

REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE

1. APPLICATION DETAILS

Reference No: HGY/2024/3240

Ward: Highgate

Address: 103-107 North Hill N6 4DP

Proposal: Demolition of existing buildings and redevelopment to provide a new care home and rehabilitation clinic (Class C2 - Residential Institution) fronting View Road and including up to 50 beds, hydro pool, salon, foyer/central hub, gym/physio room, lounge and dining rooms and consulting rooms, together with a new residential building (Class C3 - Dwelling Houses) fronting North Hill providing 9 flats (5 x1 bed, 3 x 2 bed and 1 x 3 bed), car and cycle parking, refuse/recycling storage, mechanical and electrical plant, hard and soft landscaping, perimeter treatment 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 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The scheme optimises the potential of the site for a new modern care home and high-quality residential development which responds appropriately to the local context.
- The site benefits from an extant planning consent for the redevelopment of the site for up to a 70 bedroomed care home. This revised proposal seeks to reduce the floorspace for the care home and provide a 50-bedroom care home and nine residential homes;
- The care home facility would provide 50 bedrooms along with a rehabilitation clinic that will include specialist staff and tailored care.
- The development would provide a total of 9 residential dwellings, contributing towards much needed housing stock in the borough.
- The size, mix, and quality of residential accommodation is acceptable, and the homes would either meet or exceed relevant planning policy standards. All flats have private/communal external amenity space.
- 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 as per the extant consent however the newly proposed gap between the care home and residential buildings would be considered beneficial over the previous scheme as it would revert the site somewhat back to its historic urban grain, with two separate buildings to each street frontage.
- 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 19 newly planted trees - ensuring there is no net loss off trees. The 19 new trees will form part of a high quality and substantially sized landscaping scheme as part of the proposed development and.
- The proposed development will secure several obligations including financial contributions to mitigate the residual impacts of the development.

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 and Planning Enforcement or the Director of Planning & Building Standards is authorised 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 30 April 2025 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. Detailed Drawings and External Materials

4. Boundary treatment
5. Hard and Soft Landscaping
6. External Lighting
7. Site levels
8. Secure by Design Accreditation
9. Secure by Design Certification
10. Secure by Design Accreditation at the final fitting stage
11. Contaminated Land
12. Unexpected Contamination
13. Non-Road Mobile Machinery (NRMM)
14. Air Quality and Dust Management Plan (AQDMP)
15. Considerate Constructors Scheme
16. Energy Statement
17. BREEAM
18. Living roofs
19. Whole Life Cycle Carbon Emission
20. Biodiversity Net Gain Plan
21. Urban Greening Factor
22. Overheating Report
23. Arboricultural Impact Assessment
24. Demolition and Construction Management Plan
25. Cycle parking
26. Delivery and Servicing Plan (DSP)
27. Active and Passive EV Charging
28. Wheelchair accessible car parking
29. Car Parking Management Plan
30. Satellite dish/television antenna
31. Extract flues/fans
32. Care Home – C2 Use restriction
33. Telecommunications infrastructure
34. Fire safety
35. Noise from Plant/Equipment
36. Legacy of Mary Feilding
37. Air Quality Neutral

Informatives

- 1) Positive and Proactive
- 2) CIL
- 3) Hours of construction
- 4) Party Wall Act
- 5) Naming and Numbering
- 6) Fire Brigade
- 7) Asbestos

- 8) Metropolitan Police Service Designing Out Crime
- 9) Thames Water underground assets
- 10) Thames Water - Groundwater Risk Management Permit
- 11) Thames Water - Water pressure

Section 106 Heads of Terms:

1. Section 278 Highway Agreement

- Footway improvement works, access to the highway, measures for street furniture relocation, carriageway markings, and access and visibility safety requirements, and improved pedestrian infrastructure
- The developer will be required to provide details of any temporary highways including temporary TMOs required to enable the occupation of each phase of the development, which will have to be costed and implemented independently of the main S.278 works. The works include but are not limited to:
 - 1) The strengthening of the site's vehicle crossover to allow for an increase in heavy vehicle movements
 - 2) Reconstruction of existing crossover at North Hill at the former access to footways
 - 3) Reconstruction of footways nearby to the site to mitigate deterioration caused by the development
 - 4) Resurfacing of the carriageway outside of the site to ensure that the road network can support the increase in trips

2. Sustainable Transport Initiatives

- £4,000 (four thousand pounds) towards the amendment of the Traffic Management Order- to exclude employees from seeking parking permits.
- Monitoring of commercial travel plan contribution of £2,000 per year for a period of 5 years
- £20,000 towards parking management measures

3. Construction Logistics Plan

- £5,000 (five thousand pounds) towards monitoring of the Construction Logistics and Management Plan, which should be submitted 6 months (six months) prior to the commencement of development.

4. Carbon Mitigation

- Be Seen commitment to uploading energy data
- Energy Plan and Sustainability Review
- Estimated carbon offset contribution (and associated obligations) of £44,175 plus a 10% management fee

5. Employment Initiative

- Participation and financial contribution towards Local Training and Employment Plan
- Provision of a named Employment Initiatives Co-Ordinator.
- Notify the Council of any on-site vacancies 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.

6. Monitoring Contribution

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

2.5 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 to pay for any necessary highway works 2) A contribution towards parking management measures. 3) A contribution to monitor the Construction Logistics Plan 4) A contribution towards permit free with respect to the issue of Business Permits for the CPZ. 5) Implementation of a commercial 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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3.0 PROPOSED DEVELOPMENT AND SITE LOCATION DETAILS

3.1 Proposed development

Background

3.1.1 Two identical planning applications under planning references HGY/2021/3481 and HGY/2022/4415 were considered by the Council's Planning Sub Committee and approved in October 2022 and February 2023 respectively subject to conditions. The extant permissions have not been implemented. The extant permissions comprise a new care home of up to 70 beds (Class C2), together with a well-being and physiotherapy centre and associated facilities and services. The proposed scheme seeks to reduce the size of the care home with the well-being and physiotherapy centre with the frontage on View Road only and introduce residential use (Class C3) in its place with the frontage on North Hill. The principle of the redevelopment, scale, massing and the use of a care home with a well-being and physiotherapy centre have already, therefore, been considered and approved.

3.1.2 Planning permission is sought for the demolition of the existing buildings and erection of two buildings fronting North Hill and View Road ranging from three to four storeys in height including a basement level to provide a 50-bed care home and rehabilitation clinic (Class C2) and 9 residential homes (Class C3).

The proposal can be broken down as follows:

Care home and rehabilitation clinic

3.1.3 The new care home fronting View Road is proposed to be three storeys in height consisting of 50 beds and a rehabilitation clinic located over ground, first and second floor levels that will provide well-being and physiotherapy facilities for residents to recuperate from surgery and will include specialist staff and tailored care.

3.1.4 Each floor of the proposed care home consists of the following:

- The **ground floor** will provide a reception space, hydro pool, hydro plant room, male/female, changing rooms, managers office, admin office, salon, foyer/central hub, restaurant, kitchen, private dining room, 11 bedrooms, WC, visitor WC, refuse store, plant room and substation room.
- The **first floor** provides a gym/physio room, green room, female/male changing rooms, dining room, lounge with outdoor terrace, laundry room and 18 bedrooms, 2 suites, nurse station, medicine room, servery, assisted WC, hoist store, linen room; and
- The **second floor** provides consultation rooms, staff room, male/female changing rooms, servery dining room, lounge with outdoor terrace, assisted WC, 18 bedrooms, 2 suites, storeroom, med store and nurse station. Outdoor

communal amenity space for the care home and rehabilitation clinic is in the form of an expansive 'healing garden'.

Residential building

3.1.5 The new residential building will be located on the North Hill frontage. The building is 4 storeys in height consisting of 9 residential homes over basement, ground and upper floors. The proposed new homes would consist of:

- 5 x 1 bed;
- 3x2 bed; and
- 1 x 3 bed dwellings.
- The three-bedroom dwelling located in the basement will have access to a private sunken garden.
- The 2-bed dwelling on the ground floor will have access to a private outdoor terrace and the upper floor dwellings will have private amenity space in the form of a balcony.
- A communal garden for the residential dwellings is located to the rear.
- The refuse store to serve the dwellings is located to the rear of the communal garden.

Materials

3.1.6 The development would be contemporary in style with the North Hill frontage for the residential homes to be faced in yellow brick and include a dark grey aluminium window system and parapet in a Portland coping stone.

3.1.7 The View Road frontage for the care home and rehabilitation clinic 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.

Soft and hard landscaping

3.1.8 The proposal would include comprehensive landscaping around the development including to the frontages along View Road and North Road. Some of the new landscaping features for the care home and rehabilitation clinic will include a 'healing garden', water features, raised planters new tree planting, hedging, paving, soft planting, semi private terraces, green walls, outdoor seating, biodiverse roof and accessible paths associated with. Some of the new landscaping features for the residential homes will include patio paving, planting, green roofs, outdoor seating, shrubs and planting.

Parking and highways

3.1.9 In terms of the care home and rehabilitation clinic, the proposal would include 10 parking spaces including 2 blue badge bays and 8 cycle parking spaces. An

area for ambulances and delivery/service vehicles to park is also proposed. In terms of the residential component of the proposal, two off street car parking spaces including one blue badge parking bay and 16 cycle parking spaces within an external covered and secure cycle store in the communal garden is proposed.

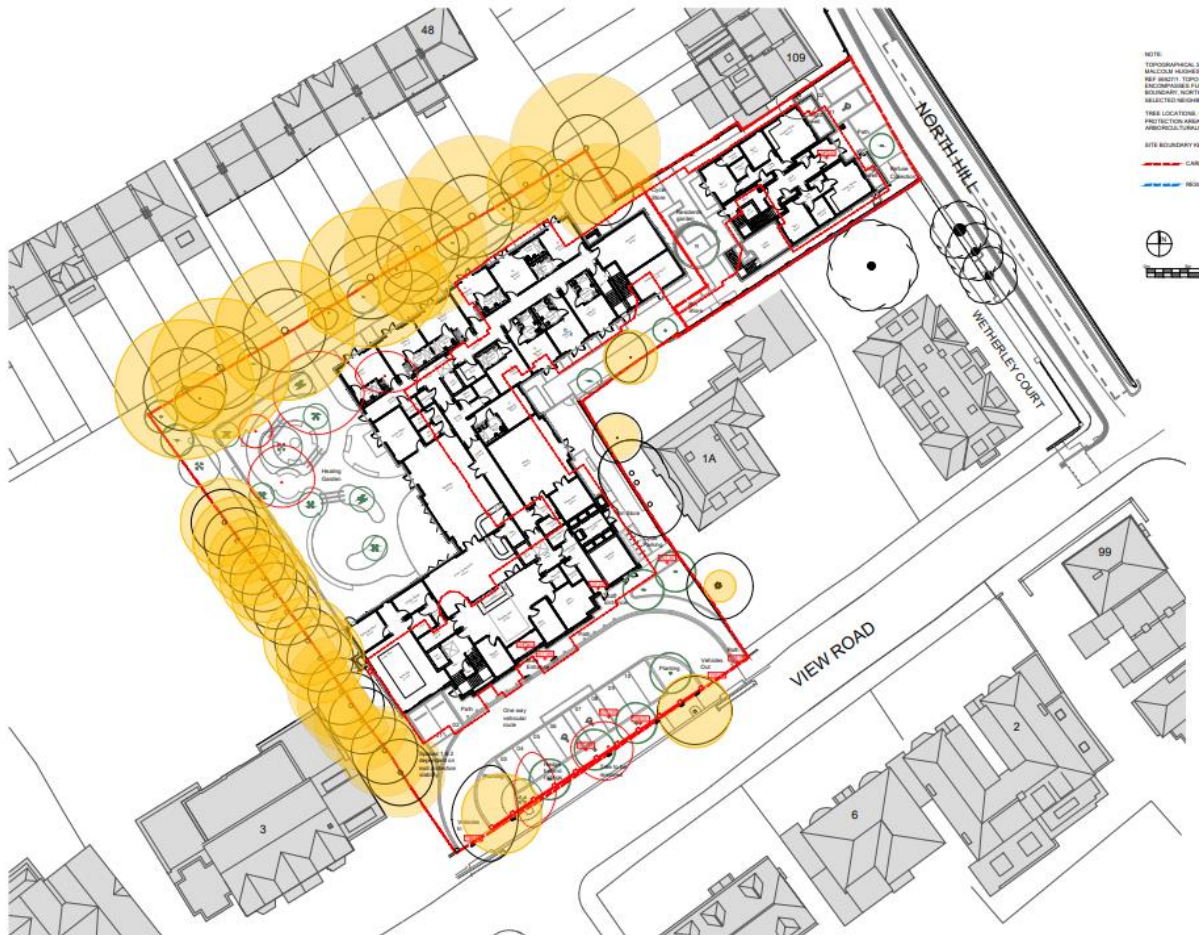


Figure 1 - proposed site layout

Site and Surroundings

3.1.10 The site is currently 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.

3.1.11 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.

3.1.12 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 parking space for use by people with disabilities, 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.

3.1.13 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.



Figure 2 – Aerial View

3.1 Relevant Planning and Enforcement history

- 3.2.1 The site has a significant planning history including several alterations and extensions to the buildings. However, the most recent and relevant planning applications are 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

HGY/2022/4415 - 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 – Granted 14/02/2023

HGY/2024/1573 - Variation of Condition 2 (Approved plans, specifications and documents) of planning permission ref: HGY/2022/4415 (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, medical/treatment 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 06/09/2024

4 CONSULTATION RESPONSE

4.1 Planning Committee Pre-Application Briefing

- 4.1.1 A Planning Committee Pre-Application Briefing was not considered necessary for this scheme when assessed against the extant permission in terms of its changes in design and land use.

4.2 Quality Review Panel

- 4.2.1 The original scheme went through rigorous design negotiations and the design of this proposed scheme does not depart significantly from the extant scheme and as such it was not necessary to be reported back to the Quality Review Panel.

4.3 Development Management Forum

- 4.3.1 A Development Management Forum was not considered necessary for this scheme due to the extent of public consultation and engagement that took place in relation to the extant permission.

4.4 Application Consultation

- 4.4.1 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, subject to conditions

Transportation

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

Waste Management

No objections

Employment and Skills

No comments received.

NHS Haringey

No comments received.

Arboricultural Officer

No objections

Nature Conservation

No comments received

Pollution Lead Officer

No comments received

Surface and flood water

No objections

Carbon Management

No objections, subject to conditions and S106 legal clause

Public Health

No comments received.

Supported Accommodation

No comments received.

Building Control

No comments received

EXTERNAL

Thames Water

No objection, subject to informatives

Designing out crime

No objection subject to conditions .

Transport for London

No objection

Environment Agency

No comments received.

London Fire Brigade

No comment received

Historic England

No objection

GLAAS

No objection

Tree Trust for Haringey

No comments received.

LB Camden

No objection

LB Islington

No comment

5. LOCAL REPRESENTATIONS

5.1 The following were consulted:

- Neighbouring properties
- Site notices erected in the vicinity of the site
- Press Notice

5.1.1 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:2
Objecting:2
Supporting: 0
Others: 0

5.1.2 The following local groups/societies made representations:

- An objection was received from The Highgate Conservation Area Advisory Committee (CAAC)

5.1.3 An objection was received from the adjoining neighbour at 1A View Road

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

- The quality of the residential accommodation is poor
- Daylight/sunlight for the residential homes are poor
- The front elevation on North Hill is poorly designed
- Loss of privacy/overlooking
- Loss of daylight and sunlight
- Secure by Design concerns
- Concerns with additional traffic generation
- The full impact on the nearby traffic flow needs to be fully understood
- Highways and safety concerns

6 MATERIAL PLANNING CONSIDERATIONS

The main planning issues raised by the proposed development are:

1. Background
2. Principle of the development
3. Housing Mix
4. The impact of the proposed development on the character and appearance of the Conservation Area
5. Design and Appearance
6. Care Home Quality/Residential Quality
7. Impact on Neighbouring Amenity
8. Parking and Highways
9. Basement Development
10. Sustainability, Energy and Climate Change
11. Urban Greening, Trees and Ecology
12. Flood Risk and Drainage
13. Air Quality and Land Contamination
14. Fire Safety
15. Employment
16. Conclusion

6.1 Background

6.1.1 An application (planning reference : HGY/2021/3481) for the demolition of the existing buildings and redevelopment to provide a new care home (Class C2) together with a well-being and physiotherapy centre was considered by the Council's Planning Sub Committee and was approved in October 2022 subject to conditions and a S106 legal agreement. **Subsequent to this an identical application** (reference: HGY/2022/4415) was made by the Applicant as the first planning permission (reference HGY/2021/3481) at the time became the subject of a legal challenge by way of a Judicial Review on the Council's decision to grant planning permission. The second planning permission was sought to ensure it would be free from legal challenge so that the Applicant could proceed on site. The identical application (reference HGY/2022/4415) was considered by the Council's Planning Sub Committee and was approved in February 2023 subject to conditions and a S106 legal agreement. The Judicial Review application was withdrawn in March 2023.

6.1.2 The extant permissions (ref: HGY/2021/3481 and HGY/2022/4415) comprises a new care home of up to 70 beds (Class C2), together with a well-being and physiotherapy centre and associated facilities and services with a basement of 2,090.3 square metres that accommodates 17 car parking spaces, cycle spaces, gyms, consulting rooms, hydro pool and sauna, cinema, various "back of house" facilities" and plant.

6.1.3 Following this, an application to vary Condition 2 (Approved plans, specifications and documents) of this approved scheme (ref: HGY/2022/4415)

was approved under planning reference HGY/2024/1573 in June 2024 to make the following amendments;

- Omission of the basement below the care home (retained below the flats);
- A change in the window types to bedroom 10 (on the ground floor), bedroom 17 (on the ground floor) and bedroom 46 (on the first floor);
- A change in the staff entrance door from a double door to a single door;
- The omission of a lightwell fronting North Hill;
- Relocation of a dormer window at second floor to bedroom 68 (former location revised to a stairwell through all floors);
- Addition of a window at first floor to bedroom 39;
- Omission of 4 no. windows at North Hill second and third floors; and
- Internal changes to the permitted floor layouts as a result of the relocation of and reduction in the size of some of the well-being and physiotherapy centre facilities;

6.1.4 This current proposal essentially seeks to revise the current consented care home scheme for a mixed use development as the applicant has stated that the extant scheme is not currently viable mainly due to the cost associated with the basement excavation and there has also been a shift in the care market towards a preference for slightly smaller care homes with lower numbers of bedrooms.

Set out below are the proposed changes to the extant scheme, which are:

- Reduction of overall floorspace from 6,830 square metres (GEA) to 4,823 square metres (GEA);
- Omission of the two storey element of the building which links the View Road and North Hill buildings to create two separate buildings facilitating a separate care home/rehabilitation clinic building (C2) and residential building (C3) and its replacement with a communal garden for the residential homes;
- Retention of care facility but the type of care would change from long-term accommodation for senior care (including dementia and palliative care) with a care home that will provide well-being and physiotherapy facilities for residents to recuperate from surgery;
- Omission of a well-being and physiotherapy centre (which was part of the care home) that would have catered for a mix of inpatient and outpatient/public use;
- Reduction of care beds from 70 to 50;
- Addition of 9 residential homes on the North Hill frontage;
- Omission of the basement accessed off the View Road frontage (retained below for the residential element);
- Omission of the lightwells fronting View Road;
- Additional lightwell fronting North Hill;
- Wellness facilities located on the ground floor of the care home;
- Relocation of vehicle parking from the basement to the front garden of the View Road frontage;
- New retaining boundary wall at View Road;

- Addition of balconies to the rear of the residential building fronting North Hill;
- Minor changes to the façade fronting North Hill

6.2 Principle of the development

National Policy

- 6.2.1 The 2024 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). It also advocates policy that seeks to significantly boost the supply of housing and requires local planning authorities to ensure their Local Plan meets the full, objectively assessed housing needs for market and affordable housing
- 6.2.2 The National Planning Policy Framework (NPPF) was last updated in December 2024. This version of the National Planning Policy Framework was amended on 7 February 2025 to correct cross-references from footnotes 7 and 8 and amend the end of the first sentence of paragraph 155 to make its intent clear. For the avoidance of doubt the amendment to paragraph 155 is not intended to constitute a change to the policy set out in the Framework as published on 12 December 2024.

Development Plan

- 6.2.3 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 Development Plan Document (2017), the Site Allocations DPD (2017) and the Highgate Neighbourhood Plan (2017).

London Plan

- 6.2.4 The London Plan is the overall strategic plan for London, setting out an integrated economic, environmental, transport and social framework for the development of London over the next 20–25 years. The London Plan (2021) sets a number of objectives for development through various policies. The policies in the London Plan are accompanied by a suite of Supplementary Planning Guidance (SPGs) and London Plan Guidance.
- 6.2.5 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.

6.2.6 The London Plan (2021) Table 4.1 sets out housing targets for London over the coming decade, setting a 10-year housing target (2019/20 - 2028/29) for Haringey of 15,920, equating to 1,592 dwellings per annum.

6.2.7 Policy H1 of the London Plan 'Increasing housing supply' states that boroughs should optimise the potential for housing delivery on all suitable and available brownfield sites.

6.2.8 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.

The Local Plan

6.2.9 The Council is preparing a new Local Plan and consultation on a Regulation 18 New Local Plan First Steps documents took place between 16 November 2020 and 01 February 2021. The First Steps document sets out the key issues to be addressed by the New Local Plan, asks open questions about the issues and challenges facing the future planning of the borough and seeks views on options to address them. It has very limited material weight in the determination of planning applications at this time.

6.2.10 Haringey's Local Plan Strategic Policies 2017 sets out the long-term vision of how Haringey, and the places within it, should develop by 2026 and sets out the Council's spatial strategy for achieving that vision. The site itself does not form part of any Site Allocation and can be described as a brownfield windfall site.

6.2.11 Policy SP2 of the Local Plan states that the Council will aim to provide homes to meet Haringey's housing needs and to make the full use of Haringey's capacity for housing by maximising the supply of additional housing to meet and exceed the stated minimum target.

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

6.2.13 Policy DM15 of the DM DPD sets out the Council's policy on specialist housing.

6.2.14 Policy DM10 of the DM DPD seeks to increase housing supply and seeks to optimise housing capacity on individual sites.

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

5 Year Housing Land Supply

6.2.16 The Council at the present time is unable to fully evidence its five-year supply of housing land. The 'presumption in favour of sustainable development' and paragraph 11(d) of the NPPF should be treated as a material consideration when determining this application, which for decision-taking means granting permission unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusal or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the NPPF taken as a whole.

6.2.17 Nevertheless, decisions must still be made in accordance with the development plan (relevant policies summarised in this report) unless material considerations indicate otherwise (of which the NPPF is a significant material consideration).

Land Use Principles

6.2.18 The proposed development would replace the existing care home (Use Class C2) with a mixed-use development comprising of a new smaller care home and rehabilitation clinic of up to 50 beds (Class C2) and 9 residential homes (Class C3).

Proposed mixed use – Care Home and Residential Uses

Replacement of the existing care home

6.2.19 Policy DM15 of the DM DPD 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.

6.2.20 The site has operated as a care home (Use Class C2) for at least 87 years. The former Mary Feilding Guild care home was registered with the Care Quality Commission (CQC) as a care home (Class C2). Therefore the site has an established use as a care home and the proposed development seeks to retain a care home use on site.

6.2.21 The principle of a replacement care home has been established under the extant approved schemes – references HGY/2021/3481 and HGY/2022/4415. The extant permissions include a care home of up to 70 beds together with a well-being and physiotherapy centre and associated facilities. The extant permissions are predominantly for traditional, long-term accommodation for senior care (including dementia and palliative care). That would account for approximately 61% of the bedrooms. The well-being and physiotherapy centre would account for approximately 39% of the bedrooms provided for residents to recuperate from operations with specialist staff tailored care. The well-being and physiotherapy centre was envisaged to cater for a mix of inpatient and outpatient/public use for these facilities.

6.2.22 The current proposal comprises a smaller care home of up to 50 beds and rehabilitation clinic (Class C2) which will provide well-being and physiotherapy facilities for residents to recuperate from surgery and will include specialist staff and tailored care. The principle of a care home on this site is acceptable in light of the existing use of the site and the extant permissions. This proposal has similar facilities and services for residents as the extent permission, albeit some are of a reduced size. The applicant states that there is strong current and forecast demand for this type of facility which will provide specialist services that are not currently available in London. As a result, many people who require this type of specialist accommodation and care occupy NHS hospital beds which does not best meet their needs and does not help achieve best health outcomes for them. It also exacerbates the waiting times for other people who do require NHS beds. The applicants also state that traditional, long-term accommodation for senior care (including dementia and palliative care) that was proposed in the extant permissions can be provided elsewhere in the local area. It is important to note that planning permission was recently approved nearby in Highgate under reference HGY/2022/2731 for a 66-bed care home catering for residents with dementia.

6.2.23 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. In terms of the other requirements of Policy DM15 of the DM DPD; meeting an established local need and providing a standard of housing and facilities suitable for the intended occupiers; the extant permission was found acceptable in this regard and no new material issues are raised. Therefore the principle of a new care home of up to 50 beds with a rehabilitation clinic is considered acceptable.

Residential Use

- 6.2.24 The proposal would also introduce 19 self-contained homes as well as the care facility. It is considered that the principle of a residential use on the site is acceptable, compatible with the care home use, and would contribute to meeting the Borough's identified housing targets. Policy SC1 of the Highgate Neighbourhood Plan seeks to facilitate delivery of a minimum of 300 net additional housing units in Highgate up to 2026. It is considered that the proposed residential homes in conjunction with the care home and rehabilitation centre is an acceptable use for the site given the site's location in a predominantly residential area.

Land Uses – Conclusion

- 6.2.25 The principle of a replacement care home and rehabilitation clinic has been established under the extant approved scheme and is considered to meet an established local need, and the introduction of new residential homes will contribute to the Borough's housing stock. The provision of these land uses on the site is also supported by regional and local planning policy, as described above. For these reasons the proposed development is acceptable in principle in land use terms, subject to all other relevant planning policy and other considerations also being acceptable as discussed below.

6.3 Housing Mix

- 6.3.1 London Plan (2021) Policy H10 states that schemes should generally consist of a range of unit sizes. To determine the appropriate mix of unit sizes in relation to the number of bedrooms for a scheme, it advises that regard is made to several factors. These include robust evidence of local need, the requirement to deliver mixed and inclusive neighbourhoods, the nature and location of the site (with a higher proportion of one and two bed units generally more appropriate in locations which are closer to a town centre or station or with higher public transport access and connectivity), and the aim to optimise housing potential on sites.
- 6.3.2 Policy SP2 of the Local Plan and Policy DM11 of the Council's DM DPD adopts a similar approach.
- 6.3.3 Policy DM11 of the DM DPD states that the Council will not support proposals which result in an over concentration of 1 or 2 bed units overall unless they are

part of larger developments or located within neighbourhoods where such provision would deliver a better mix of unit sizes.

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

Unit type	Total units	%
1 bed	5	55.5%
2 bed	3	33.5%
3 bed	1	11%
Total	9	100%

6.3.5 Though predominantly comprising one and two bedroomed homes, Officers consider the scheme provides a mix of dwellings which would deliver a range of unit sizes, and includes a family sized home, to meet local housing requirements. Policy SC1 of the Highgate Neighbourhood Plan notes the importance of smaller dwellings to provide for a mix of house sizes and to allow older residents to downsize from family housing.

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

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

6.4.1 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.

6.4.2 Policy DM9 of the DM DPD 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

6.4.3 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”.

- 6.4.4 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.”
- 6.4.5 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.
- 6.4.6 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.
- 6.4.7 The site lies within the Highgate Conservation Area, and adjacent to a row of Grade II listed buildings, 109-119 North Hill. The townscape along North Hill is characterised by the varied and down-sloping topography of The Bank, and three to four storey buildings of various age well set-back from the pavement behind their front gardens with a wide streetscape. The main elevation of the existing office building of the Mary Feilding Guild Care Home fronts North Hill. The existing office building on North Hill is linked through a series of utilitarian

extension buildings to the original 1920's care home building fronting View Road. View Road is a quiet residential street where several listed and locally listed large houses comfortably set in large sites are complemented by leafy front gardens and generous, deep rear gardens and contribute to a more suburban character.

- 6.4.8 The Conservation Officer notes that the extant scheme on this site was subject to an extensive set of negotiations and design refinement. Ultimately Officers considered that whilst that previous scheme would be considered to cause some less than substantial harm, this was at the lower end of the spectrum and the public benefits would outweigh this harm. The fundamental aspects of the proposed scheme's design, and its assessment of the site and its context remain, the mass of the proposed buildings and their design is predominantly the same, however the newly proposed gap would be considered beneficial over the previous scheme, this would revert the site somewhat back to its historic urban grain, with two separate buildings to each street frontage which is supported. Whilst the introduction of balconies, and associated privacy screening would introduce some greater high level mass, this would still be considered an improvement in the relationship to the listed terrace as this would be a lot less dominant than the previously proposed greater built form. The quality of the detailing for the balconies and screening should be ensured through condition.
- 6.4.9 Most of the other changes proposed are in relation to new servicing requirements and parking which have had subsequent consequences for the landscaping. Several of these changes have been amended as part of new pre-application discussions and the general extent of proposed landscaping has been better retained.
- 6.4.10 The height of the north hill facing block was carefully designed and tested. The proposals on the North Hill frontage includes rooftop Air Source Heat Pumps (ASHPs) and associated screening which has been repositioned to reduce its impact. The Conservation officer notes that the viewpoints provided demonstrates that the plant to the roof in the revised location would not be visible.
- 6.4.11 There are some aspects of the proposed landscaping which need some more careful consideration than the basic outline indicated on the plans. The frontage to North Hill has been somewhat downgraded by the retention of the two car parking spaces. Whilst the proposed would still represent a beneficial change from the existing, the entrance is now less legible because of the various conflicting uses this small frontage now needs to negotiate, as the path no longer aligns with the building and the space feels a little muddled. These detailed design aspects can be resolved through an appropriate landscaping condition.
- 6.4.12 The main alteration to the View Road is the alterations to the boundary wall and landscaping to include car parking. The previous scheme was supported in part because it was 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. The design of the proposed new boundary wall has been further refined to more closely resemble the existing boundary wall, such as omitting the aluminium railing, increasing the height between the piers and showing a recessed brick feature. The revisions are supported by the Conservation Officer as it would ensure that the positive aspect of the extant permission is maintained. The detailed design aspects of the boundary wall can be secured through condition.

6.4.13 The Conservation Officer therefore concludes the proposed development will lead to a very low, less than substantial harm. to the significance of the conservation area and its assets as per the extant permission; however the newly proposed gap would be considered beneficial over the previous scheme as it would revert the site somewhat back to its historic urban grain, with two separate buildings to each street frontage. 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.

6.5 Design and Appearance

6.5.1 The NPPF 2024 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

6.5.2 Policy DM1 of the DMDPD states that all new developments must achieve a high standard of design and contribute to the distinctive character of the local area.

6.5.3 The Design officer notes that the overall scale of the development above ground, the footprint and the elevations along the site frontages remain largely unchanged from the extant permissions. The basement and associated light wells have been omitted along View Road, and an additional light well has been incorporated in the North Hill frontage. The most noticeable external change is the omission of a portion of the two-storey element in favour of creating both clear separation between the care home and residential homes, to provide a communal garden for future occupants of the residential dwellings which is supported.

6.5.4 The View Road façade with its gable ends, dormer windows, roof articulation and architectural detailing references the Queen Anne style of architecture. In contrast the North Hill façade is stepped into three bays, and is a contemporary interpretation of a Georgian terrace. The window proportions decrease in height

from the floor as they scale the building and the prominent soldier courses running across enhances the design of the North Hill frontage. The locality comprises a mix of classical, traditional, and modern architectural styles and those expressed in the elevations are prominently referenced in the area.

- 6.5.5 The Design Officer notes that there is a loss of green cover along the southern boundary abutting View Road to accommodate surface parking, compared to the extant permission which includes the large basement. The proposed landscaping and trees however along the boundary are considered sufficient to soften the visibility of the parked cars.
- 6.5.6 The proposed retaining boundary wall along View Road which replaces the existing wall will replicate the existing boundary wall in terms of detailing and style. 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.
- 6.5.7 Therefore, the proposed design of the development is considered to be a high quality design and in line with the policies set out above.

6.6 Care home Quality/Residential Quality

Care home quality

- 6.6.1 As noted above Policy DM15 of the DM DPD requires that 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.
- 6.6.2 The layout of the care home and rehabilitation clinic is smaller in footprint than the extant permissions largely due to the omission of the large basement,
- 6.6.3 Residents and guests are expected to arrive by way of private ambulance, where they will be dropped off in the main car park. A drop off / deliveries area is provided for ease of vehicle movements. A separate dedicated staff entrance is located to the right side of the frontage to limit delivery movements through the resident hub.
- 6.6.4 The ground floor of the care home will focus on providing a vibrant, open, welcoming entry to a central hub. The hub will be focal point, a space to meet, access facilities, and to access the wellbeing centre. The central hub is informed by the shape and use of the site and links the internal space with what will be the secure and private healing garden.
- 6.6.5 Corridors are designed to be a minimum 1.8m width, to allow for moving of beds and sufficient width for wheelchairs to pass each other. All doors to resident areas will be designed with a minimum clear width of 800mm, allowing sufficient space for wheelchair access.

- 6.6.6 All rooms will benefit from generous floor space, wheelchair friendly wet room en-suites (large enough to allow for staff assistance) and their own private kitchenettes with drink making facilities. Private patios will be provided at the ground floor, whilst a number of Juliet balconies will be provided at first floor. All windows are designed to allow views for wheelchair users.
- 6.6.7 A dedicated nurse station is included centrally, and the care home will provide state of the art monitoring linked to nurse call systems to ensure beds are monitored and staffed and residents are safeguarded
- 6.6.8 Therefore the quality and layout of the proposed accommodation (as is the case with the extant permissions) 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 of the DM DPD.

Care Home - Accessible Accommodation

- 6.6.9 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 Policy DM2 of the DM DPD, which requires new developments to be designed so that they can be used safely, easily and with dignity by all.
- 6.6.10 As per the extant permissions, the ground floor will broadly sit as per the existing level and will provide level access throughout. External levels will be graded through planted areas, and paths and access routes will be level with no external gradient steeper than 1:20. Each entrance into the building, and exit from dayrooms, and similar areas, will have level thresholds for ease of wheelchair use. Strategically placed 13-person lifts will allow for access to the upper floors which will provide level access throughout. Two accessible car parking spaces are provided. An ambulance drop off bay is proposed at ground level. The proposal is therefore acceptable in this regard.

Care Home - Outlook and Privacy

- 6.6.11 As per the extant permissions, 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.

Care Home - Daylight/sunlight/overshadowing

- 6.6.12 Daylight/sunlight and overshadowing for future occupants of the proposed care home remains largely unchanged from the extant permissions as it will be a significant improvement to the existing building as natural light has been incorporated into the proposed building as far as possible.

- 6.6.13 The facilities associated with the rehabilitation clinic located on the ground and upper floors will benefit from a significant improvement of natural light when compared to the extant permissions as the basement that was heavily reliant on artificial lighting and lightwells has been omitted from this scheme.
- 6.6.14 Sunlight to the external outdoor garden space will remain largely unchanged to the extant permissions as it will vary 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.

Care Home - Other Amenity Considerations

- 6.6.15 With regard to air quality, the care home facility will benefit from bedrooms with windows, private patios, communal outdoor spaces/terrace, and day spaces located away from the closest significant road traffic emissions source (North Hill). Further details of passive design measures can be secured by the imposition of a condition.
- 6.6.16 Lighting throughout the site would be controlled by the imposition of a condition so it would not adversely impact on future occupiers.
- 6.6.17 All waste collection will be from the dedicated store at ground floor level adjacent to the servicing bay and will be collected by private contractors. The refuse collection area to the care home is located adjacent to the substation and is carefully sited away from the pedestrian access route. The Council's Waste Management Officer is satisfied the refuse store is sufficient to store waste for one week.

Care Home - Security

- 6.6.18 The site is bounded by a newly proposed low-level wall at the frontage. The access point will be open and inviting, without the restriction of gates. CCTV will monitor the vehicular access point. CCTV will be installed to monitor the buildings perimeters and main access points. The system will have recording capability and will be monitored within the home. 24-hour lighting will be proposed to communal areas, including the communal foyer, corridors, restaurant, stairwells, and all entrance / exit points. Postal deliveries will be via the main building entrance. Large deliveries will be greeted by the reception, where access will be controlled. CCTV will be installed in the lobby area and will cover the front entrance.
- 6.6.19 The secure resident garden will be bounded by a minimum of 1.8m high timber panel fence or existing brick wall structures. All pedestrian gates will span from floor to min 1.8m height to prevent gaps for intruders to climb over or under. They will be of a robust construction and not easily climbable or scalable and with no mid rails. They will be self-closing and self-locking with fob access and push button to exit, with the exit button positioned so as not to be accessible from the street. Pedestrian gates to the care home will be subject to CCTV /

audio access control or fob system. Footpaths are to include lighting to the relevant levels.

- 6.6.20 The Secured by Design Officer does not object to the proposed development subject to conditions being imposed on any grant of planning consent 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 requiring provision and approval of lighting details in the interests of security.

Residential Quality - General layout

- 6.6.21 The general layout of the residential building fronting North Hill comprises of one three bedroom ground floor dwelling at basement level flanked by three light wells and accessed internally through the staircase and lift core, and externally through an outdoor staircase in the sunken garden. Two dwellings are located on each floor above. The two bed ground floor flat has a private terrace and the upper floor flats have private balconies/terraces. There is a 116 square metres communal garden to the rear of the residential block at ground level. There is a dedicated communal cycle store and bin store within the communal garden to the rear. Two parking spaces which include one blue badge parking bay would be located within the front garden facing North Hill.
- 6.6.22 The Nationally Described Space Standards set out the minimum space requirements for new housing. The London Plan 2021 standards are consistent with these. London Plan Policy D6 requires housing developments to be of high-quality design, providing comfortable and functional layouts, benefiting from sufficient daylight and sunlight, maximising the provision of dual aspect units and providing adequate and easily accessible outdoor amenity space. It provides qualitative design aspects that should be addressed in housing developments.
- 6.6.23 The Mayor of London's Housing SPG seeks to ensure that the layout and design of residential and mixed-use development should ensure a coherent, legible, inclusive and secure environment is achieved.

Residential Quality - Indoor and outdoor space/accommodation standards

- 6.6.24 All proposed dwellings exceed minimum space standards including bedroom sizes, complying with policy. All but one of the homes would have private amenity space in the form of either a private garden, terraces/balconies that meets the requirements of the Mayor's Housing SPG. Due to the constraints of the site, the ground floor one bed dwelling does not benefit from private amenity space; however the future occupant will have access onto the communal garden. All new homes would have access to a shared communal garden.

All dwellings have a minimum floor to ceiling height of 2.5m. Considerable care has been taken in the layout of dwellings within the block.

All dwellings are well laid out to provide useable living spaces and sufficient internal storage space. The homes are acceptable in this regard.

All dwellings are dual aspect whilst preserving privacy to the existing neighbours.

Residential Quality - Accessible Housing

6.6.25 London Plan Policy D7 seeks to provide suitable housing and genuine choice for London's diverse population, including disabled people, older people and families with young children. To achieve this, it requires that 10% of new housing is wheelchair accessible and that the remaining 90% is easily adaptable for residents who are wheelchair users. Local Plan Policy SP2 is consistent with this as is Policy DM2 of the DM DPD which requires new developments to be designed so that they can be used safely, easily and with dignity by all.

6.6.26 All dwellings achieve compliance with Building Regulations M4 (2). Whilst the proposed scheme does not provide wheelchair accessible homes on site M4(3), all the flats will be suitable for a wide range of occupants, including older people, those with reduced mobility and some wheelchair users. The proposed building provides step free access throughout and incorporates a passenger lift suitable for a wheelchair user. One accessible blue badge car parking space is provided in the front garden.

Residential Quality - Child Play Space provision

6.6.27 London Plan Policy S4 seeks to ensure that development proposals include suitable provision for play and recreation. Local Plan Policy SP2 requires residential development proposals to adopt the GLA Child Play Space Standards and Policy SP13 underlines the need to make provision for children's informal or formal play space.

6.6.28 The child yield calculation for the proposed development based on the mix and tenure of units in accordance with the current GLA population yield calculator requires a total of 15.4 square metres of play space for all age groups.

6.6.29 The proposed development includes 15.4 square metres of dedicated child play space which comprises of informal play for 0-11 year olds. The playspace proposed will have a wet pour play surface which can be used with a variety of play equipment due to its safety. Details of play facilities within the playspace proposed has not been provided. Officers are satisfied this can be adequately addressed at a later stage, and as such this matter can be secured by the imposition of a condition.

6.6.30 There are also large play areas for older children within Highgate Woods (approximately 272m from the site).

6.6.31 The play space provision for younger and older children is policy compliant and is therefore acceptable.

Residential Quality - Outlook and Privacy

6.6.32 The residential homes will have an outlook from windows and balconies onto the communal garden, refuse store, cycle store and well landscaped frontage whilst also allowing passive surveillance and animation to the communal garden. The three-bedroom dwelling located in the basement is proposed to be served by three light wells to enable sufficient outlook from the dwelling. Bedroom 1 of the two-bed dwelling on the ground floor is adequately screened by the landscaping in the rear communal garden by a 1.2m high hedge to maintain privacy to the bedroom from the communal garden. Care has been taken to ensure the proposed bedrooms of the care home are not overlooked by the windows/balconies of the new residential homes

6.6.33 As such, it is considered that appropriate levels of outlook and privacy would be achieved within the proposed development for the proposed residential homes.

Residential Quality - Daylight/sunlight/overshadowing

6.6.34 Overall it is considered the residential homes would benefit from good levels of daylight. The sunken garden of the basement flat due to its southerly aspect ensures it is well-lit despite the partially overhanging balconies two floors above on the first, second and third floors.

Residential Quality - Other Amenity Considerations

6.6.35 Further details of air quality will be adequately addressed at a later stage, and as such this matter can be secured by the imposition of a condition (This is covered in more detail under paragraphs 6.13.1-6.13.3 of the report).

6.6.36 Any noise from any plant and associated equipment can be controlled through a condition.

6.6.37 Lighting throughout the site is proposed, details of which will be submitted by the imposition of a condition so to ensure there is no material adverse impacts on future occupiers of the development.

6.6.38 The communal waste store for the residential block is located in the communal garden to the rear. Collections from the North Hill service road, as per the adjacent properties will be carried out for the residential units. Residents will move bins from the rear permanent waste store to the temporary kerbside collection area, which is within 10m of the collection point, and moved back to the rear of the site once emptied. The Council's Waste Management Officer is satisfied with the proposed arrangement for the refuse/recycling bin collection for the residential dwellings.

Residential Quality – Security

6.6.39 CCTV will monitor the buildings perimeters and main access points. 24-hour lighting will be proposed to communal areas, including the building frontage, communal foyer, corridors, stair well and rear garden. Postal deliveries will be via the main building entrance where an intercom system will allow access to a secure covered lobby. CCTV will be installed in the lobby area and will cover the front entrance and the mailbox.

The main entrance door and the stairwell / rear door will have an integrated camera. The communal garden will be bounded by a minimum of 1.8m high timber panel fence which will be shared by the care home. All pedestrian gates will span from floor to min 1.8m height to prevent gaps for intruders to climb over or under. They will be of a robust construction and not easily climbable or scalable with no mid rails. They will be self-closing and self-locking with fob access and push button to exit, with the exit button positioned so as not to be accessible from the street.. Pedestrian gates will be subject to CCTV / audio access control or fob system.

6.6.40 The Secured by Design Officer does not object to the proposed development subject to conditions being imposed on any grant of planning consent 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 requiring provision and approval of lighting details in the interests of security.

6.7 Impact on Neighbouring Amenity

6.7.1 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.

6.7.2 Policy DM1 'Delivering High Quality Design' of the DM DPD 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

6.7.3 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

6.7.4 The daylight analysis demonstrates 95% compliance of the primary Vertical Sky Component (VSC) assessment and 97% compliance with of the supporting No

Skyline BRE assessment criteria. Furthermore, an alternative baseline assessment discounting the effect of canopies over ground floor windows to 34 and 46 Yeatman Road demonstrates that the VSC infringements are more because of the presence of these canopies rather than because of the over development of the proposed massing itself.

- 6.7.5 The sunlight assessment demonstrates 100% compliance with the annual probable sunlight hours (APSH) and 99% of the winter APSH assessments.
- 6.7.6 The shadow assessments of the neighbouring gardens and amenity spaces illustrates only three gardens which will fall short of the criteria. Two will potentially experience minor infringements only with the third impact more noticeable where this garden is in such proximity to the development 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.
- 6.7.7 The Design Officer notes that the layout of the proposed development is considerate of the neighbouring properties and generally consistent with the Council's local planning policy on daylight, sunlight, and shadowing. Overall, the proposal would not have a material adverse impact on daylight and sunlight to residents of neighbouring properties.

Privacy/Overlooking and outlook

- 6.7.8 The proposal remains largely unchanged from the extant permission in that there will be no additional windows facing residential property's. Window positions and fenestration are broadly unchanged to all street facing elevations. Minor changes are proposed to the rear garden facing elevations, where window positions are adjusted to suit the relocated well-being centre and internal plan reconfigurations. The balconies for each residential dwelling on the upper floors will be fitted with screens to the east and west to prevent overlooking. On the third floor of the residential dwellings, a section of the slab has been indicated as a flat roof with no access to prevent overlooking on neighbouring properties.
- 6.7.9 The 20-30 metre distance between the main rear wall of the properties on Yeatman Road and that of the 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. Overlooking will continue to be minimised, with no additional windows facing neighbouring residential properties. The balconies to the residential dwellings will be screened by way of balustrading with obscure glazing to mitigate overlooking/loss of privacy concerns. . 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 considered to result in any material harm on the amenity of neighbouring occupiers.

6.7.10 In terms of outlook, the height, scale and massing of the proposed scheme remains unchanged from the extant permission. The most noticeable change is the omission of a portion of the two-storey element opposite 1A View Road, in favour of creating a clear separation between the care home and residential dwellings to provide a communal garden. 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.

6.7.11 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 as per the extant permissions.

Other Amenity Considerations

6.7.12 Policy DM23 of the DM DPD states that developments should not have a detrimental impact on air quality, noise or light pollution.

6.7.13 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.

6.7.14 The site is currently in use as a traditional care home. The proposed development would see the principal use of the site remain and will also include 9 residential dwellings. Given the surrounding area is predominantly residential in character there will be no increase in noise levels and general disturbance in comparison to the existing situation.

6.7.15 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.

6.7.16 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.

6.7.17 The increase in noise from future occupants of the care home facility and future residential building would not be significant given the current existing use of the site will be retained, the predominantly residential character and current urbanised nature of the surroundings.

6.7.18 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.

6.8 Parking and Highways

- 6.8.1 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 Policies DM31 and DM32 of the DM DPD.
- 6.8.2 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. Policy 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.
- 6.8.3 Policies 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.
- 6.8.4 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.
- 6.8.5 At present there are two vehicle crossovers/accesses off View Road and a long crossover off North Hill. There are parking spaces at the North Hill entrance and additional car parking is available within the site accessed from the crossovers off View Road.

Development proposal and quantum

- 6.8.6 The Transport Officer notes that compared to the extant permissions, this proposed scheme is both physically, and in transportation terms, a slightly smaller scale development. For the care home/rehabilitation component, there is a change in the type of operation proposed. The consented 70 bed development included 43 beds for long term palliative and dementia care, and 27 beds for rehabilitation, including well being and recuperation from surgery. This current proposal for a 50 bed facility is for the rehabilitation and post operative care only and not for the longer term and more intensive palliative and dementia care arrangements. The Transport Assessment details that 82 staff in total were required for the 70 bed arrangement, and 54 will be required for this revised proposal. Therefore, there will be a reduction of around a third in terms of staff numbers compared to the consented arrangements. The current proposals for rehabilitation care as opposed to a proportion of palliative

and dementia care do require a lower ratio of staff per bed/patient and this is referenced within the Transport Assessment.

Access arrangements for all modes of transport

- 6.8.7 The Transport Officer notes that at present there are two vehicle crossovers/accesses off View Road and one-off North Hill. The care home access will be off View Road, and the residential properties off North Hill. There will be no physical changes proposed for the site accesses off the public highway. However, the existing crossover off the North Hill service road for the residential component is full width of the site and is not expected to be required at these dimensions for this development given the two parking space arrangement. For both accesses any physical or dimensional changes will need to be detailed, along with swept path plots if appropriate for manoeuvring onto or off of the public highway and within the site to access car parking spaces or drop off/pick up or service vehicle facility. Any changes to the physical accesses will necessitate entering into the appropriate Highways Act Agreement. Pedestrian and cycle access for the care home and rehabilitation clinic will also be off View Road.

Transportation demand and impacts

- 6.8.8 The Transport Officer notes that with a smaller care/rehabilitation facility, there are expected to be fewer trips and reduced overall transportation demands compared to the extant permissions.

Trip generation

- 6.8.9 In terms of trip generation with a smaller care/rehabilitation facility, there are expected to be fewer trips and reduced overall transportation demands compared to the extant permissions. The Transport Officer notes that a comprehensive trip generation is included within the Transportation Assessment submitted. Details of staffing levels which is lower than the extant permission has been provided. It is detailed the maximum staff on site will be 32 during 0730 – 0800. There will also be a lower number of visitors than previously considered for the extant permission given the lower number of beds.

- 6.8.10 Details in the Transportation Assessment include the following;

- 100% bed occupancy assumed, two-week turnover on average (i.e. 10% turnover in terms of vehicle drop off/pick up on any day)
- Physio service for pre booked (no walk ups) up to 76 appointments a day, 0800 – 1830.
- 2 maintenance contractors on site at any time
- 4 wellness centre deliveries a day
- Delivery and service movements based on previous care home usage.

- A staff accumulation exercise is included which detailed maximum car parking demand based on census journey to work information with a car mode of 41%.
- Visitor trips to inpatients have been assumed at 32% as previously detailed, as in each patient on average has a visitor every three days. The peak number of visitors and car movements associated are between 1200 – 1300 and 1400 – 1500 with demand of 5 cars generated (assumption is all visitors visit using cars)
- For the 9 residential units, 9 inbound and 9 outbound vehicle trips a day are predicted.

6.8.11 A combined vehicular trip generation has been derived based on the above, and this has considered the vehicle trips referencing the updated current parking stress surveys carried out for this scheme (discussed in the next section of the report). This assessment has been based on the 6m long car iteration so a 'worst case' scenario.

Parking considerations

6.8.12 There are no fixed London Plan standards for care home parking provision. The proposal would provide 10 off street car parking spaces in total for the care home which is predicted to meet staff car parking demands at all times except for at staff changeover times between 0730 and 0800 and 1330 and 1430. Variable visitor demands will be accommodated on street as with the previously consented arrangements. The 10 off street car parking spaces proposed will include two blue badge bays.

6.8.13 Policy T6.1 of the London Plan states that for an outer London development with a PTAL of 3, up to one car parking space can be provided for 3 bedroom dwellings, and up to 0.75 car parking spaces for 1 or 2 bedroom dwellings. The proposal would provide 2 off street car parking spaces in total for the 9 residential dwellings which meets the London Plan standards. The two off street car parking spaces proposed will include one blue badge bay. The development will also be formally designated as car free/permit free therefore occupiers will not be able to obtain CPZ permits permitting parking. The applicant will need to ensure that London Plan requirements with respect to electric vehicle charging points is met. This can be secured via the imposition of a condition.

6.8.14 A parking stress survey for daytime periods as per the extant permission of 2021 was carried out. This has recorded some on street changes carried out by the Council since the last survey, which include the addition of new EV charging bays within the 500m walk distance, plus amendments to the level of pay and display parking available on Church Road, which has been reduced. The overall level of parking spaces has marginally increased from 242 to 251 bays within 200m due to revisions to crossovers and marked bays. The Transport Officer notes that the parking stress survey identified that stresses are of a similar pattern to the earlier surveys, high stresses in some streets and lower in others, with slight stress reductions compared to the previous

application, but does identify there will be some parking overspill onto the surrounding streets resultant from this development. Refinements of waiting and loading restrictions to help manage these additional pressures on street at the busiest times will need to be secured as part of the S106 legal agreement. Similar to the extant permission the contribution towards parking management measures secured as part of the extant permission is still considered appropriate to address potential overflows of parking causing road safety concerns in the surrounding area from additional parking demands generated by the development. The recommended conditions and relevant clauses in the s106 legal agreement will secure the above measures and is therefore considered acceptable.

Cycle Parking

6.8.15 In terms of the care home, the London Plan requires 7 long term cycle parking spaces and 3 short stay cycle parking spaces. Eight long term cycle parking spaces is proposed which exceeds the London Plan standards. For the residential dwellings the London Plan requires 15 long stay and 2 short stay cycle parking spaces. Sixteen long stay cycle parking spaces are proposed which exceeds the London Plan standards. This level of long stay cycle parking provision exceeds the London Plan cycle parking requirement for both components however there is a shortfall of short stay cycle parking spaces for both the care home and residential dwellings. The applicant will need to provide full dimensional details to demonstrate how London Plan numerical requirements for long and short stay cycle parking will be provided. This can be secured by the imposition of a condition.

6.8.16 The design and arrangement of all cycle parking will need to meet the requirements of TfL's London Cycle Design Standards.

6.8.17 As such, the parking is acceptable subject to the imposition of the recommended conditions and s106 clauses in respect of proposed cycle parking arrangements.

Service and Delivery

6.8.18 The Transport officer notes that for the care home the delivery and servicing activity will take place off the highway. As previously stated, collection from the North Hill service road, as per the adjacent properties will be carried out for the residential dwellings.

6.8.19 A Delivery and Servicing Plan is required to demonstrate how all delivery and servicing activity for the care home will be managed and accommodated off of the highway, including clarity on the numbers and durations of visits, the vehicle sizes and management arrangements for visiting vehicles when considering ongoing use of the off street parking spaces. The Transport Officer is satisfied this can be adequately addressed at a later stage, and as such this matter can be secured by the imposition of conditions.

Travel Plan

- 6.8.20 A travel plan for the care home/rehabilitation clinic will need to be submitted to ensure that the development proposal encourages travel by sustainable modes of transport to and from the development. The applicant will need to enter into a legal agreement to monitor the development proposal in this regard. This will be secured by a S106 agreement.

Construction Logistics and Management

- 6.8.21 A comprehensive Demolition and Construction Logistics Plan will need to be submitted detailing the duration of the build and how it will be carried out with respect to access and potential impacts on the highway and neighbours. The applicant will need to engage with Haringey's Network Management officers to ensure any temporary arrangements on the highway are appropriately managed and that highway safety and smooth operation of the network is maintained. However, it is appropriate for this to be provided at a later stage, but prior to the commencement of works, and as such this matter will be secured by a legal agreement.
- 6.8.22 Overall it is considered that the application is acceptable in transport and parking terms, and in terms of its impact on the public highway and the uncertainty in terms of parking stresses has been sufficiently addressed and includes a S106 contribution towards highways and traffic management measures.

6.9 Basement Development

- 6.9.1 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.
- 6.9.2 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.
- 6.9.3 The large basement approved under the extant permissions has been omitted from this scheme. The proposed basement which accommodates the 3 bed family dwelling is almost identical in scale to the existing basement on site. A Basement Impact Assessment was submitted, considered to be acceptable, and approved for a large basement under the extant permission. Given the very limited extent of the basement proposed in the current application, Officers consider that a further basement impact assessment is not warranted. Officers consider that a Construction Management Plan is sufficient in this instance, which can be provided at a later stage, but prior to the commencement of works. As such, this matter can be adequately secured by condition.
- 6.9.4 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.

6.10 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 London Plan Policy SI4 calls for development to minimise overheating through careful design, layout, orientation, materials and incorporation of green infrastructure, designs must reduce overheating in line with the Cooling Hierarchy

6.10.5 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.

Carbon reduction

6.10.6 Policy SP4 of the Local Plan Strategic Policies, requires all new development to be zero carbon. The London Plan 2021 further confirms this in Policy SI2.

6.10.7 The development achieves a site-wide reduction of 43.3% carbon dioxide emissions over Building Regulations Part L 2021, with high fabric efficiencies and individual Air Source Heat Pump (ASHP) for the residential dwellings, communal Air Source Heat Pump for the rehabilitation clinic and a minimum 25 kWp solar photovoltaic (PV) array. This represents an annual saving of approximately 13.9 tonnes of CO₂ from a baseline of 29.4 tCO₂/year. LBH Carbon Management raises no objections to the proposal subject to some

clarifications with regards to the energy and overheating strategies which can be dealt with via condition

6.10.8 The applicant has proposed a saving of 5.3 tCO₂ in carbon emissions (18%) through improved energy efficiency standards in key elements of the build. This exceeds the minimum 10% and 15% reduction set respectively in London Plan Policy SI2, this is supported by LBH Carbon Management.

6.10.9 In terms of the installation of various renewable technologies, the report concludes that air source heat pumps (ASHPs) and solar photovoltaic (PV) panels are the most viable options to deliver the Be Green requirement. A total of 6.4 tCO₂ (21.8%) reduction of emissions are proposed under Be Green measures.

6.10.10 The shortfall will need to be offset to achieve zero-carbon, in line with Policy SP4 (1). The estimated carbon offset contribution is £44,175 plus a 10% monitoring fee, will be subject to change during the detailed design stage.

Overheating

6.10.11 The applicant has undertaken a dynamic thermal modelling assessment in line with CIBSE TM59 with TM49 weather files. The report has modelled the proposed care home and residential dwellings. All spaces in the proposed care home and residential dwellings pass the overheating requirements for 2020s DSY1. In order to pass the mandatory weather files for the proposed care home and apartments, the following measures will be built:

- Natural ventilation unless restricted by noise issues
- Improved Glazing g-value of 0.21, 0.28 and 0.32
- MVHR with enhanced flow rates from 30l/s to 45l/s
- Cooling system – highly efficient low carbon outdoor units with a fan coil unit to each room

6.10.12 All spaces within the care home pass the overheating requirements for 2020s DSY1. In order to pass the mandatory weather files for the commercial spaces, the following measures will be built:

- Natural ventilation, with openable areas of 0.8 and opening angle of °
- Improved Glazing g-value of 0.21.
- MVHR with enhanced flow rates – 4ach
- Cooling system

6.10.13 The applicant has agreed to undertake further modelling and submit a revised overheating report showing compliance with relevant CIBSE TM52 and TM59 compliance criteria and London Plan's Cooling hierarchy. 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 the imposition of a condition.

Summary

6.10.14 The proposal satisfies development plan policies and the Council's Climate Change Officer supports this application subject to the conditions. As such, the application is considered acceptable in terms of its sustainability.

6.11 Urban Greening, Trees and Ecology

Urban Greening Factor

6.11.1 London Plan Policy G5 sets out the concept and defines Urban Greening Factor (UGF) as a tool used to evaluate and quantify the quality of urban greening provided by a development and aims to accelerate greening of the built environment, ensuring a greener London as it grows. It calls on boroughs to develop their own UGF targets, tailored to local circumstances, but recommends an interim target score of 0.40 for proposed development that is predominantly residential.

6.11.2 An assessment of the Urban Greening Factor (UGF) has been provided by the applicant based on the surface cover types. The proposed scheme includes semi natural vegetation, standard trees, extensive green roof, green wall, flower-rich perennial planting, hedges, water features and permeable paving.

6.11.3 The scheme would have an Urban Greening Factor of 0.36, however it would appear possible to achieve a higher score, in line with the London Plan target. A condition shall be imposed that requires a detailed scheme of urban greening with calculations provided to demonstrate the UGF scoreline that can be achieved through the development which at least meets the minimum target set out in the London Plan. Officers are satisfied this can be adequately addressed at a later stage, and as such this matter can be secured by the imposition of a condition.

Trees

6.11.4 The NPPF (Para. 136) stresses the importance of trees and makes clear that planning decisions should ensure that new streets are tree-lined. London Plan Policy G7 makes clear that development should seek to retain and protect trees of value and replace these where lost.

6.11.5 Policy SP13 of the Local Plan 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.

6.11.6. The proposal involves the removal of 7 individual trees. Two trees for removal are category U – (trees recommended for removal), 4 trees are category C (trees of low quality) and 1 tree is category B (Trees of moderate quality value). The only change from the extant permission is for the removal of the Category C Silver Birch tree fronting View Road and its replacement with a semi mature tree. The proposal includes 19 new trees planted in addition to the retained

trees, when compared to the extant permission 8 new trees were proposed to be planted.. The Illustrative Landscape Masterplan includes details of the species of the trees proposed that will be planted. Therefore, there will be a net increase of 12 trees on site.

6.11.7 The Council's Tree Officer has been consulted on the proposal and does not raise any objections subject to adherence with the Arboricultural Impact Assessment and the tree protection plans (TPP) and they are satisfied with the net gain of trees and proposed species. An aftercare programme to be planted to establishing independence of the trees and planting will need to be submitted. Details of the aftercare programme can be secured by the imposition of a condition.

Ecology

6.11.8 London Plan Policy G6 seeks to manage impacts on biodiversity and aims to secure biodiversity net gain.

6.11.9 Local Plan Policy SP11 promotes high quality landscaping on and off-site and Policy SP13 seeks to protect and improve open space and providing opportunities for biodiversity and nature conservation.

6.11.10 Policy DM1 of the DM DPD requires proposals to demonstrate how landscape and planting are integrated into the development and expects development proposals to respond to trees on or close to a site. Policy DM21 of the DM DPD expects proposals to maximise opportunities to enhance biodiversity on-site.

6.11.11 Biodiversity Net Gain (BNG) is an approach to development which makes sure that habitats for wildlife are left in a measurably better state than they were before the development.

6.11.12 The Environment Act 2021 introduced a statutory requirement to deliver a BNG of 10%. This means a development will result in more or better-quality natural habitat than there was before development.

6.11.13 A Biodiversity Net Gain Assessment has been undertaken of the proposals. Opportunities have – in the first instance – been sought to retain higher value habitats. Following this proposals will include the creation of replacement habitats, including the delivery of new trees, areas of green roof, water features, and shrub. The applicant's Biodiversity Net Gain Assessment calculation shows a net loss of -20.75%, which is below the 10% requirement as set out in the Environment Act 2021. The applicant has confirmed that there will be opportunities to provide enhancements for certain species. These will include bat and bird boxes delivered throughout the site and there is a lot of scope here to increase the Biodiversity Net Gain given the nature of the site. The applicant is required to firstly, explore options to enhance the biodiversity on-site and only after on-site measures have been maximised, the applicant will be required to secure off-site credits. 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 the imposition of a condition.

6.12 Flood Risk and Drainage

6.12.1 Local Plan Policy SP5 and Policy DM24 of the DM DPD seeks to ensure that new development reduces the risk of flooding and provides suitable measures for drainage. The site falls within Flood Zone 1, which has the lowest risk of flooding from tidal and fluvial sources. The applicant has submitted a Surface Water and Foul Drainage Statement. This has been reviewed by the LBH Flood and Water Management officer who has confirmed that they are satisfied with the overall information on how the site is to be built, operated and managed and that the impact of surface water drainage have been adequately addressed. The proposal therefore satisfies relevant planning policy and is acceptable in this regard.

6.12.2 Thames Water raises no objection with regards to surface water drainage, waste water network, sewage treatment works, water network and water treatment infrastructure capacity. Thames Water recommends imposing an informative regarding underground waste water, Thames Water groundwater risk management permit assets, and water pressure. The recommended informatives will be included on any grant of planning permission.

6.13 Air Quality and Land Contamination

Air Quality

6.13.1 Policy DM23 of the DM DPD 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.

6.13.2 The proposed development is considered to be air quality neutral given the building and transport related emissions associated with the proposed development are both below the relevant benchmarks.

6.13.3 Construction works 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 Council Lead Pollution Officer raises no objection to the proposal subject to the relevant condition being imposed in respect of management and control of dust. The proposal is not considered an air quality risk, nor would it cause potential harm to nearby residents, or future occupiers.

Land Contamination

6.13.4 Policy DM23 (Part G) of the DM DPD requires proposals to demonstrate that any risks associated with land contamination can be adequately addressed to make the development safe.

6.13.5 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.

6.13.6 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.

6.13.7 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.

6.14 Fire Safety

6.14.1 Policy D12 of the London Plan states that all development proposals must achieve the highest standards of fire safety. To this effect major development proposals must be supported by a fire statement. This application is not subject to Fire Safety Gateway 1 and therefore the Health and Safety Executive (HSE) is not required to be formally consulted as the residential building on the North Hill frontage is 4 storeys and the care home building on the View Road frontage is 3 storeys in height – the scheme heights would therefore be below the 7 storey and 18 metres threshold which would trigger the need to consult with the HSE.

6.14.2 Figure 1: London Plan Policy D12(b) Fire Statement checklist sets the criteria for assessing fire statements at planning application stage to ensure the policy requirements of Policy D12 are sufficiently addressed.

1. The fire safety information has been provided within a fire statement prepared by N Lambert dated 02/04/2024.
2. The applicant has made a declaration of compliance that the fire safety of the proposed development and the fire safety information satisfies the requirements of London Plan Policy D12A
3. Information within the fire statement addresses Policy D12 A1-A6 of the London Plan
 - Access for a pump appliance is directly outside of both buildings within 18m and to 15% of the elevations
 - For the care home a fire alarm Grade L1 to BS5839 Part 1 is proposed throughout.
 - For the residential building a fire alarm Grade L3 to BS5839 Part 6 is proposed within dwellings only
 - Internal fire spread (linings and structure and internal fire spread complies to part B of Building Regulations

- Suitable and convenient means of escape, and associated evacuation strategy for all building users has been provided
 - A suitable outline evacuation strategy is provided within the fire statement and can demonstrate how the provision of standard lifts support the strategy
 - Access for a pump appliance is directly outside of both buildings within 18m and to 15% of the elevations. There should be no issues with secure entrances, gates, or roadway widths impeding pump appliance access. s Hydrants are available within 90m on both View Road and North Hill
4. The fire safety information is specific and relevant to the development proposal
 5. The author has made a declaration of compliance against London Plan Policy D5(B5) requirement for fire evacuation lifts
 6. The compliance declaration states that the applicant is satisfied the design and provision of lifts is compliant with the stated design code

Officers are satisfied that the policy requirements have been sufficiently addressed and the fire safety information is satisfactory under London Plan Policy D12(A). A formal detailed assessment will be undertaken for fire safety at the building control stage.

6.15 Employment

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

6.15.2 There would be opportunities for borough residents to be trained and employed as part of the development's construction process 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.

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

6.16 Conclusion

- The scheme optimises the potential of the site for a new modern care home and high-quality residential development which responds appropriately to the local context;
- The site benefits from an extant planning consent for the redevelopment of the site for up to a 70 bedroomed care home. This revised proposal seeks to reduce the floorspace for the care home and provide a 50 bedroom care home and nine residential homes;
- The care home facility would provide 50 bedrooms along with a rehabilitation clinic that will include specialist staff and tailored care;

- The development would provide a total of 9 residential dwellings, contributing towards much needed housing stock in the borough;
- The size, mix, and quality of residential accommodation is acceptable and the homes would either meet or exceed relevant planning policy standards. All flats have private/communal external amenity space;
- 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 as per the extant consent however the newly proposed gap between the care home and residential buildings would be considered beneficial over the previous scheme as it would revert the site somewhat back to its historic urban grain, with two separate buildings to each street frontage.
- 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 19 newly planted trees - ensuring there is no net loss off trees. The 19 new trees will form part of a high quality and substantially sized landscaping scheme as part of the proposed development and;
- The proposed development will secure several obligations including financial contributions to mitigate the residual impacts of the development.

6.16.1 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 in section 2 above,

7.0 COMMUNITY INFRASTRUCTURE LEVY (CIL)

Based on the information given on the plans, the Mayoral CIL charge will be £13,436.01 (189 sqm x £71.09) and the Haringey CIL charge will be £81,939.06 (189sqm x £433.54). These rates are based on the Annual CIL Rate Summary for 2024, which will increase if the decision notice is issued in 2025 in accordance with the published Annual CIL Rate Summary for 2025. This will be collected by Haringey after/should the scheme is/be implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the RICS CIL Index. An informative will be attached advising the applicant of this charge.

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)