- The care home facility would provide 70 bedrooms along with traditional long-term accommodation for senior care (including dementia palliative care), a well-being and physiotherapy centre and an area for residents to recuperate from surgery that will include specialist staff and tailored care;
- The impact of the development on residential amenity is acceptable;
- There would be no significant adverse impacts on the surrounding highway network or on car parking conditions in the area;

- The proposed development would be a high quality design of an appropriate scale to its context and would respect the visual amenity of the streetscape and locality generally;
- The proposed development will lead to a very low, less than substantial harm to the significance of the Conservation area and its assets while optimising the use of the site and its garden 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.
- The proposed scheme will be more sustainable and energy efficient than the existing buildings;
- The proposed development would result in the loss of 7 low grade trees but would be replaced with 8 newly planted trees - ensuring there is no net loss off trees. The 8 new trees will form part of a high quality and substantially sized landscaping scheme as part of the proposed development;
- The scheme would provide a number of section 106 obligations

## **2. RECOMMENDATION**

- 2.1 That the Committee resolve to GRANT planning permission and that the Head of Development Management is authorised to issue the planning permission and impose conditions and informatives subject to the signing of a section 106 Legal Agreement providing for the obligation set out in the Heads of Terms below.
- 2.2 That delegated authority be granted to the Head of Development Management or the Assistant Director Planning, Building Standards & Sustainability to make any alterations, additions or deletions to the recommended heads of terms and/or recommended conditions as set out in this report and to further delegate this power provided this authority shall be exercised in consultation with the Chair (or in their absence the Vice-Chair) of the Sub-Committee.
- 2.3 That the section 106 legal agreement referred to in resolution (2.1) above is to be completed no later than 14/03/23 or within such extended time as the Head of Development Management or the Assistant Director Planning, Building Standards & Sustainability shall in her/his sole discretion allow; and
- 2.4 That, following completion of the agreement(s) referred to in resolution (2.1) within the time period provided for in resolution (2.3) above, planning permission be granted in accordance with the Planning Application subject to the attachment of the conditions.

### **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 accreditation
9. Secure by design certification

10. Land Contamination
11. Unexpected Contamination
12. NRMM
13. Demolition/Construction Environmental Management Plan
14. Combustion and Energy Plant
15. Combined Heat and Power (CHP) Facility
16. Construction ecological Management Plan
17. Landscape Ecological Management and Maintenance Plan
18. Tree Protection Plan
19. Arboricultural method Statements
20. Landscape Plan and aftercare programme
21. Energy strategy
22. Gas boilers
23. Overheating
24. Living roof
25. BREEAM Certification
26. Movement monitoring (Basement development)
27. Construction Management Plan (Basement development)
28. Cycle Parking
29. Construction Logistics Plan
30. Gym restriction
31. Outpatients facility
32. Satellite antenna
33. Kitchen Extract
34. Restriction to use class
35. Restriction to telecommunications apparatus
36. Fire safety
37. Plant noise
38. Legacy of Mary Feilding
39. Detailed Construction Management Plan (Basement development)
40. Piling Method Statement
41. Surface Water Drainage Condition

### **Informatives**

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

## Section 106 Heads of Terms:

1. Section 278 Highway Agreement
  - Reinstatement of redundant crossover in North Hill at the former access, and meet all of the Council's costs
2. Sustainable Transport Initiatives
  - Monitoring of travel plan contribution of £2,000 per year for a period of 5 years
  - £20,000 towards parking management measures
  - £4,000 towards permit free with respect to the issue of Business Permits for the CPZ
3. Carbon Mitigation
  - Be Seen commitment to uploading energy data
  - Energy Plan and Sustainability Review
  - Estimated carbon offset contribution (and associated obligations) of £404,700 plus a 10% management fee
4. Employment Initiative – participation and financial contribution towards Local Training and Employment Plan
  - Provision of a named Employment Initiatives Co-Ordinator;
  - Notify the Council of any on-site vacancies during and following construction;
  - 20% of the on-site workforce to be Haringey residents during and following construction;
  - 5% of the on-site workforce to be Haringey resident trainees during and following construction;
  - Provide apprenticeships at one per £3m development cost (max. 10% of total staff);
  - Provide a support fee of £1,500 per apprenticeship towards recruitment costs.
5. Monitoring Contribution
  - 5% of total value of contributions (not including monitoring);
  - £500 per non-financial contribution;
  - Total monitoring contribution to not exceed £50,000

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

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

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

1. The proposed development, in the absence of a legal agreement securing 1) Section 278 Highway Agreement for reinstatement of redundant crossover in North Hill at the former access and meet all of the Council's costs. 3) A contribution towards parking management measures. 4) A contribution towards permit free with respect to the issue of Business Permits for the CPZ. 5) Implementation of a travel plan and monitoring free would have an unacceptable impact on the safe operation of the highway network, and give rise to overspill parking impacts and unsustainable modes of travel. As such, the proposal is contrary to London Plan policies T1, Development Management DPD Policies DM31, DM32, DM48 and Highgate Neighbourhood Plan Policies TR3 and TR4.
  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 financial contribution towards carbon offsetting, would result in an unacceptable level of carbon dioxide emissions. As such, the proposal would be contrary to Policies SI 2 of the London Plan 2021, Local Plan 2017 Policy SP4 and Policy DM21 of the Development Management Development Plan Document 2017.
- 2.7. In the event that the Planning Application is refused for the reasons set out in resolution (2.6) above, the Head of Development Management (in consultation with the Chair of Planning Sub-Committee) is hereby authorised to approve any further application for planning permission which duplicates the Planning Application provided that:
- (i) There has not been any material change in circumstances in the relevant planning considerations, and
  - (ii) The further application for planning permission is submitted to and approved by the Assistant Director within a period of not more than 12 months from the date of the said refusal, and
  - (iii) The relevant parties shall have previously entered into the agreement contemplated in resolution (1) above to secure the obligations specified therein.

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- |            |   |
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| Appendix 2 | Planning committee report (HGY/2021/3481)   |

### **3.0 PROPOSED DEVELOPMENT AND SITE LOCATION DETAILS**

#### **3.1 Proposed development**

- 3.1.1. This is an application for the demolition of the existing buildings and erection of a three and four storey building fronting North Hill and View Road to operate as a care home (Use Class C2) providing 70 bedrooms. 43 of the bedrooms (61%) will provide traditional, long-term accommodation for senior care (including dementia palliative care). The well-being and physiotherapy centre will utilise 27 bedrooms (39%) and will provide an area for residents to recuperate from surgery and include specialist staff and tailored care. This centre will cater for a mix of inpatient and outpatient/public use for these facilities.
- 3.1.2. The primary access to the care home will be from View Road leading to the convalescent, nursing and dementia care, vehicle drop off and access to the basement car park and physiotherapy centre. The North Hill frontage will provide pedestrian access to the well-being and physiotherapy centre.
- 3.1.3. 17 car parking spaces including 2 disabled spaces and cycle parking spaces are proposed at basement level. The physiotherapy centre in the basement will include; gym physiotherapy spaces, consulting rooms, hydro pool, sauna, cinema, barber, hair and beauty salon and wellness shop. Also at basement level are kitchens, laundry room, WC, changing rooms, maintenance store, reception, office, deliveries room, equipment store and plant rooms.
- 3.1.4. The ground floor will provide convalescent short stay guest accommodation, a reception space, communal hub, restaurant, café, office, nurse room and outdoor space. The first floor will be dedicated to older people's care and will comprise of bedrooms with en-suites, day space provided by way of a lounge, dining room and quiet room. An assisted bathroom (spa bathroom) is located centrally. The first floor also includes the staff room, treatment/medical room and nurse station. The second floor will be dedicated to dementia care and will comprise of bedrooms with en-suites as well as day space, an assisted bathroom and nursing station. This floor also includes a private terrace. The third floor is dedicated to the well-being centre only and provides convalescent stay accommodation and a communal terrace.
- 3.1.5. The proposal would include comprehensive landscaping around the development including to the frontages along View Road and North Hill. Some of the new landscaping features will include a 'healing garden', water features, new tree planting, green walls, paving, soft planting, semi-private terraces for the residents and accessible paths.
- 3.1.6. The development would be contemporary in style with the North Hill frontage faced in yellow brick and include a dark grey aluminium window system and parapet in a Portland coping stone. The View Road frontage would be faced in red multi and contrasting dark red brick and include a dark grey slate pitched roof, dark grey aluminium window system and zinc clad dormers.

- 3.1.7 This proposal is exactly the same as the planning application approved by members of the Planning Sub-Committee in June 2022 (reference HGY/2021/3481). More information regarding the reason for this current planning application is set out in paragraphs 1.2 to 1.3 above and 3.2 below.

### **Site and Surroundings**

- 3.1.8 The site is occupied by a part 2, part 4 storey building that has two frontages facing onto North Hill (north-east side) and View Road (south-west side). The site was formerly owned (and operated as a care home) by the Mary Feilding Guild. It was recently acquired by Highgate Care Limited. The site is located within the Highgate Conservation Area and does not contain any listed buildings or structures.
- 3.1.9 On its North Hill frontage, the site is flanked on one side by a Grade II Listed Georgian terrace known as 'Prospect Terrace' while on its View Road frontage it is adjoined by a Locally Listed villa at No. 3 View Road. The current care home complex includes a red brick building on the site's View Road frontage, the core of which is an Edwardian House with some Arts and Craft features. This has been linked through a series of extensions and newer buildings to a four storey 1960/1970s block on the North Hill frontage. The original Edwardian building is considered a positive contributor to the Conservation Area. There is a tree subject to a TPO south of the frontage facing North Hill. There are a number of trees and shrubs planting to the perimeter of the site and to the rear of the buildings is a large lawn.
- 3.1.7 The current main pedestrian entrance is from North Hill and the building is set back from a one-way road parallel to North Hill, which runs north-west to south east and at a lower level to the North Hill frontage and the one-way road. There is a single, large disabled persons parking space and two visitor parking spaces on this frontage. The View Road frontage provides a gated vehicular in/out access and a car parking area to the rear.
- 3.1.8 To the north of the site is a narrow strip of land owned by the Council, which falls outside the application site boundary. Beyond this are the rear gardens of the properties fronting Yeatman Road. Adjacent to the site to the south-east at the junction of North Hill and View Road is Weatherley Court, a small modern development of 4 storey houses. To the rear of Weatherley Court and adjacent to the site is 1a View Road, which appears to be a large house on a large plot. Directly opposite the North Hill frontage is the four-storey block of flats 'Highcroft', located at the corner of North Hill and Church Road. The surrounding area is predominantly residential with a diverse range of different architectural styles.



Fig 1 – Aerial View

## **3.2 Relevant Planning and Enforcement history**

- 3.2.1 The site has a significant planning history including several alterations and extensions to the buildings. The most recent planning application is set out below:

*HGY/2021/3481 – 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 – Granted 07/10/2022*

- 3.2.2 As set out earlier after the planning permission above was issued, a neighbour applied to challenge the grant by way of a Judicial Review. The Administrative Court granted permission for that challenge to proceed on 20<sup>th</sup> January 2022. The challenge claims that the Council has failed to properly apply the Community Infrastructure Levy Regulations because the contribution towards highway and traffic management measures (£20,000) did not fairly and reasonably relate to the development proposed. The challenge acknowledges that the development will result in stresses that need to be addressed but alleges that the report considered by Members did not explain how the figure of £20,000 was reached, what it would be spent on or why that sum was necessary to make the proposal acceptable.
- 3.2.4 As the matter is now in the jurisdiction of the Courts it would not be appropriate to comment further on the grounds of challenge, but the Council is resisting the challenge and is supported by the applicant in doing so. Whilst confident that the challenge will ultimately fail, given the delays inherent in the judicial system (the challenge might not be heard until the end of June or later) the applicants have chosen to submit this application to both secure an implementable consent earlier and to address the uncertainty inherent in any contested case before the Courts.
- 3.2.5 The previous Planning Sub-Committee report including all previous representations is attached at Appendix 3 for completeness.

## **4 CONSULTATION RESPONSE**

### **4.1 Planning Committee Pre-Application Briefing**

- 4.1.1 The proposal was presented to the Planning Committee at a Pre-Application Briefing on September 2021. The minutes of the forum are set out in Appendix 5 of the previous officers committee report which is contained Appendix 2 of this report.

### **4.2 Quality Review Panel**

- 4.2.1 The scheme has been presented to Haringey's Quality Review Panel on two occasions.

- 4.2.1.1 Following the final Quality Review Panel meeting on 25 August 2021, which are set out in Appendix 5 of the previous officers committee report which is contained in Appendix 2 of this report, the Panel offered their 'warm support' for the scheme, with the summary from the report below;

*The Quality Review Panel welcomes the opportunity to consider the proposals for the former Mary Feilding Guild Care Home as they continue to evolve. The panel is pleased that the applicant's intention is to retain the use of this important site for residential care accommodation. It thanks the project team for the helpful presentation and feels that the work done in response to the previous review has been very positive. It commends the tenacity of the project team, working with planning officers and consulting with the community.*

*The panel supports many of the strategic moves made during design development; however it feels that the massing and detail of the roofscape could be further improved, along with the architectural expression of the scheme. It would also encourage further consideration of the scheme layout, to improve the quality of the communal accommodation and circulation areas, while enhancing the relationship between key shared spaces and adjacent garden areas. As design work continues, sections taken through the building and the surrounding context will be important to ensure high quality accommodation.*

*The retention and re-purposing of the North Hill block should be considered, alongside a wider strategy for the re-use on site of any appropriate demolition material. Full consideration of embodied energy, alongside a 'fabric first' approach to sustainable design, should inform the continuing evolution of the proposals at a detailed level.*

#### **4.3 Development Management Forum**

- 4.3.1 The proposal was presented to a Development Management Forum in September 2021.
- 4.3.2 The notes of the forum are set out in Appendix 5 of the previous officers committee report which is contained in Appendix 2 of this report.

#### **4.4 Application Consultation**

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

##### Design Officer

Comments provided are in support of the development

##### Conservation Officer

Comments provided are in support of the development

##### Transportation

No objections raised, subject to conditions, S106 and S278 legal clauses

Waste Management

No objections

Employment and Skills

No comments received.

Building Control

No comments received

NHS Haringey

No comments received.

Arboricultural Officer

No objections raised, subject to conditions

Nature Conservation

No comments received

Pollution Lead Officer

No comments received

Surface and flood water

No objections subject to conditions

Carbon Management

No objections, subject to conditions and S106 legal clause

Public Health

No comments received.

Supported Accommodation

No comments received.

EXTERNAL

Thames Water

No objection, subject to conditions

Designing out crime

No comments received.

Environment Agency

No comments received.

London Fire Brigade

No objection

Historic England

No objection

GLAAS

No objection

Tree Trust for Haringey

No comments received.

**5. LOCAL REPRESENTATIONS**

**5.1. The following were consulted:**

164 Neighbouring properties  
3 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:**

No of individual responses:12  
Objecting:12  
Supporting: 0  
Others: 0

**5.3. The following local groups/societies made representations:**

- Highgate Conservation Area Advisory Committee (CAAC)

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

## **Land Use and housing**

- Concerns with the financial viability of the development
- Concerns some of the proposed facilities will be for public use
- 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 Council should take independent legal advice on the use class
- How much of the accommodation will fall under Use Class E

## **Impact on Heritage assets**

- The height is not in keeping with the Conservation Area
- The scale is a concern given its close proximity to the listed building
- The development would fail to preserve or enhance the character and appearance of the Conservation Area
- The development will harm the settings of the listed buildings
- Substantial harm to the Conservation Area
- The proposed building will harm the setting and significance of the Grade II terrace

## **Size, Scale and Design**

- The design is not in keeping with surrounding properties
- Overbearing in relation to neighbouring buildings
- Excessive height, bulk, massing and scale
- The development is significantly larger in scale than the existing buildings on site
- Overdevelopment of site
- The Quality Review Panel comments have not been adequately addressed
- The Council's pre-application advice has not been adequately addressed
- The scheme should be redesigned
- Excessive footprint
- The single brick treatment of the North Hill frontage is bland

## **Parking, Transport and Highways**

- Increased traffic generated
- Pressure on parking
- Road safety concerns
- The North Hill entrance will not be suitable for daily out patients
- The main entrance for outpatients should be on View Road
- It is unlikely outpatients will use sustainable forms of transport to the site
- Concerns the access road would not be sufficient for this development
- This narrow section of North Hill is the main route for children of Highgate Primary School
- Parking survey carried out incorrectly
- Increased vehicle trips per day
- Clarification required on the parking mitigation measures

## **Residential Amenity**

- Loss of privacy/overlooking
- Overbearing
- Loss of daylight and sunlight
- Impact on outlook
- Noise and disturbance
- The daylight/sunlight assessment has not been carried out properly

### **Environment and Public Health**

- Significant increase in pollution
- Noise pollution
- Impact upon local flora/fauna
- Impact on trees
- Loss of garden space

### **Basement development**

- Impact of basement development on the listed terrace
- Concerns with the excavation

### **Sustainability**

- A zero carbon building should be achieved

### **Other**

- The applicant has not addressed the previous concerns raised by neighbours
- This application has been submitted to avoid a legal challenge

### **5.5. The following issues raised are not material planning considerations:**

- No site notice placed outside the development (Officer comments: A site notice was placed outside the development)
- Consultation period was not long enough (Officer Comments)
- Evidence required to show demand for care provision in the local area and the well-being and physiotherapy centre (Officers comments: Evidence were not submitted with the planning application but were summarised in paragraph 7.4 the supporting planning statement)
- Clarification needed on what falls under 'ancillary accommodation' and 'well-being and physiotherapy centre' (Officer comments: 'Ancillary accommodation' referred to in the supporting Design and Access Statement includes the laundry kitchen, plant room, handyman room, maintenance store etc. The well-being centre includes the gym, cinema, hydro pool, sauna, gym, wellness shop etc and is not treated as a separate but ancillary use
- Party wall concerns (Officers comments: This is not a material planning consideration)

### **6. MATERIAL PLANNING CONSIDERATIONS**

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

1. Principle of the development
2. The impact of the proposed development on the character and appearance of the Conservation Area
3. Design and Appearance
4. Site layout/Quality of Accommodation
5. Impact on Neighbouring Amenity
6. Parking and Highways
7. Basement Development
8. Trees
9. Sustainability and Biodiversity
10. Water Management
11. Air Quality and Land Contamination
12. Employment
13. Fire Safety
14. Conclusion

## **6.2. Principle of the development**

### Policy Framework

#### *National Policy*

- 6.2.1. The 2021 National Planning Policy Framework (NPPF) establishes the overarching principles of the planning system, including the requirement of the system to “drive and support development” through the local development plan process. It advocates policy that seeks exemptions to affordable housing provision where the site or proposed development provides specialist accommodation for a group of people with specific needs (such as purpose-built accommodation for older people).
- 6.2.2 For the purposes of S38(6) of the Planning and Compulsory Purchase Act 2004 Haringey’s Development Plan includes the London Plan (2021), Haringey’s Local Plan Strategic Policies (2017), the Development Management Policies DPD (2017), the Site Allocations DPD (2017) and the Highgate Neighbourhood Plan (2017).
- 6.2.3 The planning decision with respect to this proposal must be made in accordance with the development plan unless material considerations indicate otherwise.

#### Regional Policy – The London Plan

- 6.2.4 London Plan Policy H13 contains requirements for ‘specialist older person housing’ however this does not apply to accommodation which is considered ‘care home accommodation’. London Plan Policy H12 contains requirements for ‘supported and specialised accommodation’ which includes reablement accommodation (intensive short-term) for people who are ready to be discharged from hospital but who require additional support to be able to return safely to live independently at home, or to move into appropriate long-term accommodation.
- 6.2.5 London Plan Policy D6 seeks to optimise the potential of sites, having regard to

local context, design principles, public transport accessibility and capacity of existing and future transport services. It emphasises the need for good housing quality which meets relevant standards of accommodation.

### Local Policy

- 6.2.6 The Haringey Local Plan Strategic Policies DPD (hereafter referred to as Local Plan), 2017, sets out the long-term vision of the development of Haringey by 2026 and sets out the Council's spatial strategy for achieving that vision. This is not an allocated site and the use of the site remains as a care home.
- 6.2.7 The Development Management DPD (2017) (hereafter referred to as the DPD) is particularly relevant. Policy DM15 sets out the Council's policy on specialist housing.
- 6.2.8 The core objectives of the Highgate Neighbourhood Plan (2017) are to help achieve the following vision; social and community needs, economic activity, traffic and transport, open spaces, and the public realm and heritage.

### Land Use Principles

- 6.2.9 The proposed development would replace the existing care home (Use Class C2) with a new long term traditional care home with a smaller component operating as a well-being and physiotherapy centre. The replacement of the care home is assessed in land use policy terms as follows.

### Replacement of the existing care home

- 6.2.10 Policy DM15 of the Haringey Development Management DPD 2017 (DM) states;
- A Proposals for development that would result in the loss of special needs housing will only be granted permission 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.
- B The Council will support proposals for new special needs housing where it can be shown that:
- a There is an established local need for the form of special needs housing sought having regard also to the aims and recommendations of Haringey's Housing Strategy and Older People Strategy.
  - b The standard of housing and facilities are suitable for the intended occupiers in terms of:
    - i. The provision of appropriate amenity space, parking and servicing;
    - ii. The level of independence; and
    - iii. Level of supervision, management and care/support;
  - c There is a good level of accessibility to public transport, shops, services and community facilities appropriate to the needs of the intended occupiers; and

- d The impact of the proposed development would not be detrimental to the amenity of the local area or to local services.

6.2.11 The site has operated as a care home (Use Class C2) for at least 85 years. The former Mary Feilding Guild care home was registered with the Care Quality Commission (CQC) for a 43 single occupancy bedroom nursing home (Use Class C2). The proposed provision for traditional, long term senior care bedrooms would be 43 rooms, which is in line with the requirement of policy DM15 to provide adequate replacement accommodation.

6.2.12 Haringey's Housing Strategy 2017-22 states that the Council will move to more modern housing options for older people, ensuring services are needs-based and not age-based", provide suitable housing and neighbourhoods for older people, and develop more tailored services for individual older and vulnerable people.

6.2.13 In terms of the other requirements of DM15; meeting an established local need and providing a standard of housing and facilities suitable for the intended occupiers, the former Mary Feilding Guild care home was in private ownership and closed in May 2021. The applicant states that there was a significant under-utilisation of the site, with only 16 residents (an occupancy of only 37%) at the time of closure. The care home had been financially unsustainable for several years and was unable to attract new residents. They have indicated that the home could not continue to operate and function as it previously operated or adapt to provide modern care and nursing facilities in its previous form.

6.2.14 The applicant states that they had commissioned experts to assess the demand for care home provision in the local area. This concluded that there is good provision of traditional residential accommodation for older people in the area. In addition, it is also identified there is good provision of sheltered accommodation in the area. The experts however identified a strong demand for a nursing and convalescence home to assist older people to recuperate from operations and increase their health span.

6.2.15 The proposal therefore seeks permission for up to 70 bedrooms predominantly for traditional, long-term accommodation for senior care (including dementia and palliative care). This will account for approximately 61% of the bedrooms. A well-being and physiotherapy centre will account for approximately 39% of the bedrooms provided for residents to recuperate from operations with specialist staff tailored care. Therefore, the proposal is considered to meet an established local need and subject to more detailed consideration of the quality of accommodation set out below it is considered to provide a standard of housing and facilities suitable for the intended occupiers.

#### *Land Uses – Conclusion*

6.2.16 The principle of traditional, long term senior care and well-being and physiotherapy centre is considered to meet an established local need and would provide adequate replacement accommodation. The proposed development is therefore supported by DM Policy DM15 subject to all other relevant considerations,

6.2.17 The previous application was found acceptable in this regard, further objections have been received and no new material issues are raised therefore the principle of development is considered acceptable.

### **6.3. The impact of the proposed development on the character and appearance of the Conservation Area**

- 6.3.1 London Plan Policy HC1 seeks to ensure that development proposals affecting heritage assets and their settings, should conserve their significance. This policy applies to designated and non-designated heritage assets. Local Plan Policy SP12 and DPD Policy DM9 set out the Council's approach to the management, conservation and enhancement of the Borough's historic environment.
- 6.3.2 DPD Policy DM9 states that proposals affecting a designated or non-designated heritage asset will be assessed against the significance of the asset and its setting, and the impact of the proposals on that significance; setting out a range of issues which will be taken into account. The policy also requires the use of high-quality matching or complementary materials, in order to be sensitive to context. Policy DH2 of the Highgate Neighbourhood Plan (2017) states that development proposals, including alterations or extension to existing buildings, should preserve or enhance the character or appearance of Highgate's conservation areas.

#### Statutory test

- 6.3.3 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".
- 6.3.4 The Barnwell Manor Wind Farm Energy Limited v East Northamptonshire District Council case tells us that "Parliament in enacting section 66(1) did intend that the desirability of preserving listed buildings should not simply be given careful consideration by the decision-maker for the purpose of deciding whether there would be some harm, but should be given "considerable importance and weight" when the decision-maker carries out the balancing exercise."
- 6.3.5 The case of the Queen (on the application of The Forge Field Society) v Sevenoaks District Council sets out that the duties in Sections 66 and 72 of the Listed Buildings Act do not allow a Local Planning Authority to treat the desirability of preserving of listed buildings and the character and appearance of conservation areas as mere material considerations to which it can simply attach such weight as it sees fit. If there was any doubt about this before the decision in Barnwell, it has now been firmly dispelled. When an authority finds that a proposed development would harm the setting of a listed building or the character or appearance of a conservation area or a Historic Park, it must give that harm considerable importance and weight. This does not mean that an authority's assessment of likely harm to the setting of a listed building or to a conservation area is other than a matter for its own planning judgment. It does not mean that the weight the authority should give to harm which it considers would be limited or less than substantial must be the same as the weight it might give to harm which would be substantial. But it is to recognise, as the Court of Appeal emphasized in Barnwell, that a finding of harm to the setting of a listed building or to a conservation area gives rise to a strong presumption against planning permission being granted. The presumption is a statutory one, but it is not irrebuttable. It can be outweighed by material considerations powerful enough to do so. An authority can

only properly strike the balance between harm to a heritage asset on the one hand and planning benefits on the other if it is conscious of the statutory presumption in favour of preservation and if it demonstrably applies that presumption to the proposal it is considering.

- 6.3.6 In short, there is a requirement that the impact of the proposal on the heritage assets be very carefully considered, that is to say that any harm or benefit needs to be assessed individually in order to assess and come to a conclusion on the overall heritage position. If the overall heritage assessment concludes that the proposal is harmful then that should be given “considerable importance and weight” in the final balancing exercise having regard to other material considerations which would need to carry greater weight in order to prevail.
- 6.3.7 With regards to the existing context the Conservation Officer notes that this generous development site sits within Highgate Conservation Area and spans across North Hill and View Road, two thoroughfares with a different yet complementary historic townscape and character.
- 6.3.8 On North Hill the existing care home building is flanked by a listed terrace, on View Road it is adjoined by a locally listed house. The townscape along North Hill is characterised by the varied and down-sloping topography of the bank, by the spacious road section, three to four storey buildings of various ages well set-back from the pavement behind their front gardens. The main elevation of the existing office building of the Mary Feilding Guild Care Home fronts North Hill and forms part of this townscape. The existing office building on North Hill is linked through a series of utilitarian extension buildings to the original 1920s care home building fronting View Road; despite various side and rear alterations this historic building is deemed to be a positive contributor to the character of the CA.
- 6.3.9 View Road is a quiet residential street where several listed and locally listed large houses are comfortably set in large sites complemented by leafy front gardens and generous, deep rear gardens and contribute to a more suburban character than the busy North Hill.
- 6.3.10 The Conservation Officer notes that the proposed redevelopment of the Mary Feilding Guild Care Home rests on a thorough assessment of the architectural proportions, quality, heritage significance and conditions of the existing buildings and their site, a careful analysis of the existing topography and gardens forming part of a well-rounded and comprehensive site analysis.
- 6.3.11 Both contextual analysis and the assessment of susceptibility to change and reuse of the original care home have demonstrated the need for and the benefits descending from the replacement and coherent redesign of both existing buildings, poorly proportioned and poorly accessible interiors, dull office building fronting North Hill and scarcely accessible gardens. The loss of the much-altered original 1920s care home which provides a modest contribution to the character of the area along View Road would have a negligible negative impact on the character of the area and would lead to a low level of less than substantial harm that would be outweighed by the improved care home services and design quality that the proposed scheme provides.
- 6.3.12 The Conservation Officer notes that this contextual awareness and a solid experience in the design of specialist care homes have been the basis for a sound and successful design exploration aimed at maximising the site potential and providing an optimal level of

accommodation with related amenities and a sensitive response to the historic townscape and urban context of the conservation area. The extensive pre-application discussion with council officers, review and local groups has informed a very specific design proposal that extends across the site replacing and optimising the footprint, plan form, amasses and heights of the existing building, with a carefully proportioned new care home building that would benefit from a fully reconfigured and accessible soft and hard landscaped garden space that will pleasantly complement the architectural design of the new buildings. The whole project has been sensitively shaped, both externally and internally by the need to complement the historic townscape of the conservation area respectively on its North Hill and View Road frontages while expressing the genuinely contemporary character of the new care home.

6.3.13 The Conservation Officer notes that the proposed office building along North Hill retains the proportions of the existing one, which is bland and monolithic and offers a straightforward opportunity for improvement. The proposed design seizes this opportunity to enhance forms, functions, and setting of the listed terrace and introduces an interesting articulation of heights and masses and a facade design inspired by the adjacent Georgian terrace and softened by the elegantly multifaceted brickwork façade. The proposal has been carefully shaped and assessed in views across the conservation area along North Hill and by virtue of its sensitive design approach, it fully respects the architectural primacy and legibility of the listed terrace in its urban context and is supported from conservation grounds.



**Proposed North Hill Frontage**

6.3.14 The Conservation Officer notes that the care home building fronting View Road respects the height of neighbouring houses and has been designed as a contemporary reinterpretation of a suburban villa with symmetric façade, generous fenestration and an interesting roof articulation that draws inspiration from the traditional roofs, dormers, and prominent gables of the adjacent buildings. The subtly elaborated brick façade would be complemented by the soft landscaped garden hidden behind the retained boundary wall

located on a raised street level along View Road where the proposed building will positively complement its varied context while retaining a number of established features of this part of the conservation area such as the enclosed nature of the View Road building, the suburban, residential, verdant character of View Road as well as featuring the established architectural forms and materials reinterpreted in a more contemporary key. The building fronting View Road is supported from the conservation perspective with encouragement to further refine the façade treatment, dormers, and porch.



**Proposed View Road frontage**

- 6.3.15 The proposed development has been rooted in deep understanding of the site potential and full awareness of the value of its heritage setting. It is a design proposal that creatively seizes the opportunities offered by this challenging and multifaceted heritage site through a conservation-led, context-responsive, well-articulated design concept that provides a specialist development response to this part of the conservation area, a well- founded design response.
- 6.3.16 The Conservation Officer therefore concludes that the proposed scheme is acceptable from a conservation perspective as it 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. The Conservation Officer recommends conditions requiring further details of materials, landscape and boundary treatment to ensure that the character and appearance of the conservation area are effectively enhanced.
- 6.3.17 The previous application was found acceptable in this regard, further objections have been received and no new material issues are raised therefore and the impact of the proposed development on the character and appearance of the Conservation Area is considered acceptable.

## 6.4. Design and Appearance

- 6.4.1 The NPPF 2021 states that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. The NPPF further states that proposed developments should be visually attractive, be sympathetic to local character and history, and maintain a strong sense of place.
- 6.4.2 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.

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

- 6.4.3 The Quality Review Panel (QRP) has assessed the scheme in full at pre-application stage twice (on 18 May 2021 and 25 August 2021). The panel on the whole supported the scheme.
- 6.4.4 The full Quality Review Panel (QRP) report of the review on 18 May 2021 and 25 August 2021 is attached in Appendix 3. The final Quality Review Panel's summary of comments is provided below;

*The Quality Review Panel welcomes the opportunity to consider the proposals for the former Mary Feilding Guild Care Home as they continue to evolve. The panel is pleased that the applicant's intention is to retain the use of this important site for residential care accommodation. It thanks the project team for the helpful presentation, and feels that the work done in response to the previous review has been very positive. It commends the tenacity of the project team, working with planning officers and consulting with the community.*

*The panel supports many of the strategic moves made during design development; however it feels that the massing and detail of the roofscape could be further improved, along with the architectural expression of the scheme. It would also encourage further consideration of the scheme layout, to improve the quality of the communal accommodation and circulation areas, while enhancing the relationship between key shared spaces and adjacent garden areas. As design work continues, sections taken through the building and the surrounding context will be important to ensure high quality accommodation.*

*The retention and re-purposing of the North Hill block should be considered, alongside a wider strategy for the re-use on site of any appropriate demolition material. Full consideration of embodied energy, alongside a 'fabric first' approach to sustainable design, should inform the continuing evolution of the proposals at a detailed level.*

- 6.4.5 The detailed QRP comments from the most recent review together with the officer comments are set out in Table 1.

Table 1: QRP comments and officer response

<b>Panel comments</b>	<b>Officer Response</b>
<b>Massing and roofscape</b>	

<b>Panel comments</b>	<b>Officer Response</b>
<p>The panel accepts the massing and development density of the proposals, but would encourage the project team to refine the massing of the roofscape to further reduce the visual bulk of the building</p> <p>The depth of the roof presents some challenges with regard to the nature of the hip elements, which seem oversized. The panel would encourage a simpler approach to the pitched roofs within the scheme, using strong gable ends rather than large hips</p> <p>The panel welcomes the adjustments to the building footprint, which has been pulled away from adjacent buildings to allow for a more generous gap than currently exists.</p> <p>The panel notes that the demolition and redevelopment of the North Hill building only achieves the same mass and footprint as the existing building. It would strongly encourage the project team to fully explore retaining, refurbishing / re-cladding and re-purposing the existing building, which the panel considers to be architecturally elegant and which does not seek to compete with the adjacent Georgian terrace</p>	<p>The project team has investigated the roof form with alterations made where necessary such as half hipped roofs to both wings of the building to the View Road frontage and general reduction of pitch by 5 degrees.</p> <p>Officers consider that the roof articulation draws inspiration from the traditional roofs, dormers, and prominent gables of the adjacent buildings</p> <p>QRP support noted</p> <p>The applicants explored options of retaining the existing building, but it could not be adequately adapted to provide a modern care facility. Officers consider that the proposed building along North Hill retains the proportions of the existing one and offers a straightforward opportunity for improvement. Further revisions provided following negotiations have ensured that the building does not compete with the Listed Georgian Terrace and respects their setting.</p>
<b>Landscape design</b>	
<p>While the panel regrets the reduction of the garden space, it feels this is acceptable as the building footprint has also been pulled away from the boundary in some locations, providing a more generous distance to adjacent buildings.</p> <p>The panel welcomes the concept of the healing garden, with its aspiration to nurture the physical and mental well-being of residents. Careful consideration of the path, the orientation of the garden and the ramp access will be required</p>	<p>QRP support noted</p> <p>To address this the project team has introduced level access to this garden space from the foyer/central hub and restaurant (which does not exist at present). Raised planters define generous smooth paths along circular routes through the garden to allow residents to move about independently</p>

<b>Panel comments</b>	<b>Officer Response</b>
<p>to ensure that a strong visual and physical relationship is created between the internal accommodation and the garden.</p>	<p>or with the support of carers or visitors alongside. A series of pergolas help break up the space and lead to a wide variety of seating spaces</p>
<p><b>Scheme layout and quality of accommodation</b></p>	
<p>The panel would like to see further refinements to the scheme layout, to create a better relationship (both visually and physically) between internal communal areas and the garden spaces externally. The terrace areas in the 'elbow' of the scheme also need further work.</p> <p>The panel is concerned by the intention to locate the restaurant in the basement. Instead, it would like to see it at ground floor level, ideally in the west-facing section of building overlooking the garden (where there are currently a number of individual rooms shown). The kitchen could remain at basement level.</p> <p>Some of the other uses currently located within the basement would also be much better suited to being located at ground level, including staff rooms and communal facilities like the shop, library, barbers and hair and beauty salon. These uses could potentially help to activate the frontage of the North Hill block.</p> <p>The panel feels that the proportion of circulation space within the North Hill block is unbalanced and would like to see improvements to the efficiency of the floor plans</p> <p>It would also support further refinement of the design of the circulation spaces and communal areas, to include increasing the generosity and daylight access to corridors, circulation cores and stairwells.</p> <p>Sections taken through the accommodation will be critically important to understanding</p>	<p>The layout has been revised by relocating the restaurant to the ground floor facing the main garden area. Communal spaces and terraces to the upper floors have also been refined so that the main garden elevation will be animated by those main social, communal rooms and terraces</p> <p>The restaurant is re-located from the basement to the ground floor, so to open out on to the proposed healing garden. This allows the restaurant space to utilise both the views out onto the garden and direct access for outdoor seating etc. The revised location also allows for natural light to flood the space.</p> <p>The staff rooms have relocated from the basement to first floor level. Officers consider the shop, barbers and hair and beauty salon acceptable in the basement as they would be used for short visits.</p> <p>Circulation and layout of the treatment suites in the North Hill block have also been refined, including improving natural light to circulation, with servicing and refuse storage better defined and disguised.</p> <p>The revised design includes window openings placed within stairwells &amp; circulation spaces where possible to enable natural light into the spaces.</p> <p>Comment noted</p>

<b>Panel comments</b>	<b>Officer Response</b>
<p>how the sloping roofs and dormers will affect the quality of accommodation within the roof spaces.</p> <p>Greater clarity would be welcomed on the arrangements for refuse storage and how this will work in practice for the different parts of the development</p>	<p>Refuse storage is accessed internally at ground floor level and externally from View Road. The refuse collection will be made by a private contractor from within the site utilising the internal drop off bay accessed off View Road. The area is externally accessed and located adjacent the staff &amp; deliveries entrance. A service lift is located adjacent for use by back of house staff.</p>
<b>Architectural expression</b>	
<p>The panel would support further refinements to the View Road elevations, including simplified recesses and a greater distinction in the side wings of the main building through use of different brickwork</p> <p>It would also encourage further consideration of the northern (flank) façade of the scheme.</p> <p>The panel feels in particular that it would be beneficial to get daylight into the stairwell that is bounded by the flank wall, and would encourage exploration of options, including fritted glass.</p> <p>While the panel feels that retention of the North Hill block should be explored as a first response to this part of the site, it would encourage a calmer and simpler approach to the architectural expression of the proposed North Hill block; it thinks that the stepping of the proposed building line is too complicated, and does not relate to the adjacent Georgian terrace. The panel</p>	<p>Officers consider the building fronting View Road is supported from the conservation perspective with encouragement to further refine the façade treatment, dormers, and porch.</p> <p>The northern elevation has been simplified, replacing the proposed green wall with fenestration to circulation and brick recesses, and enriching detailing to both entrances, window surrounds, gables to View Road and walls to landscaping, especially in front of lightwells.</p> <p>Window openings are placed within stairwells &amp; circulation spaces where possible to enable natural light into the spaces.</p> <p>Officers consider that the proposed building along North Hill retains the proportions of the existing one and offers a straightforward opportunity for improvement. The proposed design seizes this opportunity to enhance forms, functions, and setting of the listed terrace and introduces an interesting</p>

<b>Panel comments</b>	<b>Officer Response</b>
also notes that the exterior looks like an office building, rather than reflecting the uses that are accommodated within.	articulation of heights and masses and a facade design inspired by the adjacent Georgian terrace and softened by the elegantly multifaceted brickwork façade.
<b>Low carbon design and environmental sustainability</b>	
<p>The panel would like to know more about the strategic and detailed approach to low carbon design and environmental sustainability within the scheme.</p> <p>The panel notes that consideration of the embodied energy within existing buildings is an important starting point in sustainability terms. It would like to see detailed analysis of a development approach that seeks to retain – as a minimum – the North Hill block, plus other parts of the existing building where appropriate.</p> <p>Consideration of operational energy requirements should start with a ‘fabric first’ approach</p> <p>A low / zero carbon approach to design should inform the earliest strategic design decisions and should be part of the ongoing narrative as the scheme continues to evolve.</p>	<p>The development delivers a minimum 62% improvement on carbon emissions over 2013 Building Regulations Part L, with SAP10 emission factors, high fabric efficiencies, air source heat pumps (ASHPs) for 100% space heating and minimum 70% hot water demand, and a minimum 14 kWp solar photovoltaic (PV) array</p> <p>The whole life cycle carbon assessment has been submitted and provides analysis of the embodied energy within the building</p> <p>As discussed under the Sustainability and biodiversity section of the report below, Officers support the scheme based on its carbon reductions. They have requested further information which can be dealt with by conditions. The shortfall of the care home will need to be offset to achieve a zero-carbon target, in line with Policy SP4 (1).</p>

6.4.6 The Design officer notes that the proposals would replace existing buildings of varied quality in consistent high-quality designs in contemporary reinterpretations of the local context Georgian and Arts & Crafts architecture, of a compatible and appropriate scale to the context, elegantly proportioned, in attractive, appropriate materials and detailing, set in lush, high quality landscaping. The use of high-quality materials is considered to be key to the success of the design standard. As such, a condition shall be imposed that requires details and samples of all key materials and further details of the design and detailing of junctions between the brick and glazed elements to be agreed, prior to commencement of works on site.

6.4.7 Therefore, the proposed design of the development is considered to be a high-quality design and in line with the policies set out above.

6.4.8 The previous application was found acceptable in this regard. The further objections received raise no new material issues and therefore the design and appearance is considered acceptable.

## **6.5. Site layout/Quality of accommodation**

6.5.1 As noted above Policy DM 15 requires the standard of housing and facilities are suitable for the intended occupiers in terms of the provision of appropriate amenity space, parking and servicing; the level of independence; and level of supervision, management and care/support.

6.5.2 All rooms will benefit from generous floor space (above market 'standard'), wheelchair friendly wet room en-suites (large enough to allow for staff assistance) and their own private kitchenettes with drink making facilities. Suites will also provide seating areas. Private patios will be utilised at ground floors, whilst balconies or Juliet balconies will be provided at first floor. All rooms will benefit from 2.1m height windows (for views from wheelchairs) and will overlook landscaped external spaces

6.5.3 Corridors are designed to be minimum 2m width, to allow for moving of hospital beds and sufficient width for wheelchairs to pass. All doors to resident areas will be designed with a minimum clear width of 800mm, allowing for wheelchair access.

6.5.4 The main entrance to the care home is sited centrally so as to be the clear focus of the main elevation and be immediately apparent when entering the site. Older people care and dementia care residents will arrive at the site by way of the basement car park.

6.5.5 Convalescent stay guests will arrive by way of private ambulance. All will enter at reception, which will open on to the communal hub, informal eating area and restaurant (which will have garden views and access). From the hub, guests will be directed to their room or suite. Lifts are provided at View, Road, North Hill and one centrally.

6.5.6 The second floor of the care home will be dedicated to dementia care, which is in line with dementia friendly design that would allow staff to monitor residents more effectively. The terrace on this floor will enable secure outdoor space for dementia residents only.

6.5.7 In terms of activity space throughout the home, the first floor will provide older people's care and includes large lounge, dining room and quiet lounge spaces for residents to undertake a variety of social, physical and cognitively stimulating activities. The quiet lounge will be a multi-function space that could be used for activities. The second floor provides dementia care and also has a quiet lounge which will also be a multi-function space. The ground floor provides short stay care for a different purpose group. Residents on the third floor will have access to a communal terrace that will be staffed 24 hours per day

6.5.8 A dedicated nurse station is included centrally and the home will provide state of the art monitoring linked to nurse call systems to ensure beds are monitored and staffed and residents are safeguarded

6.5.9 Therefore the quality and layout of the proposed accommodation is considered to be suitable for the intended occupiers in terms of the provision of appropriate amenity space,

parking and servicing; the level of independence; and level of supervision, management and care/support in line with the requirements of Policy DM15.

#### *Accessible Accommodation*

- 6.5.10 London Plan Policy D5 seeks to provide suitable housing and genuine choice for London's diverse population, including disabled people, older people and families with young children. Local Plan Policy SP2 is consistent with this as is DPD Policy DM2 which requires new developments to be designed so that they can be used safely, easily and with dignity by all.
- 6.5.11 Each floor will provide level access throughout and each entrance into the building, and exit from dayrooms and other similar areas, will have level thresholds for ease of access throughout. Strategically placed lifts will allow for ease of access to the upper floors. The proposed ground floor will sit as per the existing level and will run through as level access to View Road. It is noted that the View Road entrance level is informed by North Hill, and external levels at the front are graded an additional 200mm lower to suit this. The gardens will provide level access throughout, with no external gradient steeper than 1:20. Two accessible car parking spaces are provided with two larger bays able to be converted to accessible car parking spaces if required. An ambulance drop off bay is proposed at ground level accessed via the two crossovers off View Road. The proposal is therefore acceptable in this regard.

#### *Outlook and Privacy*

- 6.5.11 The design of the proposed development has carefully considered outlook and privacy between rooms and will safeguard the amenity of future users of the care home facility. The outlook from the rooms and the building generally is one of spaciousness and pleasant, quality landscaping.

#### *Daylight/sunlight/overshadowing – Future Occupiers*

- 6.5.12 Daylight/sunlight and overshadowing for future occupants of the proposed development will be a significant improvement to the existing building as natural light has been incorporated into the proposed building as far as possible.
- 6.5.13 The facilities such as the shop, barbers and hair and beauty salon located in the proposed basement will not benefit from natural light and would rely on artificial lighting, however given these facilities are for short infrequent visits only, this is considered acceptable. The hydro pool and gym facility at basement level would benefit from lightwells.
- 6.5.14 Sunlight to the external outdoor garden space varies depending on their location and neighbouring trees. Whilst some on the west side would fall marginally short of BRE guidelines they would benefit from being exceptionally private, with wooded external garden space.

#### *Other Amenity Considerations – Future Occupiers*

- 6.5.15 With regard to air quality, the care home facility will benefit from bedrooms with windows, private patios, private terrace, communal outdoor spaces/terrace, day spaces located

away from the closest significant road traffic emissions source (North Hill). Further details of passive design measures can be secured by a condition.

- 6.5.16 Lighting throughout the site would be controlled by condition so it would not impact negatively on future occupiers.
- 6.5.17 The refuse store for the care home facility is located at ground floor level accessed off View Road. The Council's Waste Management Officer is satisfied the refuse store is sufficient to store waste for one week.

#### *Security*

- 6.5.18 Secure entrance points will be provided to the entrances on View Road and North Hill. These entrance points will be managed by reception staff in order to prevent any unauthorised access. The Secure by Design 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.
- 6.5.19 The previous application was found acceptable in this regard, and there has been no material change in respect of the site layout or quality of accommodation so this is therefore considered acceptable.

### **6.6. Impact on Neighbouring Amenity**

- 6.6.1 London Plan Policy D6 outlines that design must not be detrimental to the amenity of surrounding housing, in specific stating that proposals should provide sufficient daylight and sunlight to surrounding housing that is appropriate for its context, while also minimising overshadowing. London Plan Policy D14 requires development proposals to reduce, manage and mitigate noise impacts.
- 6.6.2 DPD Policy DM1 'Delivering High Quality Design' states that development proposals must ensure a high standard of privacy and amenity for a development's users and neighbours. Specifically, proposals are required to provide appropriate sunlight, daylight and aspects to adjacent buildings and land, and to provide an appropriate amount of privacy to neighbouring properties to avoid overlooking and loss of privacy and detriment to amenity of neighbouring residents.

#### *Daylight and sunlight Impact*

- 6.6.3 Concerns have been raised regarding the effect of this development on the daylight and sunlight received by residential neighbours. The applicant has submitted a Daylight and Sunlight Assessment that assesses daylight and sunlight to the windows of the surrounding neighbouring properties. 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. In terms of sunlight, 117 rooms were assessed, and all comply with the BRE's primary annual sunlight criteria.

- 6.6.4 In terms of sunlight to neighbouring gardens/amenity space, the assessments finds that 9 out of the 12 gardens/amenity space would satisfy the BRE guidelines. The neighbouring gardens that are affected i.e. the rear gardens of Yeatman Road are already overshadowed by an existing tree along the rear boundary. The neighbouring property at 109 North Hill which is in closest proximity to the site is already overshadowed due to its close proximity to the existing care facility building and trees in the garden.
- 6.6.5 Overall the proposal would not have a significant impact on daylight and sunlight to residents of neighbouring properties.

*Privacy/Overlooking and outlook*

6.6.6 Concerns have been raised that the proposed development would result in a loss of privacy/overlooking issues, particularly with regards to the properties on Yeatman Road, View Road and North Hill. Given the 20-30 metre distance between the main rear wall of the properties on Yeatman Road and that of the proposal, the proposed development would not cause an unacceptable loss of privacy to these neighbouring occupants. This is also helped by the site itself and many of its neighbours being densely landscaped, with a particularly dense belt of existing trees to its north-west, and that care is proposed to be taken to retain and protect existing trees on the site and supplement them with additional trees. Given also the proposed development although taller in scale, broadly follows the form and footprint of the existing building, with the proposed building line pulled away from boundaries to neighbouring gardens, in particular to the rear of 1A View Road. Furthermore, there is already overlooking to this neighbouring property from existing bedroom windows at ground and first floor level immediately to the rear and at first, second and third floor level within the taller block which fronts North Hill and from the open communal terrace, lounge and kitchen at first floor level. Given the current level of privacy of the garden, the additional overlooking is not found to result in significant harm to neighbouring amenity.

- 6.6.7 In terms of outlook, existing surrounding residents would experience both actual and perceived changes in their amenity as a result of the development. Nevertheless, taking account of the urban setting of the site and the established pattern and form of the neighbouring development the proposal is not considered to result in an unacceptable impact on local amenity in this respect.
- 6.6.8 Therefore, it is considered that residents of nearby residential properties would not be materially affected by the proposal in terms of loss of outlook or privacy

*Other Amenity Considerations*

- 6.6.9 Policy DM23 states that developments should not have a detrimental impact on air quality, noise or light pollution.
- 6.6.10 The submitted Air Quality Assessment (AQA) concludes that the development is not considered to be contrary to any of the national and local planning policies regarding air quality. The Council's Pollution Officer concurs with this view.
- 6.6.11 The site is currently in use as a traditional care home. The proposed development would see the principal use of the site remain the same and therefore there will be no increase in noise levels and general disturbance in comparison to the existing facility.

- 6.6.12 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.
- 6.6.13 Any dust and noise relating to demolition and construction works would be temporary impacts that are typically controlled by non-planning legislation. Nevertheless, the demolition and construction methodology for the development would be controlled by condition.
- 6.6.14 The increase in noise from occupants of the proposed care home facility would not be significant to existing residents given the current existing use of the site will be retained and the current urbanised nature of the surroundings.
- 6.6.15 Therefore, it is considered that the proposal would not have a material impact on the amenity of residents and occupiers of neighbouring and surrounding properties.
- 6.6.16 The previous application was found acceptable in this regard. Further objections have been received but no new material issues are raised and the impact on neighbouring amenity is therefore considered acceptable.

## **6.7. Parking and Highways**

- 6.7.1. 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.
- 6.7.2. London Plan Policy T1 sets out the Mayor's strategic target for 80% of all trips in London to be made by foot, cycle or public transport by 2041. This policy also promotes development that makes the most effective use of land, reflecting its connectivity and accessibility by existing and future public transport. Policy T6 sets out cycle parking requirements for developments, including minimum standards. T7 concerns car parking and sets out that 'car-free' development should be the starting point for all development proposals in places that are well-connected by public transport. Policy T6.1 sets out requirements for residential car parking spaces.
- 6.7.3. 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.
- 6.7.4. The site is located within an area with a public transport accessibility level (PTAL) of 3, which is considered 'moderate' in terms of access to public transport services. Five different bus services are accessible within 2 to 8-minutes' walk of the site, and Highgate Underground Station is a 9-minute walk away. The site is located within the Highgate Outer Controlled Parking Zone, which operates between the hours of 10.00 to 12.00 Monday to Friday.

### *Parking Stress*

- 6.7.5. The Council's Transport Planning Officers have considered the potential parking and public highway impact of this proposal.
- 6.7.6. In terms of the revised trip generation applied and predicted numbers of cars that will attend either as employees, visitors or therapy/physio outpatients, there will be additional parking demands generated on-street.
- 6.7.7. There are very high parking stresses recorded on some streets within the stress survey and the predicted impacts arising from this proposal will need to be mitigated and managed. However, the Council's Transport Planning Officers raise no objections to the proposals subject to conditions being imposed in respect of gym restrictions and the outpatients facility to reduce the number of trips generated by the development and the resulting car parking demand on local roads. A contribution towards parking management measures would also need to be secured.
- 6.7.8. A contribution of £20,000 is required for parking management measures to address potential overflows of parking causing road safety concerns in the surrounding area where parking is forecasted due to the cumulative impact of this development and existing parking demand to be at capacity or near capacity., Residents and visitors to the development may seek to park on yellow and double yellow lines, which will impact on highways safety and flow of traffic on the highways network.
- 6.7.9. Arriving at the £20,000 figure comes from experience of similar situations where a new development generates additional trips and parking demands, that cause highway safety issues, a nuisance for residents and businesses, and ongoing difficulties for the Council's Parking Enforcement Team.
- 6.7.10. The applicant's TA has predicted additional demand of 22 vehicles from the multiple activities at the development seeking to park in the busiest hour, and there are a number of streets adjacent to this site that already experience high parking stresses. Therefore, a number of Parking Management Measures are considered appropriate, as follows;
- North Hill Avenue, to mitigate against parking on double yellow lines; change to double yellow lines with blips, (possible red route)
  - North Hill Junction with North Hill Avenue, single and double lines, change to double yellow lines with blips (possible red route).
  - North Hill possible blocking and change single yellow lines to double yellow lines.
  - Storey Road implement blips on double yellow lines no waiting at any time.
  - Church Road parking review post implementation a possible change of single yellow lines to double yellow with blips at junctions with Grange Road
  - Review of parking restriction junction of junction Broad Lands Road / Broadlands Close with Grange Road, potential for additional double yellow lines.
- 6.7.11. A number of measures are appropriate to manage the expected impacts and very importantly, these should be able to be implemented before any worsening of current

Highways and parking conditions occurs, to address the Highway safety issues that will likely arise. The figure for this mitigation is based on an estimate of the costs involved.

- 6.7.12. Whilst there are currently high car parking pressures on some roads the overall parking pressures within the surveyed area has been assessed on the worst-case scenario and with the measures secured as part of the S.106 agreement the scheme is acceptable. The cost associated with the above measures is also considered necessary, directly related to the development and fairly and reasonably related for a scheme of this scale.
- 6.7.13. This figure would be secured by legal agreement should consent be granted.

#### *Access and Parking*

- 6.7.14. The Transport Planning Officers note that at present there are two vehicle crossovers/accesses off View Road and one-off North Hill. There are 3 parking spaces at the North Hill entrance and additional car parking is available within the site accessed from the crossovers off View Road.
- 6.7.15. The proposal seeks to retain the two crossovers off View Road to facilitate access to a drop off facility and also the proposed basement parking.
- 6.7.16. The existing access on North Hill is no longer required so the applicant will need to enter into the appropriate Highways Act Agreement to meet the physical and administrative costs of reinstating the crossover to full height kerb and footway.
- 6.7.17. This can be secured by legal agreement should consent be granted.
- 6.7.18. Pedestrian access will be primarily from the View Road side of the care home however it will also be possible from the North Hill side of the site.
- 6.7.19. The proposal would provide basement parking for 17 car parking spaces in total, including two blue badge bays with two larger bays able to be converted to blue badge if required. An ambulance drop off bay is proposed at ground level accessed via the two crossovers off View Road. This bay can also be used for informal drop off and pickups.
- 6.7.20. The ramp starts within the site several metres from the View Road crossover, and it is not expected that the proposed arrangement will create any highway or safety issues. The ramp will be able to accommodate two-way vehicle movements and it is expected cyclists will access the basement long stay cycle parking via the ramp or alternatively use one of the lifts. The Council's Transport Planning Officers consider the access and parking to be acceptable.

#### *Electric Car Charging Points*

- 6.7.21. London Plan policy T6.1 requires at least 20 per cent of spaces to have active charging facilities with passive provision for the remaining spaces however there are no specific requirements in the London Plan for charging point provision for care homes. The Council's Transport Planning Officers note that the scheme provides two car charging points which complies with the 20% requirement and is considered acceptable,

### *Cycle Parking*

- 6.7.22. The proposal provides 8 long stay cycle parking spaces in the basement. This level of cycle parking provision meets the London Plan cycle parking requirement for care homes.
- 6.7.23. Short stay spaces are to be provided at ground floor level. 4 short stay spaces are required for the care home and 2 for the gym. 5 spaces are referred to in the Transport Assessment, however the waste arrangements drawing indicates ten spaces.
- 6.7.24. This information can be clarified 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.
- 6.7.25. As such, Officers raise no objections to the proposals on transport grounds subject to the relevant condition being imposed in respect of proposed cycle parking arrangements

### *Deliveries and Servicing*

- 6.7.26. With regards to delivery and servicing considerations, 4 delivery and servicing trips are predicted per day. A delivery bay is included within the basement for visiting service vehicles, and the ground level drop off bay can also be used. Servicing activity takes place from both North Hill and View Road at present, however with this proposal is it intended to take place from View Road only, accommodated off of the highway.
- 6.7.27. A private contractor will be used to make refuse and recycling collections, using a smaller vehicle than those used by the Council, and collections will be made from within the site utilising the internal drop off bay accessed off View Road.
- 6.7.28. As such, the provision for deliveries and servicing for the care home is considered acceptable.

### *Construction Logistics and Management*

- 6.7.29. No specific details of construction logistics have been submitted at application stage. However, it is appropriate for this to be provided at a later stage as such this matter can be secured by the imposition of a condition on any grant of planning permission.
- 6.7.30. Overall it is considered that the application is acceptable in transport and parking terms, and in terms of its impact on the public highway as per the previous planning application and the uncertainty in terms of parking stresses has been sufficiently addressed and includes a S106 contribution towards highways and traffic management measures which is fair and reasonably relates to the proposed development having applied the Community Infrastructure Levy Regulations

## **6.8. Basement Development**

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

- 6.8.2 Policy SP11 of Haringey's Local Plan requires that new development should ensure that impacts on natural resources, among other things, are minimised by adopting sustainable construction techniques.
- 6.8.3 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.
- 6.8.4 The proposal seeks to extend the existing basement to facilitate 17 parking spaces, 8 cycle parking spaces, a well-being and physiotherapy centre and other ancillary facilities. The applicant has submitted a detailed Basement Impact Assessment which meets the above policy requirement. It will be the responsibility of the structural engineer and the applicant to ensure that the basement construction is sound.
- 6.8.5 While it is recognised that certain aspects of the works here cannot be determined absolutely at the planning stage (i.e. structural works to the party walls) a detailed construction management plan is adequately able to be provided at a later stage, but prior to the commencement of works, and as such this matter can be secured by condition.
- 6.8.6 Other legislation provides further safeguards to identify and control the nature and magnitude of the effect on neighbouring properties. Specifically, the structural integrity of the proposed basement works here would need to satisfy modern day building regulations. In addition, the necessary party-wall agreements with adjoining owners would need to be in place prior to the commencement of works on site. In conclusion, the proposal is considered acceptable in this regard.
- 6.8.7 The previous application was found acceptable in this regard. Further objections have been received and with the inclusion of a condition as included on the previous permission no new material issues are raised and the basement development is therefore considered acceptable.

## **6.9. Trees**

- 6.9.1 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.
- 6.9.2 This proposal includes the removal of 7 trees. The Council's Tree Officer considers that the trees to be removed are of low quality and value. It is noted that no high-quality trees

will be lost and the trees within 109 North Hill, North Hill Highway and Wetherley Court will not be significantly impacted by the proposed development.

- 6.9.3 The proposed new landscape plan includes the planting of 8 new trees that will be planted within the outdoor garden space including 2 trees along North Hill Road. These 8 newly planted trees will ensure there is no net loss of trees (a gain of 1 tree) which is in line with Policy OS2 of the Highgate Neighbourhood Plan. The proposed 8 new trees will also enhance biodiversity on the site and contribute to the provision of a quality and substantially sized landscape area which will benefit for future users of the care home and also the visual amenity of the locality generally.
- 6.9.4 An updated Arboricultural Impact Assessment (AIA) was submitted with the application which provides initial recommendations for the protection of the retained trees during the construction phase of the development. An Arboricultural Method Statement that details all the necessary measures to be implemented to ensure the trees being retained will be adequately protected will be required. The Council's Tree Officer has confirmed that this can be adequately 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
- 6.9.5 As such, the tree officer raises no objections to the proposals subject to the relevant conditions being imposed in respect of the tree protection plan, Arboricultural Method Statement and Landscape Plan and aftercare programme
- 6.9.6 The previous application was found acceptable in this regard. Further objections have been received but no new material issues are raised and the impact on trees is therefore considered acceptable.

## **6.10 Sustainability and Biodiversity**

- 6.10.1 The NPPF requires development to contribute to the transition to a low carbon future, reduce energy consumption and contribute to and conserve the natural environment.
- 6.10.2 London Plan Policy SI 2 – Minimising greenhouse gas emissions, states that major developments should be zero carbon, and in meeting the zero-carbon target, a minimum on-site reduction of at least 35 per cent beyond Building Regulations is expected. Local Plan Policy SP4 requires all new developments to introduce measures that reduce energy use and carbon emissions. Residential development is required to achieve a reduction in CO2 emissions. Local Plan Policy SP11 requires all development to adopt sustainable design and construction techniques to minimise impacts on climate change and natural resources.
- 6.10.3 DPD Policy DM1 states that the Council will support design-led proposals that incorporate sustainable design and construction principles and Policy DM21 expects new development to consider and implement sustainable design, layout and construction techniques.
- 6.10.4 The proposed development has sought to adopt a progressive approach in relation to sustainability and energy to ensure that the most viable and effective solution is delivered to reduce carbon emissions. An energy statement was submitted with the application

which demonstrates that consideration has been given to sustainable design principles throughout the design of the proposed scheme. The building is designed to minimise its environmental impact through various means and minimise carbon dioxide emissions in line with the prescribed energy hierarchy. The scheme achieves a 62% improvement in CO2 emissions over the baseline requirements within Building Regulations Approved Document Part L. The development will further achieve 'zero carbon' through an offset payment in line with the London Plan guidance.

- 6.10.5 The development employs an efficient building fabric, mechanical ventilation heat recovery (MVHR), air source heat pumps for 100% space heating and minimum 70% hot water demand, gas boilers and PV panels. An Overheating Assessment has been submitted which details various measures that have been incorporated to minimise the risk of overheating as part of the overall energy strategy. Details of the proposed mitigation measures for the future weather will need to be modelled however the Council's Carbon Officer is satisfied this can be adequately addressed at a later stage, and as such this matter can be secured by condition.
- 6.10.6 The Council's Carbon Management Team supports the scheme based on its carbon reductions. The shortfall of the care home will need to be offset to achieve a zero-carbon target, in line with Policy SP4 (1). The estimated carbon offset contribution (£404,700 inclusive of 10% monitoring fee) will be subject to the detailed design stage. This figure would be secured by legal agreement should consent be granted.
- 6.10.7 A BREEAM Pre-Assessment for the care home has been submitted with the application with a score of 66.94% expected to be achieved, equivalent to 'Very Good' rating. A Design Stage accreditation certificate confirming that the development will achieve a BREEAM 'Very Good' outcome (or equivalent), aiming for 'Excellent' will be submitted at a later stage, but prior to the commencement of works, and as such this matter can be secured by condition should consent be granted.

#### *Biodiversity*

- 6.10.8 Consistent with the NPPF, London Plan Policy G6 seeks to ensure that development proposals manage impacts on biodiversity and aim to secure net biodiversity gain, while G5 requires major developments to contribute to urban greening. DPD Policy DM6 requires proposals for taller buildings to consider their ecological impact.
- 6.10.9 The site primarily comprises hardstanding, amenity grassland, shrubs and trees. The proposal would include comprehensive landscaping around the development including to the frontages along View Road and North Hill. Some of the new landscaping features will include a healing garden, water features, 8 new trees, green walls, paving, soft planting, semi-private terraces for the residence and accessible paths. Whilst these objectives are acceptable in principle, further information is required in respect of the soft landscaping and biodiversity provision. This can be secured by the imposition of a condition on any grant of planning permission.
- 6.10.10 An Ecological Assessment Report has been submitted which comprises a desk study search for baseline information on designated sites, habitats and protected species, and a Preliminary Bat Roost Assessment (PBRA) within the site has been prepared to current good practice guidance covering relevant legislation and policy. The Council's Nature Conservation Team has been consulted on the application and is satisfied that the

development seeks to enhance ecological features. Whilst these objectives are acceptable in principle, further information is required in respect of proposed mitigation and enhancement measures. This can be secured by the imposition of a condition on any grant of planning permission.

### Urban Greening Factor

6.10.11 London Plan Policy G5 requires major development proposals to contribute to the greening of London by including urban greening as a fundamental element of site and building design.

6.10.12 The urban greening factor (UGF) identifies the appropriate amount of urban ‘greening’ required in new developments. The UGF is based on factors set out in the London Plan such as the amount of vegetation, permeable paving, tree planting, or green roof cover, tailored to local conditions. The London Plan recommends a target score of 0.4 for developments which are predominately residential. The development achieves an urban greening factor of 0.42 which exceeds the minimum target set out in the London Plan. This is an improvement from the existing urban greening factor of 0.36.



Fig 2 – Urban greening factor comparison plan

6.10.13 The previous application was found acceptable in this regard. Further objections have been received but no new material issues are raised and the sustainability and biodiversity are therefore considered acceptable.

## 6.11 Water Management

### Flood Risk and Drainage

6.11.1 Local Plan Policy SP5 and DPD Policy DM24 seek to ensure that new development reduces the risk of flooding and provide suitable measures for drainage.

- 6.11.2 The site is within Flood Zone 1, which is land defined at low risk of flooding. The rainfall calculations within the drainage strategy have been reviewed by the Council's Drainage Officer who is satisfied. The proposal therefore satisfies relevant planning policy and is acceptable in this regard.
- 6.11.3 Thames Water raises no objection with regards to foul water sewerage network infrastructure, surface water network infrastructure capacity, water network and water treatment infrastructure capacity. Thames Water recommend a condition regarding piling and informative regarding Thames Waters underground assets and water pressure.
- 6.11.4 As such, it is considered that the proposal is acceptable in terms of its water management arrangements subject to the relevant informative being imposed.
- 6.11.5 The previous application was found acceptable in this regard. Other than the request for additional conditions, there has been no material change in this regard and the water management is therefore considered acceptable.

## **6.12 Air Quality and Land Contamination**

### *Air Quality*

- 6.12.1 DPD Policy DM23 requires all development to consider air quality and improve or mitigate the impact on air quality in the borough and users of the development. An Air Quality Assessment ('AQA') was prepared to support the planning application and concluded that future occupants would experience acceptable air quality with pollutant concentrations below the air quality objectives. It also highlighted that the air quality impacts from the proposed development during its construction phase would not be significant and that in air quality terms it would not conflict with national or local planning policies.
- 6.12.2 Officers have reviewed this assessment and agree that while concerns raised about construction works are noted, these are temporary and can be mitigated through the requirements of the Air Quality and Dust Management Plan to include air quality control measures such as dust suppression. The proposal is not considered an air quality risk or harm to nearby residents, or future occupiers.

### *Land Contamination*

- 6.12.3 DPD Policy DM23 (Part G) requires proposals to demonstrate that any risks associated with land contamination can be adequately addressed to make the development safe.
- 6.12.4 Prior to redevelopment of the site a desktop study will need to be carried out and include the identification of previous uses, potential contaminants that might be expected, give those uses, and other relevant information.
- 6.12.5 As such, the Pollution Officer raises no objections to the proposal subject to the relevant conditions being imposed in respect of land contamination and unexpected contamination and an informative regarding asbestos should consent be granted.

6.12.6 The previous application was found acceptable in this regard, there has been no material change in this regard and the Air Quality and Land Contamination impacts are therefore considered acceptable.

### **6.13 Employment**

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

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

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

6.13.4 The previous application was found acceptable in this regard, and there has been no material change in this respect and the employment provision is therefore considered acceptable.

### **6.14 Fire Safety**

6.14.1 London Plan Policy D12 states that all major development proposals should be submitted with a Fire Statement, which is an independent fire strategy, produced by a third party, suitably qualified assessor. The applicant has submitted a fire safety strategy report which confirms that that fire safety details are sufficient for the purpose of planning. A formal detailed assessment will be undertaken for fire safety at the building control stage. The London Fire Brigade has confirmed that there are no objections to the application in respect of fire safety.

6.15.2 The previous application was found acceptable in this regard, and there has been no material change so the fire safety assessment for the purpose of planning is therefore considered acceptable.

### **6.15 Conclusion**

- The proposal is the same as previous approved under HGY/2021/3481
- The scheme optimises the potential of the site for a new modern care home
- The care home facility would provide 70 bedrooms along with traditional long-term accommodation for senior care (including dementia palliative care), a well-being and physiotherapy centre and an area for residents to recuperate from surgery that will include specialist staff and tailored care;
- The impact of the development on residential amenity is acceptable;

- There would be no significant adverse impacts on the surrounding highway network or on car parking conditions in the area;
- The proposed development would be a high quality design of an appropriate scale to its context and would respect the visual amenity of the streetscape and locality generally;
- The proposed development will lead to a very low, less than substantial harm to the significance of the Conservation area and its assets while optimising the use of the site and its garden 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.
- The proposed scheme will be more sustainable and energy efficient than the existing buildings;
- The proposed development would result in the loss of 7 low grade trees but would be replaced with 8 newly planted trees - ensuring there is no net loss off trees. The 8 new trees will form part of a high quality and substantially sized landscaping scheme as part of the proposed development;
- The scheme would provide a number of section 106 obligations
- Section 38 (6) of the Planning and Compulsory Purchase Act 2004 sets out that if regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise. No direct policy conflict has been found and the Development Plan is complied with as a whole.

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

## **7.0 COMMUNITY INFRASTRUCTURE LEVY (CIL)**

7.1 Based on the information provided the proposal is subject to a NIL rate for CIL.

## **8.0 RECOMMENDATIONS/ PLANNING CONDITIONS & INFORMATIVES**

GRANT PERMISSION subject to conditions subject to conditions and subject to section 106 Legal Agreement

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:

94, 93, 92, 91, 167, 166, 165, 164 Rev A , 163 Rev A, 159 Rev A, 158 Rev A, 157 Rev A, 153 Rev A, 152 Rev A, 151 Rev A, 141, 137 Rev B, 136, 135, 133, 132, 131, 122, 121, 116, 115 Rev

A, 114 Rev C, 113 Rev C, 112 Rev B, 111 Rev C, 111 Rev A, 106 Rev A, 105 Rev A, 104 Rev A, 103, 102, 101, 02, 01, 11

## Documents

Cover letter prepared by ND Planning LTD, Design and Access Statement (prepared by DWA Architects Ltd), Planning Construction Method Statement in support of a Basement Impact Assessment (prepared by Elite Designers – Structural Engineering Consultants), Heritage Assessment (prepared by KM Heritage); Surface Water and Foul Drainage Strategy and completed Council drainage proformas (prepared by Ardent Consulting Engineers); . Ecological Impact Assessment (prepared by Tyler Grange); . Illustrative Landscape Masterplan, Landscape General Arrangement and Planting Schedules, including Urban Greening Factor Plan (prepared by Guarda Landscape); Arboricultural Impact Assessment (prepared by Tyler Grange); Sustainability and Renewable Energy Assessments, including an Energy Statement, Sustainability Statement, Dynamic Overheating Report, BREEAM Pre-Assessment, Whole Life Carbon Assessment (including GLA WLCA spreadsheet) and Circular Economy Statement (all prepared by Hodkinson Consultancy);

Transport Assessment (prepared by Markides Associates); Daylight, Sunlight and Shadowing Assessment (prepared by DelvaPatmanRelder); Statement of Community Involvement (prepared by Forty Shillings); Independent Fire Strategy (prepared by Innovation Fire Safety); Air Quality Assessment, including a statement re dust and emissions assessment (prepared by Air Quality Consultants); Crime Prevention Statement (included in DWA Architect's Design & Access Statement).

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

3 Prior to the commencement of buildings works above grade, detailed drawings, including sections, to a scale of 1:20 to confirm the detailed design and materials of the:

- a) Detailed elevational treatment;
- b) Detailing of roof and parapet treatment;
- c) Details of windows, which shall include a recess of at least 115mm and obscuring of the flank windows;
- d) Details of entrances, which shall include a recess of at least 115mm;
- e) Details and locations of rain water pipes; and
- f) Details of balustrade

Shall be submitted to and approved in writing by the Local Planning Authority. Samples of brickworks, windows, roof, glazing, balustrade, should also be provided.

The development shall thereafter be carried out solely in accordance with the approved details (or such alternative details the Local Planning Authority may approve).

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

4 Prior to occupation of the development details of exact finishing materials to the boundary treatments and site access controls shall be submitted to the Local Planning Authority for its

written approval. Once approved the details shall be provided as agreed and implemented in accordance with the approval.

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

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

- a) Proposed finished levels or contours;
  - b) Means of enclosure;
  - c) Hard surfacing materials;
  - d) Minor artefacts and structures (e.g. Furniture, play equipment, refuse or other storage units, signs, lighting etc.); and
  - e) Proposed and existing functional services above and below ground (e.g. Drainage power, communications cables, pipelines etc. Indicating lines, manholes, supports etc.).
- Soft landscape works shall include:
- f) Planting plans;
  - g) Written specifications (including details of cultivation and other operations associated with plant and/or grass establishment);
  - h) Schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; and
  - i) Implementation and management programmes.

The soft landscaping scheme shall include detailed drawings of:

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

6 Prior to first occupation of the development hereby approved details of 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 Policies D4 and D11 of the London Plan 2021, Policy SP11 of Haringey's Local Plan Strategic Policies 2017 and 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 in accordance with Policy D4 of the London Plan 2021, Policy DM1 of the Development Management Development Plan Document 2017, Policy SP11 of Haringey's Local Plan Strategic Policies 2017 and Policy DH2 of the Highgate Neighbourhood Local Plan 2017.

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

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

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

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

- 10 Before development commences other than for investigative work:

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

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

Reason: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety in accordance with Policy DM23 of the Development Management Development Plan Document 2017.

11 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 and in accordance with Policy DM27 of the Development Management Development Plan Document 2017.

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

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

Reason: To protect local air quality and comply with Policy SI1 of the London Plan 2021 and the GLA NRMM LEZ

13 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:

a) The DEMP/CEMP shall include a Construction Logistics Plan (CLP) and Air Quality and Dust Management Plan (AQDMP).

b) The DEMP/CEMP shall provide details of how demolition/construction works are to be undertaken respectively and shall include:

- i. A construction method statement which identifies the stages and details how works will be undertaken;
  - ii. Details of working hours, which unless otherwise agreed with the Local Planning Authority shall be limited to 08.00 to 18.00 Monday to Friday and 08.00 to 13.00 on Saturdays;
  - iii. Details of plant and machinery to be used during demolition/construction works;
  - iv. Details of an Unexploded Ordnance Survey;
  - v. Details of the waste management strategy;
  - vi. Details of community engagement arrangements;
  - vii. Details of any acoustic hoarding;
  - viii. A temporary drainage strategy and performance specification to control surface water runoff and Pollution Prevention Plan (in accordance with Environment Agency guidance);
  - ix. Details of external lighting; and,
  - x. Details of any other standard environmental management and control measures to be implemented.
- c) The CLP will be in accordance with Transport for London's Construction Logistics Plan Guidance (July 2017) and shall provide details on:
- i. Monitoring and joint working arrangements, where appropriate;
  - ii. Site access and car parking arrangements;
  - iii. Delivery booking systems;
  - iv. Agreed routes to/from the Plot;
  - 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
  - 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
  - vii. Joint arrangements with neighbouring developers for staff parking, Lorry Parking and consolidation of facilities such as concrete batching.
- d) The AQDMP will be in accordance with the Greater London Authority SPG Dust and Emissions Control (2014) and shall include:
- i. Mitigation measures to manage and minimise demolition/construction dust emissions during works;
  - ii. Details confirming the Plot has been registered at <http://nrmm.london>;
  - iii. Evidence of Non-Road Mobile Machinery (NRMM) and plant registration shall be available on site in the event of Local Authority Inspection;
  - 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);
  - v. A Dust Risk Assessment for the works; and
  - vi. Lorry Parking, in joint arrangement where appropriate.

The development shall be carried out in accordance with the approved details. Additionally, the site or Contractor Company must be registered with the Considerate Constructors Scheme. Proof of registration must be sent to the Local Planning Authority prior to any works being carried out.

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

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 Policies S11 and S13 of The London Plan 2021.

15 Prior to the commencement of the development, details of the Combined Heat and Power (CHP) facility of the energy centre or centralised energy facility or other centralised combustion process and associated infrastructure shall be submitted in writing to and for approval by the Local Planning Authority.

The details shall include:

- a) location of the energy centre;
- b) specification of equipment;
- c) flue arrangement;
- d) operation/management strategy; and
- e) the method of how the facility and infrastructure shall be designed to allow for the future connection to any neighbouring heating network (including the proposed connectivity location, punch points through structure and route of the link)
- f) details of CHP engine efficiency

The Combined Heat and Power facility and infrastructure shall be constructed in accordance with the details approved, installed and operational prior to the first occupation of the development and shall be maintained as such thereafter.

Reason: To ensure the facility and associated infrastructure are provided and so that it is designed in a manner which allows for the future connection to a district system in accordance with Policy SI3 of the London Plan 2021 and Policy SP4 of Haringey's Local Plan Strategic Policies 2017.

16 Prior to the commencement of above ground works a Construction Ecological Management Plan incorporating the mitigation and enhancements options from the Bat survey report shall be submitted to and approved, in writing, by the Local Planning Authority and thereafter shall be implemented and retained in accordance with the approval.

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

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

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

18 The development hereby approved shall be constructed in accordance with Plan 2 -Tree Protection Plan prepared by Tyler Grange (Drawing No. 13786\_P05 Rev A)

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

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

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

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

Reason: In order for the Local Planning Authority to assess the acceptability of any landscaping scheme in relation to the site itself, thereby ensuring a satisfactory setting for the proposed development in the interests of the visual amenity of the area consistent with Policies D4 and G1 of the London Plan 2021, Policy SP11 of Haringey's Local Plan Strategic Policies 2017, and Policies DM1 and DM2 of the Development Management Development Plan Document 2017.

21 The development hereby approved shall be constructed in accordance with the Energy Statement prepared by Hodkinson (dated November 2021) delivering a minimum 62% improvement on carbon emissions over 2013 Building Regulations Part L, with SAP10 emission factors, high fabric efficiencies, air source heat pumps (ASHPs) for 100% space heating and minimum 70% hot water demand, and a minimum 14 kWp solar photovoltaic (PV) array.

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

- Confirmation of how this development will meet the zero-carbon policy requirement in line with the Energy Hierarchy;
- Confirmation of the necessary fabric efficiencies to achieve a minimum 29% reduction in carbon emissions, including details to reduce thermal bridging;
- Confirmation of the modelled heat losses from the heating pipework in corridors and bedrooms;
- Location, specification and efficiency of the proposed ASHPs (Seasonal Coefficient of Performance, Seasonal Performance Factor, Seasonal Energy Efficiency Rating), with plans showing the ASHP pipework and mitigation measures (noise, exhaust, visual);
- Specification and efficiency of the proposed Mechanical Ventilation and Heat Recovery (MVHR), with plans showing the rigid MVHR ducting and location of the units;
- Details of the PV, demonstrating the roof area has been maximised, with the following details: a roof plan; the number, angle, orientation, type, and efficiency level of the PVs; how overheating of the panels will be minimised; their peak output (kWp);
- A metering strategy.

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

(b) Within six months of first occupation, evidence that the solar PV and ASHPs installation has/have been installed correctly shall be submitted to and approved by the Local Planning Authority, including photographs of the solar array, a six-month energy generation statement, and a Microgeneration Certification Scheme certificate.

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

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

22 All gas boilers that are to be installed throughout the development shall achieve a minimum seasonal space heating energy efficiency rating of 92% as defined under the Energy-related Performance Directive (ErP), without relying on additional technologies to control the operation of the boiler. The applicant shall demonstrate compliance by supplying installation specification within three months post-completion of the development. Once installed these boilers shall be operated and maintained as such thereafter.

The use of the gas boilers shall be restricted to 30% of hot water demand only during the operation of the development, if and when the capacity cannot solely be met by the air source heat pump system.

Reason: In the interest of reducing the impacts of climate change, in accordance with Policy S12 of the London Plan 2021, Policy SP4 of Haringey's Local Plan Strategic Policies 2017 and Policy DM21 of the Development Management Plan Document 2017.

23 (a) Prior to above ground works, an updated Overheating Report modelling future weather files shall be submitted to and approved by the Local Planning Authority. The submission shall assess the future overheating risk and propose a retrofit plan. This assessment shall be based on the Dynamic Overheating Report prepared by Hodkinson (dated November 2021).

This report shall include:

- Further modelling of units modelled based on CIBSE TM59, using the CIBSE TM49 London Weather Centre files for: DSY1 2050s, high emissions, 50% percentile;
- Modelling of mitigation measures required to pass future weather files, clearly setting out which measures will be delivered before occupation and which measures will form part of the retrofit plan;
- Confirmation that the retrofit measures can be integrated within the design (e.g., if there is space for pipework to allow the retrofitting of cooling and ventilation equipment), setting out mitigation measures in line with the Cooling Hierarchy.

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

- Natural ventilation
- MVHR with summer bypass
- Glazing g-value of 0.30
- External shading including pergola structures on internal courtyard
- No active cooling (except for specialist dayrooms, foyer and restaurant).

Reason: In the interest of reducing the impacts of climate change, to enable the Local Planning Authority to assess overheating risk and to ensure that any necessary mitigation measures are implemented prior to construction, and maintained, in accordance with Policy S14 of the London

Plan 2021, Policy SP4 of Haringey's Local Plan Strategic Policies 2017 and Policy DM21 of the Development Management Development Plan Document.

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

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

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

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

25 (a) Prior to commencement of development, a design stage accreditation certificate must be submitted to the Local Planning Authority confirming that the development will achieve a BREEAM ""Very Good"" outcome (or equivalent), aiming for ""Excellent"". The development shall then be constructed in strict accordance with the details so approved, shall achieve the agreed rating and shall be maintained as such thereafter for the lifetime of the development.

(b) Within three months prior to occupation of development, a post-construction certificate issued by the Building Research Establishment must be submitted to the local authority for approval, confirming this standard has been achieved.

In the event that the development fails to achieve the agreed rating for the development, a full schedule and costings of remedial works required to achieve this rating shall be submitted for the local planning authority's written approval with 2 months of the submission of the post construction certificate. Thereafter the schedule of remedial works must be implemented on site within 3

months of the Local Authority's approval of the schedule, or the full costs and management fees given to the Council for offsite remedial actions.

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

26 No development shall take place, including any works of demolition, until details regarding the movement monitoring that will be undertaken at the adjacent properties is submitted to and approved in writing by the Local Planning Authority and thereafter shall be implemented and retained in accordance with the approval.

Reason: In the interests of residential amenity and safety, and Policy D10 of the London Plan 2021, Policy DM18 of the Development Management Development Plan Document 2017 and Policy DH7 of the Highgate Neighbourhood Local Plan 2017.

27 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. Only the approved details shall be implemented and retained thereafter.

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

28 Cycle parking must be provided in line with the London Plan 2021 and the design and implementation must be in line with the London Cycle Design Standards as produced by TfL and retained thereafter.

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

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

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

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

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

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

30 The Gym shall only be used by residents of the proposed care home facility and patrons of the treatment centre.

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

31 The outpatients facility should only be opened to patients between the hour of 08:00 to 18:30 hours, and should have no more than 7 treatment rooms and no more than 67 appointments per day.

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

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

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

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

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

34 Notwithstanding the provisions of the Town & Country Planning (Use Classes) Order 1987, or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order, the care home shall be occupied by Use Class C2 only with a smaller component

accounting for a well-being and physiotherapy centre and shall not be used for any other purpose, unless approval is obtained to a variation of this condition through the submission of a planning application

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

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

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

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

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

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

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

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 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 Policy HC1 of the London Plan 2021, Policy SP12 of Haringey's Local Plan Strategic Policies 2017 and Policies DM1 and DM9 of the Development Management Development Plan Document 2017.

39. No development shall 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;
- iii) No affects beyond category 1 impacts of the Burland Scale to ensure that the basement construction does not cause damage to adjacent properties

Reason: In the interest of residential amenity and safety in compliance Policy DM18 of the Development Management Development Plan Document 2017 and Policy DH7 of the Highgate Neighbourhood Local Plan 2017

40. 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.

41. No development shall take place until a detailed Surface Water Drainage scheme for site has been submitted and approved in writing by the Local Planning Authority. The detailed drainage scheme shall demonstrate:

- a) A full range of rainfall data for each return period provided by Micro drainage modelling or similar simulating storms through the drainage system, with results of critical storms, demonstrating that there is no surcharging of the system for the 1 in 1 year storm, no flooding of the site for 1 in 30 year storm and that any above ground flooding for 1 in 100 year storm is limited to areas designated and safe to flood, away from sensitive infrastructure or buildings. These storms should also include an allowance for climate change.

The development shall not be occupied until the Sustainable Drainage Scheme for the site has been completed in accordance with the approved details and thereafter retained

- b) .

Reason : To ensure that the principles of Sustainable Drainage are incorporated into this proposal and maintained thereafter.

### **Informatives:**

#### **INFORMATIVE:**

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

#### **INFORMATIVE:**

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

- 8.00am - 6.00pm Monday to Friday
- 8.00am - 1.00pm Saturday

- and not at all on Sundays and Bank Holidays.

**INFORMATIVE:**

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

**INFORMATIVE:**

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

**INFORMATIVE:**

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

**INFORMATIVE:**

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

**INFORMATIVE:**

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

**INFORMATIVE:**

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

**INFORMATIVE:**

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

**INFORMATIVE:**

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

**INFORMATIVE:**

The applicant is advised that in relation to Condition 3 that as much as possible the proposed yellow buff brick proposed should match the existing, Georgian houses in the area.

Appendix 1 Consultation Responses from internal and external agencies

Stakeholder	Question/Comment	Response
<b>INTERNAL</b>		
<b>Design</b>	<p>This application is for an identical proposal and design as the approved scheme HGY/2021/3481, and therefore these Design Officer's comments are to say that the same comments apply. That scheme was also reviewed twice by the borough's Quality Review Panel. In summary, the proposals are an excellent design of the highest quality, eminently suitable for the sensitive location and proposed use.</p>	Comments noted
<b>Conservation</b>	<p>The submitted application is for an identical design proposal as per approved scheme approved under consent HGY/2021/3481 and the supportive conservation comments related to the approved scheme also apply to this latest application.</p>	Comments noted
<b>Transport</b>	<p>This application seeks to demolish the existing Mary Feilding Guild Care Home which closed during 2021, and construct a new 70 bedroom care home with wellbeing and physiotherapy centre. Basement parking with 17 spaces is also proposed, created by extending the existing basement at the site.</p> <p>The existing home accommodated 43 rooms and was closed as considered unviable by the current owners.</p> <p>The new home will operate over 4 floors plus the basement, with reception on the ground floor, elderly care bedrooms on the first floor, dementia care on the second floor and the wellbeing centre on the third floor. Of the 70 rooms proposed, 43 will be for long stay patients and 27 short stay for post operative recuperation.</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>The well being centre will include a hydrotherapy pool, steam room, sauna, gym, treatment/medical rooms, hairdressing and beauty salon. There will be a mix of inpatient and outpatient/public use for these facilities.</p> <p><u>Location and access</u>  The site is located to the western side of North Hill, at the junction of North Hill with View Road (to the northern side of the junction). The site has frontages to both North Hill and View Road.</p> <p>The site has a PTAL value of 3, considered 'moderate' access to public transport services. 5 different bus services are accessible within 2 to 8 minutes walk of the site, and Highgate Underground Station is a 9 minute walk away.</p> <p>It is also located within the Highgate Outer CPZ, which has operating hours of 10.00 to 12.00 Monday to Friday.</p> <p>At present there are two vehicle crossovers/accesses off view Road and one off North Hill. There are 3 parking spaces at the North Hill entrance and additional car parking is available within the site accessed from the crossovers off View Road.</p> <p>It is intended to retain the two crossovers off View Road to facilitate access to a drop off facility and also the basement parking. These appear to be retained as existing, there is no reference in the application to any physical changes to these highway accesses.</p> <p>The existing access on North Hill is no longer required, so the applicant will need to enter into the appropriate Highways Act Agreement to meet the physical and administrative costs of reinstating the crossover to full height kerb and footway. This can be covered by the S106 for the development.</p> <p>Pedestrian access will be primarily from the View Road side of the care home however it will also be possible from North Hill side of the site.</p> <p><u>Transportation Assessment</u></p>	

Stakeholder	Question/Comment	Response
	<p>A Transportation Assessment accompanied the application, a number of queries arising from this have been examined and discussed with the applicant, and a subsequent Transport Statement Addendum has been drafted and submitted by the applicant during March 2022 to update the proposals to reflect these discussions. Overall there will be an uplift in transportation demands and activity at the site given the expansion in room numbers and other services that will be available as proposed.</p> <p><u>Trip generation.</u> The existing facility was a 43 bed care home, and with this larger proposal, and associated other facilities (wellbeing and physiotherapy centre), an uplift in trips to and from the site will occur.</p> <p>It is detailed that there will be 82 members of staff overall, with a maximum 38 employees at the care home during the 0900 – 1400 period, and up to 67 daily attendees for outpatient physiotherapy sessions at the wellbeing facility (operating 0700 – 1900). The Gym will be able to accommodate up to 13 users at any time.</p> <p>The application TA originally detailed the following with respect to predicted trips;</p> <ul style="list-style-type: none"> <li>• <i>218 two way trips daily, by all modes, 15 in the AM peak and 13 in the PM Peak hours.</i></li> <li>• <i>26 two way trips are predicted for the busiest hourly period during the day (1400 – 1500)</i></li> <li>• <i>Staff car mode share predicted to be 15% based on census journey to work records (9%) and TRICS survey information (10%), however this has been increased for robustness</i></li> <li>• <i>A 10% turnover of patients is expected by day (7 arrivals/departures) with patient transport by ambulance</i></li> <li>• <i>Visiting hours are to be 0900 – 1400 and 1800 – 1900, with 30% of patients having visitors per day. The TA assumes all patient visitors will drive to the care home.</i></li> <li>• <i>The well being centre mode share is predicted to be 25% by car, based on a mix of gym users (expected to not use cars on the whole) and a proportion of rehab visitors using cars due to their medical difficulties.</i></li> </ul>	

Stakeholder	Question/Comment	Response
	<p>Following review of the trip generation predictions, Transportation have queried a number of aspects of it, which have been discussed with the applicant, and revised trip generation assumptions have now been provided within the transport addendum. These are as follows;</p> <ul style="list-style-type: none"> <li>• Transportation consider that the 15% mode share proposed for staff is an underestimate, particularly with respect to staff that work shifts and travel in from outside of the Borough. The applicant has subsequently revisited this within the addendum taking into account journey to work census data from adjoining Boroughs and revised the mode share upwards to 41% for car journeys to work.</li> <li>• Evidence relating to visitor trips was requested to underpin the trip generation assumptions.</li> <li>• The gym was originally expected to be open for wider public use, however the applicant has now revised their proposals to no longer include 'walk in' use by the general public.</li> </ul> <p><u>Car parking arrangements</u> At present, the site has 5 off street parking spaces accessed off North Hill.</p> <p>Basement car parking (17 spaces) is proposed at the site. 2 blue badge spaces are included along with two larger bays able to be converted to blue badge if required. An ambulance drop off bay is proposed at ground level accessed via the two crossovers off View Road. This bay can also be used for informal drop off and pick ups. 2 electric vehicle charging spaces are shown, there are no specific requirements in the London Plan or charging point provision for care homes.</p> <p>The ramp appears to start within the site several metres from the View Road crossover, and it is not expected that the proposed arrangement will create any highway or safety</p>	

Stakeholder	Question/Comment	Response
	<p>issues. The ramp appears to be able to accommodate two way vehicle movements and it is expected cyclists will access the basement long stay cycle parking via the ramp or alternatively use one of the lifts. There is Institution of Structural Engineers Guidance for the design and detailing of ramps and underground car parks and the applicant will need to adhere to this.</p> <p><u>Car trips predicted to and from the site</u>  Based on the revised 41% mode share for employees, the peak arrival numbers by staff driving is 13 vehicles during the period 0730 to 0800, and 12 vehicles during the period 1330 to 1430. The applicant considers these demands can be met by the parking available within the site.</p> <p>With respect to car trips made by visitors, the TA proposed similar to other surveyed sites, a rate of 30% visitors per day which would result in 22 car arrivals during visiting hours. The accumulation shows the peak numbers of cars attending in any hour to be 7 during the period between 12.00 and 14.00</p> <p>In addition to the above, there will also be car trips made by physiotherapy outpatients, during the period 0800 – 1830, and with 10 practitioners able to see 10 patients per hours/appointment, there will be additional car trips requiring parking during these periods.</p> <p>Taking the above components of car trips to and from the site into account, a revised vehicular trip generation has been derived within the transport addendum and this now predicts a peak car parking demand from the site for 39 vehicles during the 1300 – 1400 period, creating on street parking demands for 22 parking spaces.</p> <p><u>Local parking conditions and parking stress survey</u>  The TA includes a parking stress survey, carried out for different daytime periods to match the AM/PM Peaks and expected shift changeovers. Recorded local parking levels are quite variable with some streets during the daytime appearing to be relatively low, with stresses off 28% to 38% recorded on View Road, 38 spaces available out of 61 on the road at the busiest time. It is also noted that very high stresses are recorded on North Hill Avenue, Church Road and Toyne Way, with stresses recorded upwards of 80% and up to 97% on these roads (based on a 5m car length).</p>	

Stakeholder	Question/Comment	Response
	<p><u>Car Parking impacts and mitigation required</u>  With the revised trip generation applied and predicted numbers of cars that will attend either as employees, visitors or therapy/physio outpatients, there will be additional parking demands generated on street.</p> <p>There are very high parking stresses recorded on some streets within the stress survey and the predicted impacts arising from this proposal will need to be mitigated and managed. Therefore, it will be appropriate for the following conditions and S106 contribution to be required should this be granted consent;</p> <ol style="list-style-type: none"> <li>1. The Gym can only be used by residents of the proposed care home facility or patrons of day the treatment centre.</li> <li>2. The outpatients facility should only be opened to patients between the hours of 08:00 to 18:30 hours, and should have no more than 7 treatment rooms and no more than 67 appointments per day.</li> <li>3. The applicant will be required to contribute £20,000 towards parking management measures in the local area to deal with any potential overspill or parking outside the CPZ operational hours on Storey Road, North Hill, Church Road, Talbot Road and other roads within the local area.</li> </ol> <p><u>Background to the Parking Management Measures contribution</u>  The contribution of £20,000 is required for parking management measures to address potential overflows of parking causing road safety concerns in the surrounding area where parking is forecasted due to the cumulative impact of this development and existing parking demand to be at capacity or near capacity, and residents and visitors to the development may seek to park on yellow and double yellow lines, which will impact on highways safety and flow of traffic on the highways network.</p> <p>The £20,000 figure comes from experience of similar situations where a new development generates additional trips and parking demands, that cause highway safety issues, a nuisance for residents and businesses, and ongoing difficulties for the Council's Parking enforcement team.</p>	

Stakeholder	Question/Comment	Response
	<p>As commented on page 5 of this response, the TA has predicted additional external demand of 22 vehicles from the multiple activities at the development seeking to park in the busiest hour, and there are a number of streets adjacent to this site that already experience high parking stresses. Therefore, the following measures are considered appropriate, as follows;</p> <ul style="list-style-type: none"> <li>• North Hill Avenue, the potential of overspill resulting in parking on double yellow lines change to double yellow lines with blips, (possible red route)</li> <li>• North Hill Junction with North Hill Avenue, single and double lines, change to double yellow lines with blips (possible red route).</li> <li>• North Hill possible blocking and change single yellow lines to double yellow lines.</li> <li>• Storey Road implement blips on double yellow lines no waiting at any time.</li> <li>• Church Road parking review post implementation a possible change of single yellow lines to double yellow with blips at junctions with Grange Road</li> <li>• Review of parking restriction junction of junction Broad Lands Road / Broadlands Close with Grange Road, potential for additional double yellow lines.</li> </ul> <p>The above measures are appropriate to manage the expected impacts and very importantly, these should be able to be implemented before any worsening of current Highways and parking conditions occurs, to address the Highway safety issues that will likely arise. The figure for this mitigation is based on an estimate of the costs involved.</p> <p>Whilst there are currently high car parking pressures on some roads the overall parking pressures within the surveyed area has been assessed on the worst-case scenario and with the measures secured as part of the S.106 agreement the scheme is acceptable. The cost associated with the above measures are also considered necessary, directly</p>	

Stakeholder	Question/Comment	Response
	<p>related to the development and are fairly and reasonably related for scheme of this scale.</p> <p><u>Cycle parking</u>  London Plan standards for care homes require 1 long stay space per 5 FTE staff and 1 visitor space per 20 bedrooms. The proposed provision numerically meets that. 8 long stay spaces are proposed for location in the basement, accessed via the ramp or alternatively from one of the available lifts to the basement.</p> <p>There is also the gym to be provided with this development, which will be able to be used by external individuals who book (no 'walk ups'). The London Plan requires 1 space per 8 staff, the staff numbers for the centre include gym staff so the long stay cycle parking for them is included. Short stay for the gym requires two spaces.</p> <p>Short stay spaces are to be provided at ground floor level and these appear to be located adjacent to the bin stores. 5 are referred to in the TA, however the waste arrangements drawing indicates ten spaces, it would seem that 4 are required for the care home and two for the gym, this does need to be clarified.</p> <p>The usage of cycle parking will be monitored under the travel plan and if demand requires Additional cycle parking will be able to be provided within the site.</p> <p>Full details of the proposed cycle parking arrangements will be required for review and approval prior to commencement of the development construction works and this can be covered by a pre commencement condition. Dimensioned drawings showing centres, spacing, manoeuvring space and the like are required along with details of the system intended for use. All cycle parking will need to be designed to meet the requirements of the London Cycles Design Standards as produced by TfL.</p> <p><u>Deliveries and servicing</u>  4 delivery and servicing trips are predicted per day. A delivery bay is included within the basement for visiting service vehicles, and the ground level drop off bay can also be used. Servicing activity takes place from both North Hill and View Road at present, however with this proposal is it intended to take place from View Road Only, accommodated off of the highway.</p>	

Stakeholder	Question/Comment	Response
	<p><u>Refuse and recycling storage and collections</u> A private contractor will be used to make refuse and recycling collections, using a smaller vehicle than those used by the Council, and collections will be made from within the site utilising the internal drop off bay accessed off View Road.</p> <p><u>Travel plan</u> A full Travel Plan is appropriate for this development proposal, to ensure that the development proposal encourages travel by sustainable modes of transport to and from the development and is in line with the Councils Local Plan Policies SP1, SP4 and SP7. Provision of a Travel Plan is referenced within the TA, including a mechanism to monitor cycle parking and provide more if demands require. This can be covered by the S106 and a Travel Plan monitoring fee will be required.</p> <p><u>Construction phase</u> A comprehensive Construction Logistics Plan will be required for this development, and a condition requiring a detailed draft for submission and approval 3 months prior to proposed commencement of the works will be required.</p> <p>The applicant will need to detail how impacts on the public highway and adjacent neighbours will be minimised and managed, and it is strongly recommended the applicant engages with Haringey's Network Management officers to discuss and agree any temporary measures, routing to and from the site, and especially with regards to Highgate Primary school which is close by to the site.</p> <p><u>Conclusion</u> This application is for redevelopment of the Mary Feilding Guild Care Home site in Highgate, to provide a larger care home with accompanying wellbeing centre. A basement car park with 17 spaces is also included in the proposal.</p> <p>From the transportation perspective, this will increase trips compared to the previous establishment, but not to any extent that will be problematical for the capacity or functioning of local highway and public transport networks. The onsite car parking should meet almost all of the potential demands from employees, however external parking demands will be generated by the combination of visitors and those attending</p>	

Stakeholder	Question/Comment	Response
	<p>the therapy and wellbeing services. These external demands will raise parking stresses in the locality of the site and will require mitigation as referenced earlier in this response, including restrictions on aspects of the services running at the site, and a financial contribution to investigate, design and implement parking management measures to manage these impacts.</p> <p>Long stay cycle parking is provided to meet London Plan standards, there is some ambiguity about the short stay provision however and this needs to be clarified. The details can be covered by a pre commencement cycle parking condition. All delivery and servicing, and refuse/recycling collections appear to be able to be accommodated off of the highway as well which is welcomed.</p> <p>Transportation has no objection to this application subject to the following;</p> <p><u>Conditions</u></p> <ol style="list-style-type: none"> <li>1. Cycle parking must be provided in line with the London Plan and the design and implementation must be in line with the London Cycle Design Standards as produced by TfL.</li> </ol> <p>Reason – to ensure high quality long and short stay cycle parking for employees and visitors and contribute towards the uptake of active travel modes</p> <ol style="list-style-type: none"> <li>2. A Construction Logistics Plan will be required, to be submitted three months before commencement of the works on site. The Construction Logistics Plan shall include: <ul style="list-style-type: none"> <li>• a survey of the existing conditions of adjacent public highways;</li> <li>• an assessment of the cumulative impacts of demolition and construction traffic;</li> <li>• details of the likely volume of demolition and construction trips and any mitigation measures;</li> <li>• site access and exit arrangements including wheel washing facilities and swept paths where required;</li> </ul> </li> </ol>	

Stakeholder	Question/Comment	Response
	<ul style="list-style-type: none"> <li>• vehicular routes, booking systems and an assessment for the scope of consolidating loads to reduce generated road trips;</li> <li>• proposed temporary access and parking suspensions and any temporary access and parking solutions required;</li> <li>• Site compound arrangements including arrival of vehicles, parking, loading, storage and waste arrangements;</li> <li>• methods for of protection of adjacent highway infrastructure; and,</li> <li>• an assessment of all matters as are likely to cause nuisance to adjoining occupiers (including but not limited to; noise, dust, smoke, road cleaning, odour control) accompanied by mitigation measures addressing all matters relevant to this particular site.</li> </ul> <p>Works shall only be carried out in accordance with the approved Construction Logistics Plan.</p> <p>Reason: To safeguard the amenities of the area, the local highway and manage the impacts of the development.</p> <p>3. The Gym can only be used by residents of the proposed care home facility or patrons of day the treatment centre.</p> <p>Reason- To reduce the number of trips generated by the development and the resulting car parking demand on local roads.</p> <p>4. The outpatients facility should only be opened to patients between the hour of 08:00 to 18:30 hours, and should have no more than 7 treatment rooms and no more than 67 appointments per day.</p> <p>Reason - To reduce the number of trips generated by the development and the resulting car parking demand on local roads.</p> <p><u>S106 Obligations</u></p>	

Stakeholder	Question/Comment	Response
	<ol style="list-style-type: none"> <li>1. The applicant will be required to submit a travel plan no less than 3 months before the development is occupied and will be required to pay a travel plan contribution of £2k per year for a period of 5 years.</li> <li>2. The applicant will be required to enter into a Section 278 Agreement with the Highway Authority Reinstatement of redundant crossover in North Hill at the former access, and meet all of the Council's costs.</li> <li>3. The applicant will be required to contribute £20,000 towards parking management measures in the local area to deal with any potential overspill or parking outside the CPZ operational hours on Storey Road, North Hill, Church Road, Talbot Road and other roads within the local area.</li> <li>4. The development will need to be formally designated as 'permit free' with respect to the issue of Business Permits for the CPZ, with the applicant meeting the Council's costs of £4,000 to administer.</li> </ol>	
<b>Lead Pollution</b>	<p>The submitted application is for an identical design proposal as per approved scheme approved under consent HGY/2021/3481 and the supportive lead pollution comments below related to the approved scheme also apply to this latest application.</p> <p>Having considered all the relevant supportive information on pollution especially the Air Quality Assessment Report with reference J10/13064/10/1/F2 prepared by Air Quality Consultants Ltd dated 26<sup>th</sup> November 2021 taken note of sections 4 (Assessment Approach), 5 (Baseline Conditions), 8 (Air Quality Neutral), 9 (Mitigation) and 10 (Conclusions), Energy Statement Report dated November 2021 with the proposed use of Air Source Heat Pumps and Gas Boilers as the main source of energy as well as considering the nature of the proposed development end use, landscapes and garden plan, <b>please be advise that we have no objection to the proposed development in respect to air quality and land contamination but the following planning conditions and informative are recommend should planning permission be granted.</b></p> <ol style="list-style-type: none"> <li>1. <b><u>Land Contamination</u></b></li> </ol>	<p>Comments noted. Conditions/informative included</p>

Stakeholder	Question/Comment	Response
	<p>Before development commences other than for investigative work:</p> <ol style="list-style-type: none"> <li>a. A desktop study shall be carried out which shall include the identification of previous uses, potential contaminants that might be expected, given those uses, and other relevant information.</li> <li>b. Using this information, a diagrammatical representation (Conceptual Model) for the site of all potential contaminant sources, pathways and receptors shall be produced. The desktop study and Conceptual Model shall be submitted to the Local Planning Authority. If the desktop study and Conceptual Model indicate no risk of harm, development shall not commence until approved in writing by the Local Planning Authority.</li> <li>c. If the desktop study and Conceptual Model indicate any risk of harm, a site investigation shall be designed for the site using information obtained from the desktop study and Conceptual Model. The site investigation must be comprehensive enough to enable; a risk assessment to be undertaken, refinement of the Conceptual Model, and the development of a Method Statement detailing the remediation requirements.</li> </ol> <p>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.</p> <ol style="list-style-type: none"> <li>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.</li> </ol> <p><b>Reason:</b> To ensure the development can be implemented and occupied with adequate regard for environmental and public safety.</p> <p><b>2. <u>Unexpected Contamination</u></b></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</p>	

Stakeholder	Question/Comment	Response
	<p>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><b>Reasons:</b> 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><b>3. NRMM</b></p> <p><b>a.</b> No works shall commence on the site until all plant and machinery to be used at the demolition and construction phases have been submitted to, and approved in writing by, the Local Planning Authority. Evidence is required to meet Stage IIIB of EU Directive 97/68/ EC for both NOx and PM. No works shall be carried out on site until all Non-Road Mobile Machinery (NRMM) and plant to be used on the site of net power between 37kW and 560 kW has been registered at <a href="http://nrmm.london/">http://nrmm.london/</a>. Proof of registration must be submitted to the Local Planning Authority prior to the commencement of any works on site.</p> <p><b>b.</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><b>Reason:</b> To protect local air quality and comply with Policy 7.14 of the London Plan and the GLA NRMM LEZ</p> <p><b>4. Demolition/Construction Environmental Management Plans</b></p> <p><b>a.</b> 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>b.</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>	

Stakeholder	Question/Comment	Response
	<p>The following applies to both Parts a and b above:</p> <p>a) The DEMP/CEMP shall include a Construction Logistics Plan (CLP) and Air Quality and Dust Management Plan (AQDMP).</p> <p>b) The DEMP/CEMP shall provide details of how demolition/construction works are to be undertaken respectively and shall include:</p> <ul style="list-style-type: none"> <li>i. A construction method statement which identifies the stages and details how works will be undertaken;</li> <li>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;</li> <li>iii. Details of plant and machinery to be used during demolition/construction works;</li> <li>iv. Details of an Unexploded Ordnance Survey;</li> <li>v. Details of the waste management strategy;</li> <li>vi. Details of community engagement arrangements;</li> <li>vii. Details of any acoustic hoarding;</li> <li>viii. A temporary drainage strategy and performance specification to control surface water runoff and Pollution Prevention Plan (in accordance with Environment Agency guidance);</li> <li>ix. Details of external lighting; and,</li> <li>x. Details of any other standard environmental management and control measures to be implemented.</li> </ul> <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> <ul style="list-style-type: none"> <li>i. Monitoring and joint working arrangements, where appropriate;</li> <li>ii. Site access and car parking arrangements;</li> <li>iii. Delivery booking systems;</li> <li>iv. Agreed routes to/from the Plot;</li> <li>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</li> <li>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</li> <li>vii. Joint arrangements with neighbouring developers for staff parking, Lorry Parking and consolidation of facilities such as concrete batching.</li> </ul>	

Stakeholder	Question/Comment	Response
	<p>d) The AQDMP will be in accordance with the Greater London Authority SPG Dust and Emissions Control (2014) and shall include:</p> <ul style="list-style-type: none"> <li>i. Mitigation measures to manage and minimise demolition/construction dust emissions during works;</li> <li>ii. Details confirming the Plot has been registered at <a href="http://nrmm.london">http://nrmm.london</a>;</li> <li>iii. Evidence of Non-Road Mobile Machinery (NRMM) and plant registration shall be available on site in the event of Local Authority Inspection;</li> <li>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);</li> <li>v. A Dust Risk Assessment for the works; and</li> <li>vi. Lorry Parking, in joint arrangement where appropriate.</li> </ul> <p><b>The development shall be carried out in accordance with the approved details. Additionally, the site or Contractor Company must be registered with the Considerate Constructors Scheme. Proof of registration must be sent to the Local Planning Authority prior to any works being carried out.</b></p> <p><b>Reason:</b> 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><b>1. <u>Combustion and Energy Plant</u></b>  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%).</p> <p><b>Reason:</b> As required by The London Plan Policy 7.14.</p> <p><b>2. <u>Combined Heat and Power (CHP) Facility</u></b>  Prior to the commencement of the development, details of the Combined Heat and Power (CHP) facility of the energy centre or centralised energy facility or other</p>	

Stakeholder	Question/Comment	Response
	<p>centralised combustion process and associated infrastructure shall be submitted in writing to and for approval by the Local Planning Authority. The details shall include:</p> <ul style="list-style-type: none"> <li>a) location of the energy centre;</li> <li>b) specification of equipment;</li> <li>c) flue arrangement;</li> <li>d) operation/management strategy; and</li> <li>e) the method of how the facility and infrastructure shall be designed to allow for the future connection to any neighbouring heating network (including the proposed connectivity location, punch points through structure and route of the link)</li> <li>f) details of CHP engine efficiency</li> </ul> <p>The Combined Heat and Power facility and infrastructure shall be constructed in accordance with the details approved, installed and operational prior to the first occupation of the development and shall be maintained as such thereafter.</p> <p><b>Reason:</b> To ensure the facility and associated infrastructure are provided and so that it is designed in a manner which allows for the future connection to a district system.</p> <p><b>Informative:</b></p> <ol style="list-style-type: none"> <li>1. Prior to demolition or any construction work of the existing buildings, an asbestos survey should be carried out to identify the location and type of asbestos containing materials. Any asbestos containing materials must be removed and disposed of in accordance with the correct procedure prior to any demolition or construction works carried out.</li> </ol> <p>I hope the above clarify our position on the application? Otherwise, feel free to revert back to us should you have any further query in respect of the application quoting M3 reference number WK/521800.</p>	

Stakeholder	Question/Comment	Response
<b>Carbon Team</b>	<p>The design proposals of the resubmitted application have not changed, and the submitted Energy Statement (December 2022) and Dynamic Overheating Report (December 2022) are proposing the same carbon reduction, and heating and overheating risk mitigation strategies. The applicant is proposing a 62.2% reduction in carbon emissions from a Part L 2013 Building Regulations compliant building. My comments to the original application under HGY/2022/4415 are still relevant and should be used in this response. The proposed planning conditions also remain current</p>	<p>Comments noted. Conditions and legal agreement Clauses included</p>
<b>Flood and Water Management</b>	<p>Having reviewed the applicant's submitted Surface water and Foul Drainage Statement report reference number 2100310-01A dated December 2022 as prepared by Ardent Consulting Engineers, we are very much content with the overall methodology as used and mentioned within the above report, subject to following planning condition for the micro drainage modelling to be implemented regarding the Surface water Drainage Strategy. <b><u>Surface Water Drainage condition</u></b></p> <p>No development shall take place until a detailed Surface Water Drainage scheme for site has been submitted and approved in writing by the Local Planning Authority. The detailed drainage scheme shall demonstrate:</p> <ul style="list-style-type: none"> <li>a) A full range of rainfall data for each return period provided by Micro drainage modelling or similar simulating storms through the drainage system, with results of critical storms, demonstrating that there is no surcharging of the system for the 1 in 1 year storm, no flooding of the site for 1 in 30 year storm and that any above ground flooding for 1 in 100 year storm is limited to areas designated and safe to flood, away from sensitive infrastructure or buildings. These storms should also include an allowance for climate change.</li> <li>b) The development shall not be occupied until the Sustainable Drainage Scheme for the site has been completed in accordance with the approved details and thereafter retained.</li> </ul>	<p>Comments noted, Conditions included</p>

Stakeholder	Question/Comment	Response
	Reason : To endure that the principles of Sustainable Drainage are incorporated into this proposal and maintained	
<b>Nature Conservation</b>	<p>The submitted application is for an identical design proposal as per approved scheme approved under consent HGY/2021/3481 and the Nature conservation comments below related to the approved scheme also apply to this latest application</p> <p>Documents</p> <p>A Preliminary Ecological Appraisal for the Proposed Development (Tyler Grange Ecological Impact Assessment Report No. 13786_R01a_AP_CW), comprising a desk study search for baseline information on designated sites, habitats and protected species, and a Preliminary Bat Roost Assessment (PBRA) within the Site has been prepared to current good practice guidance covering relevant legislation and policy.</p> <p>Conclusion</p> <p>The development seeks to enhance ecological features and the proposed mitigation and enhancement measures can be secured by appropriately worded planning conditions;</p> <ul style="list-style-type: none"> <li>• Approximately half the total area of scattered trees within the site will be retained and protected from works. Trees outside the boundaries of the site will be protected from development works. Those habitats of up to local ecological importance that are proposed to be subject to habitat loss (namely, scattered trees) will be more than mitigated through the proposed habitat creation. These enhancements will achieve a biodiversity net gain of +5.71% and are likely to offer nesting, foraging and commuting opportunities for species such as bats, birds, reptiles, amphibians and west European hedgehogs</li> <li>• The bat roost present within building B1 should be protected from disturbance and development activities until it can be carefully removed under a licence (such as a BLICL). An alternative roost location determined by the licenced ecologist should be provided as close to the previous roost location as possible, ideally integrated within building design.</li> <li>• Any vegetation removal should be undertaken outside of the core nesting bird season (March- August, inclusive), otherwise, a pre-works check by an Ecological Clerk of Works (ECoW) should be undertaken to determine whether active birds' nests are present. If nest(s) are present, no nests, eggs or young should be destroyed and an</li> </ul>	Comments noted. Conditions included

Stakeholder	Question/Comment	Response
	<p>appropriate buffer must be instated until the chicks have been confirmed as fledged by an ECoW.</p> <ul style="list-style-type: none"> <li>• The mitigation and enhancement recommendations, such as the provision of bird and bat boxes, sensitive construction methods, a sensitive lighting strategy in relation to bats and a long-term management plan to secure the ecological enhancements that are proposed as part of the development <b>should</b> be controlled by appropriately worded planning conditions. <ul style="list-style-type: none"> <li>a) produced within the Construction Ecological Management Plan. Incorporating the mitigation and enhancements options from Bat survey report.</li> <li>b) To ensure the safeguarding of the proposed net gain. Include the creation of a Landscape Ecological Management and Maintenance Plan.</li> </ul> </li> </ul>	
<b>Trees</b>	Providing there are no changes or variations then, the comment remain the same.	Comments noted. Conditions included
<b>Waste Management</b>	<p>As outlined in the transport Statement , the developer has said there will be a dedicated waste storage area provided at ground floor level which is accessible from View Road and located at an appropriate drag distance from the vehicle stopping point. The waste store will be secured and only authorised persons including the waste collector will be permitted access. Waste collection will be undertaken by a private operator, who will be able to serve the site in a small vehicle which will be a condition of the planning approval.</p> <p>It is expected that the site will generate 3 main streams of waste, according to NHS guidelines.</p> <ul style="list-style-type: none"> <li>• Domestic (municipal) waste.</li> </ul>	Comments noted

Stakeholder	Question/Comment	Response
	<ul style="list-style-type: none"> <li>• Hygiene waste.</li> <li>• Hazardous (special) waste often referred to as clinical or infectious waste.</li> </ul> <p>Waste management procedures will be secured via condition of any planning approval and the creation of a detailed Waste Management Plan, will include input from both the health care operator and a specialist waste contractor. This will set out the details of the expected waste streams, quantities of waste, frequency of collection and waste handling and disposal policy and procedures, including how staff will be trained.</p> <p>Based on the information provided, I don't have any additional comments at this stage, but once the waste management plan is available I can review and provide feedback then.</p>	
<b>Building Control</b>	<p>The submitted application is for an identical design proposal as per approved scheme approved under consent HGY/2021/3481 and the supportive Building Control comments below related to the approved scheme also apply to this latest application.</p> <p>I have now been able to review the BiA for this scheme and can advise that it meets your policy requirements subject to the following points that could be pre commencement conditions:</p> <ol style="list-style-type: none"> <li>1. Further details regarding the movement monitoring that will be undertaken at the adjacent properties. This should also include conditions of them before any works commence;</li> <li>2. Construction Management Plan to be provided;</li> </ol> <p>Full structural design will be provided at the Building Control stage.</p>	<p>Comments noted. Conditions included</p>

Stakeholder	Question/Comment	Response
<b>Building Control</b>	<p>The submitted application is for an identical design proposal as per approved scheme approved under consent HGY/2021/3481 and the Building Controls comments below related to the approved scheme also apply to this latest application.</p> <p>Further to the response to my initial comments, I agree that a more detailed fire strategy/fire engineered design will be required in order to satisfy Part B of the Building Regulations – Fire Safety. As noted in my previous response, this will be subject to a more detailed check by Building Control and the Fire Authority will be consulted.</p>	<p>Comments noted. Conditions included</p>
<b>Public Health</b>	<p>The submitted application is for an identical design proposal as per approved scheme approved under consent HGY/2021/3481 and the Public Health comments below related to the approved scheme also apply to this latest application.</p> <p>Comments and applicants response dated 25/01/2022</p> <ol style="list-style-type: none"> <li>1. Do the room sizes take into account personal belongings space? Yes. Circa 10 years ago, the minimum bedroom size to be registered by CQC was 12m<sup>2</sup>. The proposed rooms are generally 20m<sup>2</sup> + so are generously sized.</li> <li>2. Which units are accommodated for long stays and outpatient? Long stay beds will be on the first floor which will provide residential care, and second floor, which will provide dementia care. Of the 70 beds proposed, circa 24 beds will provide short stay and circa 46 will provide long stay.</li> <li>3. If second floor residents need to access bathroom, how easy is it for residents to travel to other floors for access? The second floor has a designated spa bathroom. It should be noted that all en-suites are sized to fit a bath or walk-in shower. It is likely that a mix will be provided. We note generally that lifts and circulation stairs are sited either end of the building and one centrally, to aid circulation.</li> </ol>	<p>Comments noted. Applicant has provided a response</p>

Stakeholder	Question/Comment	Response
	<p>4. Further possible improvements – garden planting space, raise bed where residents can take part in planting for foods and flowers. This provision was intended and can, therefore, be incorporated in the proposals.</p> <p>5. We would like to see where the windows are on the floor plan. These are shown at all levels.</p> <p>6. The Entrance door to the hydro pool is missing in the plans. This is shown on the floor plans.</p> <p>7. Recommend a staff room in one of the upper floors This is shown at the first floor level. See the North Hill end of the building.</p> <p>8. Residents living in care homes are at greater risk of oral health problems due to many reasons such as long-term conditions causing mobility issues and medication may affect oral health. Dental Health access for residents in care homes remains a challenge. We recommend a flexible space (i.e. possibly private room within hairdressers) which can be provided for health promotion work with clinicians i.e. oral health. More information: Oral health for adults in care homes NICE guideline 5 no. consultant rooms are provided at basement level and were intended to be used flexibly. Therefore, the consultant rooms can be used for this purpose or the treatment/medical spaces on the first floor, North Hill end. <a href="https://www.nice.org.uk/guidance/ng48/chapter/recommendations#general-dental-practices-and-community-dental-services">https://www.nice.org.uk/guidance/ng48/chapter/recommendations#general-dental-practices-and-community-dental-services</a></p> <p>Comments dated 02/02/2022</p> <p>Many thanks for your email.</p> <p>This is fine</p>	
<p><b>Supported Accommodation</b></p>	<p>The submitted application is for an identical design proposal as per approved scheme approved under consent HGY/2021/3481 and the Supported Accommodation comments below related to the approved scheme also apply to this latest application.</p>	<p>Comments and applicants response noted</p>

Stakeholder	Question/Comment	Response
	<p>There is an extensive basement on this site and whilst there are some areas that may benefit from lightwells there are other areas that do not benefit from natural light. Whilst most of the areas in the basement are used for short visits such as to have a haircut or to watch a film there is also the main kitchen facility which means that kitchen staff will spend most of their day below ground with no access to natural light. This is a model used in many new build facilities and with modern lighting, regular breaks and being out and about servicing the homes will not be any issue. This is also not a building regulations requirement.</p> <p>4.</p> <p>5. Circulation (corridors)</p> <p>1. It is not clear what width the corridors are across the provision but for Good accessibility 1.8m min seems to be a guide to use. It would be useful to consider if it is possible to easily accommodate an ambulance trolley into each of the rooms to ensure that leaving the building can be done with ease should the resident become clinically unwell, this would include the size of lifts. We provide a minimum 2m wide corridors which will therefore be easily accessible for emergency services.</p> <p>b. In terms of circulation the long length of corridors across the provision with no resting points would not promote people with limited mobility to be independent increasing the likelihood of dependence on wheelchairs. In our experience, Building Control / Fire Officers are usually not keen on destination seating so this will require their approval in due course, prior to illustrating.</p> <p>c. Many of the corridors across the building come have dead ends which from a dementia friendly design As mentioned earlier, only the second floor is to provide dementia care perspective are not preferable suggestion for consideration of the ends of corridors being made into destination spaces. As per above. Windows are provided in anticipation of this. Equally personal rooms at the ends of corridors may encourage someone with cognitive impairment to enter these rooms.</p> <p>6. Communal spaces</p>	

Stakeholder	Question/Comment	Response
	<p>a. The lounge and dining spaces across the home seem to accommodate large numbers of residents which is not in line with dementia friendly design Only the second floor provides dementia care principles (smaller more intimate dining rooms are easier to manage and allow staff to monitor residents more effectively. Second floor provides 20 no. dementia beds where the units are split into 2 no. 10 bed units. It has not yet been determined whether the lounges will become combined dining spaces. If this is the operational preference, this can be accommodated.</p> <p>b. There is a lack of activity spaces throughout the home for residents to undertake a variety of social, physical and cognitively stimulating activities such as Art, Writing, Games etc the lounge spaces only have arm chair/sofa seating no tables etc for these activities to take place. The definition of 'cognitively stimulating activities' can be conducted anywhere including the resident's own bedrooms. 'Activities' start from the moment a resident wakes and is, therefore, is conducted where that person wants to be, not necessarily grouping residents in a dedicated room. For this reason, the first floor will provide elderly care and includes large lounge, dining room and quiet lounge spaces. The quiet lounge will be a multi-function space that could be used for activity. The second floor provides dementia care and also has a quiet lounge which will also be a multi-function space. Ground floor provides short stay care so is a different purpose group.</p> <p>c. Residents on the third floor have no direct access to communal spaces, a communal terrace is included in the centre of the plan which will be staffed 24 hours per day there are also no staff spaces on that floor therefore would be interested on how these beds would be monitored and staffed to ensure that the residents are safeguarded. A dedicated nurse station is included centrally. The home will provide state of the art monitoring linked to nurse call systems. It is not the role of staff to put everyone into day rooms. It maybe that some residents enjoy being in their own room and staff would spend time with them in there accordingly.</p> <p>7. Garden Space</p>	

Stakeholder	Question/Comment	Response
	<p>8. The garden space appears to have been carefully thought out However, there is very limited direct access to the garden spaces for the residents. For a resident population that is likely to be frail/potentially with limited mobility this Garden space is key to ensuring that residents have access to the outdoors. I do not feel that the current design allows for easy access to the essential outdoor space. Any home with more than one floor can have the same issues but with obtaining a good assessment for each resident staff will be able to meet their needs and help them get to the most relevant area to meet their needs. There will be some residents who are fully able to access the gardens from floors 2 and 3 independently and will be encouraged to do so. At ground floor, main garden access is provided by the foyer, restaurant and corridor. All GF beds will have access to outdoor space. The first floor includes a number of balconies and guests will be encouraged down stair 1 and stair 2 to the nearest garden access point. Similar comment re garden access at second floor - we also note that this floor benefits from a dedicated terrace for use by dementia residents only.</p> <p>9. General Dementia Friendly Design Principles  As this is a provision that is being specifically designed for older people it is advisable that the building is designed in line with Dementia Design Principles, although this provision isn't being specifically designed for dementia care there is a high probability that there will be residents living/staying within the home that will either have dementia or a cognitive impairment. I have picked up a few comments earlier around key requirements that immediately spring to mind but I would recommend that the provider consider undertaking the dementia design audit which is published by Stirling University <a href="https://dementia.stir.ac.uk/design/training-dementia-design-and-riba-cpd">https://dementia.stir.ac.uk/design/training-dementia-design-and-riba-cpd</a> as they are leaders in dementia friendly design. We are very aware of Stirling dementia principles and have incorporated what we can at this stage into the design. Example unit sizes, destination points, bedroom doors not directly opposite, window proportions etc. The majority of design principles are linked to fit out and interior design yet to be appointed.</p>	

Stakeholder	Question/Comment	Response
<b>EXTERNAL</b>		
<b>London Fire Brigade</b>	<p>The submitted application is for an identical design proposal as per approved scheme approved under consent HGY/2021/3481 and the supportive London Fire Brigade comments below related to the approved scheme also apply to this latest application.</p> <p>The Commissioner is satisfied with the proposal</p> <p>The Commissioner strongly recommends that sprinklers are considered for new developments and major alterations to existing premises, particularly where the proposal relate to schools and care homes. Sprinkler systems installed in buildings can significantly reduce the damage caused by fire and the consequential cost to business and housing providers and can reduce the risk to life. The Commissioner's opinion is that there are opportunities for developers and building owners to install sprinkler systems to save money, save property and protect the lives of occupiers. Please note that it is our policy to regularly advise out elected Members about how many cases there have been where we have recommended sprinklers and what the outcomes of these recommendations were. These quarterly reports to our Members are public documents which are available on our website.</p>	<p>Comments noted. Informative included</p>
<b>Environment Agency</b>	<p>The submitted application is for an identical design proposal as per approved scheme approved under consent HGY/2021/3481 and the supportive Environment Agency comments below related to the approved scheme also apply to this latest application.</p> <p>We do not have any detail comments to make on this planning application apart from the FRSA comments below.</p>	<p>Comments noted.</p>

Stakeholder	Question/Comment	Response
	<p>The proposed development falls within Flood Zone 2, which is land defined in the planning practice guidance as being at risk of flooding.</p> <p>We have produced a series of standard comments for local planning authorities and planning applicants to refer to on 'lower risk' development proposals. These comments replace direct case-by-case consultation with us. This proposal falls within this category.</p> <p>These standard comments are known as Flood Risk Standing Advice (FRSA). They can be viewed at <a href="https://www.gov.uk/guidance/flood-risk-assessment-for-planning-applications#when-to-follow-standing-advice">https://www.gov.uk/guidance/flood-risk-assessment-for-planning-applications#when-to-follow-standing-advice</a></p> <p>We recommend that you view our standing advice in full before making a decision on this application. We do not need to be consulted.</p>	
<p><b>The Greater London Archaeological Advisory Service (GLAAS)</b></p>	<p>Thank you for your consultation received on 2022-12-14.</p> <p>The Greater London Archaeological Advisory Service (GLAAS) gives advice on archaeology and planning. Our advice follows the National Planning Policy Framework (NPPF) and the GLAAS Charter.</p> <p>NPPF section 16 and the London Plan (2021 Policy HC1) make the conservation of archaeological interest a material planning consideration.</p> <p>Having considered the proposals with reference to information held in the Greater London Historic Environment Record and/or made available in connection with this application, I conclude that the proposal is unlikely to have a significant effect on heritage assets of archaeological interest.</p>	<p>Comments noted.</p>

Stakeholder	Question/Comment	Response
	<p>Although the site lies within the Bishop of London's mediaeval hunting park, the new scheme occupies the existing buildings' footprint and I do not advise a risk of significant harm to buried remains in this case.</p> <p>No further assessment or conditions are therefore necessary.</p> <p>This response relates solely to archaeological considerations. If necessary, Historic England's Development Advice Team should be consulted separately regarding statutory matters.</p>	
<b>Historic England</b>	<p>Historic England provides advice when our engagement can add most value. In this case we are not offering advice. This should not be interpreted as comment on the merits of the application.</p> <p>We suggest that you seek the views of your specialist conservation and archaeological advisers. You may also find it helpful to refer to our published advice at <a href="https://historicengland.org.uk/advice/find/">https://historicengland.org.uk/advice/find/</a></p> <p>It is not necessary to consult us on this application again, unless there are material changes to the proposals. However, if you would like advice from us, please contact us to explain your request.</p> <p>Please note that this response relates to designated heritage assets only. If the proposals meet the Greater London Archaeological Advisory Service's published consultation criteria we recommend that you seek their view as specialist archaeological adviser to the local planning authority.</p>	Comments noted.
<b>Designing Out Crime Officer</b>	<p>The submitted application is for an identical design proposal as per approved scheme approved under consent HGY/2021/3481 and the supported Designing Out Crime comments below related to the approved scheme also apply to this latest application.</p> <p>Section 1 - Introduction: Thank you for allowing us to comment on the above planning proposal.</p>	Comments noted. Conditions/Informative included

Stakeholder	Question/Comment	Response
	<p>With reference to the above application we have now had an opportunity to examine the details submitted and would like to offer the following comments, observations and recommendations. These are based on relevant information to this site (Please see Appendices), including my knowledge and experience as a Designing Out Crime Officer and as a Police Officer.</p> <p>It is in our professional opinion that crime prevention and community safety are material considerations because of the mixed use, complex design, layout and the sensitive location of the development. To ensure the delivery of a safer development in line with L.B. Haringey DMM4 and DMM5 (See Appendix), we have highlighted some of the main comments we have in relation to Crime Prevention (Appendices 1).</p> <p>We have not met with the project Architects to discuss Crime Prevention and Secured by Design (SBD) for the overall site.</p> <p>Whilst in principle we have no objections to the site, we have recommended the attaching of suitably worded conditions and an informative. The comments made can be easily mitigated early if the Architects and or Developers maintain an ongoing dialogue to discuss this project prior to completion, throughout its build and by following the advice given. This can be achieved by the below Secured by Design conditions being applied (Section 2). If the Conditions are applied, we request the completion of the relevant SBD application forms at the earliest opportunity. The project has the potential to achieve a Secured by Design Accreditation if advice given is adhered to.</p> <p>Section 2 - Secured by Design Conditions and Informative:</p> <p>In light of the information provided, we request the following Conditions and Informative:</p> <p>Conditions:</p> <p>(1) Prior to the commencement of above ground works to each building or part of a building, details shall be submitted to and approved, in writing, by the Local Planning Authority to demonstrate that such building or such part of a building can achieve 'Secured by Design' Accreditation. The development shall only be carried out in accordance with the approved details</p>	

Stakeholder	Question/Comment	Response
<p><b>Thames Water</b></p>	<p>Waste Comments</p> <p>The proposed development is located within 15 metres of a strategic sewer. Thames Water requests the following condition to be added to any planning permission. “No piling shall take place until a PILING METHOD STATEMENT (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.” Reason: The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to significantly impact / cause failure of local underground sewerage utility infrastructure. Please read our guide ‘working near our assets’ to ensure your workings will be in line with the necessary processes you need to follow if you’re considering working above or near our pipes or other structures. <a href="https://www.thameswater.co.uk/developers/larger-scale-developments/planning-yourdevelopment/working-near-our-pipes">https://www.thameswater.co.uk/developers/larger-scale-developments/planning-yourdevelopment/working-near-our-pipes</a> Should you require further information please contact Thames Water. Email: <a href="mailto:developer.services@thameswater.co.uk">developer.services@thameswater.co.uk</a> Phone: 0800 009 3921 (Monday to Friday, 8am to 5pm) Write to: Thames Water Developer Services, Clearwater Court, Vastern Road, Reading, Berkshire RG1 8DB</p> <p>There are public sewers crossing or close to your development. If you're planning significant work near our sewers, 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. <a href="https://www.thameswater.co.uk/developers/larger-scale-developments/planning-yourdevelopment/working-near-our-pipes">https://www.thameswater.co.uk/developers/larger-scale-developments/planning-yourdevelopment/working-near-our-pipes</a></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. Management of surface water from new developments should follow Policy SI 13 Sustainable drainage of the London Plan 2021. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. Should you require further information please refer to our</p>	<p>Comments noted. Condition and Informative included</p>

Stakeholder	Question/Comment	Response
	<p>website. <a href="https://www.thameswater.co.uk/developers/larger-scaledevelopments/planning-your-development/working-near-our-pipes">https://www.thameswater.co.uk/developers/larger-scaledevelopments/planning-your-development/working-near-our-pipes</a></p> <p>Thames Water would advise that with regard to FOUL WATER sewerage network infrastructure capacity, we would not have any objection to the above planning application, based on the information provided.</p> <p>Thames Water would advise that with regard to SURFACE WATER network infrastructure capacity, we would not have any objection to the above planning application, based on the information provided.</p> <p>Thames Water would recommend that petrol / oil interceptors be fitted in all car parking/washing/repair facilities. Failure to enforce the effective use of petrol / oil interceptors could result in oil-polluted discharges entering local watercourses.</p> <p>Water Comments</p> <p>There are water mains crossing or close to your development. Thames Water do NOT permit the building over or construction within 3m of water mains. If you're planning significant works near our mains (within 3m) we'll need to check that your development doesn't reduce capacity, limit repair or maintenance activities during and after construction, or inhibit the services we provide in any other way. The applicant is advised to read our guide working near or diverting our pipes. <a href="https://www.thameswater.co.uk/developers/larger-scale-developments/planning-yourdevelopment/working-near-our-pipes">https://www.thameswater.co.uk/developers/larger-scale-developments/planning-yourdevelopment/working-near-our-pipes</a></p> <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 <a href="https://www.thameswater.co.uk/buildingwater">thameswater.co.uk/buildingwater</a>.</p> <p>The proposed development is located within 15m of our underground water assets and as such we would like the following informative attached to any approval granted. The proposed development is located within 15m of Thames Waters underground assets, as such the development could cause the assets to fail if appropriate measures are not taken. Please read our guide 'working near our assets' to ensure your workings are in line with the necessary processes you need to follow if you're considering working</p>	

Stakeholder	Question/Comment	Response
	<p>above or near our pipes or other structures.  <a href="https://www.thameswater.co.uk/developers/larger-scale-developments/planning-yourdevelopment/working-near-our-pipes">https://www.thameswater.co.uk/developers/larger-scale-developments/planning-yourdevelopment/working-near-our-pipes</a> Should you require further information please contact Thames Water. Email: <a href="mailto:developer.services@thameswater.co.uk">developer.services@thameswater.co.uk</a></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 dev</p>	
<p><b>NEIGHBOURING PROPERTIES</b></p>	<p><b>Land Use and housing</b></p> <ul style="list-style-type: none"> <li>- Concerns with the financial viability of the development</li> <li>- Concerns some of the proposed facilities will be for public use</li> <li>- 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;</li> </ul> <p><b>Impact on Heritage assets</b></p> <ul style="list-style-type: none"> <li>- The height is not in keeping with the Conservation Area</li> <li>- The scale is a concern given its close proximity to the listed building</li> <li>- The development would fail to preserve or enhance the character and appearance of the Conservation Area</li> <li>- The development will harm the settings of the listed buildings</li> <li>- Substantial harm to the Conservation Area</li> <li>- The proposed building will harm the setting and significance of the Grade II terrace</li> </ul> <p><b>Size, Scale and Design</b></p>	<p>Land use and housing</p> <p>The proposed development would replace the existing care home (Use Class C2) with a new long term traditional care home with a smaller component operating as a well-being and physiotherapy centre;</p> <p>The other uses proposed are ancillary to the predominate use of the building as a care facility.</p> <p>The provision of traditional, long term senior care and well-being and physiotherapy centre is considered to meet an established local need and would provide adequate replacement accommodation</p>

Stakeholder	Question/Comment	Response
	<ul style="list-style-type: none"> <li>- The design is not in keeping with surrounding properties</li> <li>- Overbearing in relation to neighbouring buildings</li> <li>- Excessive height, bulk, massing and scale</li> <li>- The development is significantly larger in scale than the existing buildings on site</li> <li>- Overdevelopment of site</li> <li>- The Quality Review Panel comments have not been adequately addressed</li> <li>- The Council's pre-application advice has not been adequately addressed</li> <li>- The scheme should be redesigned</li> <li>- Excessive footprint</li> <li>- The single brick treatment of the North Hill frontage is bland</li> </ul> <p><b>Parking, Transport and Highways</b></p> <ul style="list-style-type: none"> <li>- Increased traffic generated</li> <li>- Pressure on parking</li> <li>- Road safety concerns</li> <li>- The North Hill entrance will not be suitable for daily out patients</li> <li>- The main entrance for outpatients should be on View Road</li> <li>- It is unlikely outpatients will use sustainable forms of transport to the site</li> <li>- Concerns the access road would not be sufficient for this development</li> <li>- This narrow section of North Hill is the main route for children of Highgate Primary School</li> <li>- Parking survey carried out incorrectly</li> <li>- Increased vehicle trips per day</li> <li>- Clarification required on the parking mitigation measures</li> </ul> <p><b>Residential Amenity</b></p> <ul style="list-style-type: none"> <li>- Loss of privacy/overlooking</li> <li>- Overbearing</li> <li>- Loss of daylight and sunlight</li> <li>- Impact on outlook</li> <li>- Noise and disturbance</li> </ul>	<p><b>Impact on Heritage assets</b></p> <p>The officers assessment on Heritage issues have been comprehensively explained in the main body of the report and addresses the objections raised by residents. Officers consider the heights and massing of the proposed care home building fronting North Hill would fully respect the setting of the listed terrace in its urban context.</p> <p>Officers consider the proposed scheme is acceptable from a conservation perspective as it 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</p>

Stakeholder	Question/Comment	Response
	<ul style="list-style-type: none"> <li>- The daylight/sunlight assessment has not been carried out properly</li> </ul> <p><b>Environment and Public Health</b></p> <ul style="list-style-type: none"> <li>- Significant increase in pollution</li> <li>- Noise pollution</li> <li>- Impact upon local flora/fauna</li> <li>- Impact on trees</li> <li>- Loss of garden space</li> </ul> <p><b>Basement development</b></p> <ul style="list-style-type: none"> <li>- Impact of basement development on the listed terrace</li> <li>- Concerns with the excavation</li> </ul> <p><b>Sustainability</b></p> <ul style="list-style-type: none"> <li>- A zero carbon building should be achieved</li> </ul> <p><b>Other</b></p> <ul style="list-style-type: none"> <li>- The applicant has not addressed the previous concerns raised by neighbours</li> <li>- This application has been submitted to avoid a legal challenge</li> </ul>	<p><b>Size, Scale and Design</b></p> <p>The conservation and design officers have assessed and considered these aspects of the proposed development comprehensively and which are covered in the main body of the report</p> <p>Officers consider the proposal to be of a compatible and appropriate scale to the context, elegantly proportioned, finished in attractive, appropriate materials and detailing and set in lush, high quality landscaping</p> <p><b>Parking, Transport and Highways</b></p> <p>The Transportation Officer has assessed these points and which have been covered in the main body of the report; Officers raise no objections to the proposals subject to conditions being imposed in respect of gym restrictions and the</p>

Stakeholder	Question/Comment	Response
		<p>outpatients facility to reduce the number of trips generated by the development and the resulting car parking demand on local roads.</p> <p>The Council's Transportation team are satisfied with access and parking. The uncertainty in terms of parking stresses has been sufficiently addressed in paragraph 6.7.8-6.7.13</p> <p>The transportation team has considered highway and pedestrian safety during demolition, excavation and construction phase</p> <p>The Council's Transportation team are satisfied with cycle parking and further details can be clarified by way of a condition</p> <p><b>Residential Amenity</b></p> <p>Nearby residential properties would not be significantly materially affected by the</p>

Stakeholder	Question/Comment	Response
		<p>proposal in terms of loss of privacy/overlooking</p> <p>There are no daylight/sunlight and overshadowing concerns to neighbouring properties. The neighbouring gardens that are affected i.e. the rear gardens of Yeatman Road are already overshadowed by an existing tree along the rear boundary. The neighbouring property at 109 North Hill which is in closest proximity to the site is already overshadowed due to its close proximity to the existing care facility building and trees in the garden.</p> <p>The daylight/sunlight assessment was prepared 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).</p>

		<p><b>Environment and Public Health</b></p> <p>The Environmental Health Officer previously assessed the identical proposal raised no objections to the proposed development in respect to air quality and land contamination - subject to the imposition of conditions and informative's that highlights other legislation that addresses other issues of pollution etc.</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.</p> <p><b>Basement development</b></p> <p>Officers consider that the submitted Basement Impact Assessment meets the local plan policy requirement. The councils Building Control Officer has advised that it will</p>
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Stakeholder	Question/Comment	Response
		<p>be the responsibility of the structural engineer and the applicant to ensure that the basement construction is sound.</p> <p>The basement development is considered acceptable subject to a detailed construction management plan condition to ensure there would be no increased flood risk resulting from the development and no impact and a detailed movement monitoring condition that will need to be undertaken of the adjacent properties prior to the commencement of works on site</p> <p><b>Sustainability</b></p> <p>The Council's Carbon Management Team supports the scheme based on its carbon reductions. The shortfall of the care home will need to be offset to achieve a zero-carbon target, in line with Policy. This figure would be secured by legal agreement.</p>

Stakeholder	Question/Comment	Response
		<p>Others</p> <p>This proposal is exactly the same as the planning application approved by members of the Planning Sub Committee in June 2022 (reference HGY/2021/3481). More information regarding the reason for this current planning application is set out in paragraphs 1.2 to 1.3 and 3.2 above</p>