

Planning Sub Committee 11 May 2023

UPDATE FOR CONSIDERATION AT PLANNING SUB-COMMITTEE Item No.1

Reference No: HGY/2022/2731	Ward: Highgate
Address: 44-46 Hampstead Lane, London, N6 4LL	
Proposal: Demolition of existing dwellings and redevelopment to provide a 66-bed care home (Use Class C2); associated basement; side / front lightwells with associated balustrades; subterranean and forecourt car parking; treatment room; detached substation; side access from Courtenay Avenue; removal 4 no. trees in rear; amended boundary treatment; and associated works	

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

REPORT AMENDMENTS

5.0 LOCAL REPRESENTATIONS

2 additional consultations comments have been received since publication of the planning sub-committee agenda (1 neighbour and 1 additional comment from Highgate Society)

(Received since publication of the agenda)

Stakeholder	Question/Comment	Response
	No public benefit - Private profit.	Addressed in the report and principle of development, which show a need for high quality care in the locality.
	Whole area referenced is neutral contributors – no positive contributors. Positivity therefore considered in homogenous style of collective.	This has been reviewed by LBH Conservation Officer. The loss of the pair is considered in detail and the high quality design is considered to be in-keeping with the character of the conservation area
	Not in Arts and Crafts style.	This is a contemporary reinterpretation of the Arts and Crafts architectural language, supported by QRP and officers.
	Additional windows – additional overlooking.	Sufficient distance would be retained between side / rear garden and side elevation of no.1 Courtenay Avenue.
	North facing gardens.	The existing gardens are north facing. These would still provide suitable

	<p>Additional lighting impact on ecology.</p> <p>Impact on views from Kenwood Estate.</p> <p>Loss of TPO trees and impact of ground levels on trees and height of replacements.</p> <p>Diversion of groundwater.</p> <p>Archaeological impact.</p> <p>No.42 should not be considered as a precedent.</p> <p>Welcome the larger garden and improved SuDS but want more from biodiversity and potential improvements to adjacent ecology.</p> <p>SSSI of Hampstead Heath – local hedgehogs being monitored. Should include water feature for biodiversity.</p> <p>Excessive amount of paths in landscaping.</p>	<p>levels of daylight and sunlight for residents.</p> <p>Condition 6 refers to lighting controls with regard to protecting ecology.</p> <p>Historic England made no comment on this relationship, deferring to LBH officers. There will be substantial separation and respect of the setting as assessed in the officer report.</p> <p>The trees to be removed are low and moderate value and there will be an uplift of 17 trees as part of the proposal including an increased net canopy coverage required, which is required by condition . Tree protection of retained trees are addressed by conditions 18 & 19.</p> <p>Flood risk has been considered to be very low. Permeability of surface water will be improved.</p> <p>Condition 8 requires archaeological investigation, in accordance with previous comments received from GLAAS.</p> <p>The permission for No.42 must be considered as part of the context for the proposal which is considered on its own merits within that context.</p> <p>Conditions require biodiversity and urban greening to be improved in accordance with policy, to reach a minimum 10% net gain.</p> <p>Condition 15 has been amended to not only consider potential for bats but for potential hedgehog habitats.</p> <p>The care home use will require use of the garden by residents with impaired mobility, but would still improve permeability, biodiversity net gain and ecology.</p>
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	<p>Development should be screened from the road.</p> <p>Use of faint lines instead of shading in drawing and retaining tree in CGI obscures massing.</p>	<p>There would be hedgerow along the boundary to screen and add biodiversity. This is included in the submitted drawings and in the biodiversity net gain document.</p> <p>The scale is apparent in both sets of drawings and has been assessed accordingly.</p>
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8.0 RECOMMENDATIONS

Amendments to Conditions:

The following conditions have been amended to capture the additional comments received and to eliminate unnecessary conditions. Where conditions have been amended they are in bold and where 'struck through' have been deleted.

Condition 4 has been amended to incorporate the comments encouraging a pond or other suitable water feature, compatible with the use.

Condition 15 has been amended to capture the comments relating to local hedgehog community. As such the Ecological Management Plan will incorporate further assessment of an existing habitat and enhancement in landscaping to encourage future habitat.

Condition 20 has been omitted as it in part duplicated condition 16. Condition 16 refers to landscape and aftercare program but also references safeguarding the proposed net gain.

CONDITIONS:

4. 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 **and potential inclusion of water feature** (e.g. Furniture, storage units, signs, lighting etc.); and
- e) Proposed and existing functional services above and below ground (e.g. Drainage power, communications cables, pipelines etc. Indicating lines, manholes, supports etc.).

Soft landscape works shall include:

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

The approved scheme of planting, seeding or turfing comprised in the approved details of landscaping shall be carried out and implemented in strict accordance with the approved details in the first planting and seeding season following the occupation of the building or the completion of development (whichever is sooner). Any trees or plants, either existing or proposed, which, within a period of five years from the completion of the development die, are removed, become damaged or diseased shall be replaced in the next planting season with a similar size and species. The landscaping scheme, once implemented, is to be retained thereafter.

Reason: In order for the Local Planning Authority to assess the acceptability of any landscaping scheme in relation to the site itself **and encouraging further biodiversity enhancements**, 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.

15. Prior to any demolition works a Construction Ecological Management Plan incorporating the mitigation and enhancements options from the Bat survey report, including toolbox talk to all contractors onsite by a suitably qualified bat licensed ecologist, **as well as consideration of any existing hedgehog community in the vicinity and how best to preserve and encourage such habitats**, shall be

submitted to and approved, in writing, by the Local Planning Authority and thereafter shall be implemented and retained in accordance with the approval.

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

~~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.~~