

REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE

1. APPLICATION DETAILS	
Reference No: HGY/2014/1691	Ward: St Anns
<p>Address: St Anns General Hospital St Anns Road N15 3TH</p> <p>Proposal: Hybrid application comprising:</p> <ul style="list-style-type: none"> i) Full application for the demolition of buildings within the conservation area and the construction of 106 flats and 7 houses ranging in height from 2 to 5 storeys, conversion of retained buildings to provide 7 houses and 148 sq. m of retail (use class A1), car parking spaces, highway and public realm works, hard and soft landscaping, access and associated development: and: ii) Outline application (with all matters reserved except for principal means of access) for the construction of new buildings and conversion of retained buildings ranging in height from 2 to 5 storeys to provide up to 350 residential units, new healthcare buildings, upgrade of existing access point off Hermitage Road, open space and associated development; and iii) Outline application (with all matters reserved except for scale and layout) for construction of a new mental health inpatient building up to 3 storeys in height (use class C2) and associated development. <p>Applicant: Barnet Enfield And Haringey Mental Health NHS Trust</p> <p>Ownership: Barnet Enfield And Haringey Mental Health NHS Trust</p> <p>Case Officer Contact: Anthony Traub</p>	

Date received: 20/06/2014

Last amended date: 14/08/2014. Amendments received included additional information as requested by English Heritage.

Drawing number of plans:

28076-A-01-001 Rev P1; 28076-A-01-002 Rev P1; 28076-A-01-003 Rev P1; 28076-A-01-101 Rev P1; 28076-A-01-102 Rev P1; 28076-A-02-001 Rev P1; 28076-A-02-101 Rev P1; 28076-A-02-102 Rev P1; 28076-A-02-103 Rev P1; 28076-A-02-104 Rev P1; 28076-A-02-105 Rev P1; 28076-A-02-106 Rev P1; 28076-A-02-107 Rev P1; 28076-A-EXT-03-001; 28076-A-EXT-03-002; 28076-A-EXT-03-003; 28076-A-EXT-03-004; 28076-A-CON-03-001; 28076-A-CON-03-002; 28076-A-CON-03-003; 28076-A-CON-03-004; 28076-A-NEW-03-001; 28076-A-NEW-03-002; 28076-A-NEW-03-003; 28076-A-BLKA-03-000 Rev P1; 28076-A-BLKA-03-001; 28076-A-BLKA-03-002; 28076-A-BLKA-03-003; 28076-A-BLKA-03-004; 28076-A-BLKA-03-005; 28076-A-BLKB-03-000 Rev P1; 28076-A-BLKB-03-001; 28076-A-BLKB-03-002; 28076-A-BLKB-03-003; 28076-A-BLKB-03-004; 28076-A-BLKB-03-005; 28076-A-BLKC-03-000 P1; 28076-A-BLKC-03-001; 28076-A-BLKC-03-002; 28076-A-BLKC-03-003; 28076-A-BLKC-03-004; 28076-A-BLKC-03-005; 28076-A-BLKD-03-000 Rev P1; 28076-A-BLKD-03-001; 28076-A-BLKD-03-002; 28076-A-BLKD-03-003; 28076-A-BLKD-03-004; 28076-A-BLKD-03-005; 28076-A-BLKA-04-001; 28076-A-BLKD-04-001; 28076-A-04-001; 28076-A-04-002; 28076-A-04-003; 28076-A-BLKA-05-001; 28076-A-BLKA-05-002; 28076-A-BLKA-05-003; 28076-A-BLKA-05-004; 28076-A-BLKA-05-005; 28076-A-BLKA-05-006; 28076-A-BLKB-05-001; 28076-A-BLKB-05-002; 28076-A-BLKB-05-003; 28076-A-BLKB-05-004; 28076-A-BLKC-05-001; 28076-A-BLKC-05-002; 28076-A-BLKC-05-003; 28076-A-BLKC-05-004; 28076-A-BLKD-05-001; 28076-A-BLKD-05-002; 28076-A-BLKD-05-003; 28076-A-BLKD-05-004; 28076-A-BLKD-05-005; 28076-A-BLKD-05-006; 28076-A-05-001; 28076-A-05-002; 28076-A-05-101 Rev P1.

Application Documents:

Environmental Statement Volumes 1 and 2 dated June 2014 including updates to Chapter 11 and an Archaeological Impact Assessment; Shadow Analysis; Service Vehicle Delivery Plan dated June 2014; Construction Logistics Plan dated June 2014; Residential Travel Plan Framework dated June 2014; Code for Sustainable Homes Pre-Assessment dated June 2014; Energy Strategy Report dated June 2014; Transport Assessment dated June 2014; Equality Impact Assessment dated June 2014; Environmental Statement (Non Technical Summary) dated June 2014; Design and Access Statement dated June 2014; Arboricultural Implications Report dated 2014.

1.1 The proposal is a major application and is therefore presented to Committee for consideration and determination.

1.2 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The application is clear that the primary purpose of the development is to secure a capital receipt that can be recycled into new health provision on the St Ann's site. Saved UDP Policy EMP 4 would prevent redevelopment of "employment" sites for non employment generating uses unless specific conditions were satisfied. Because this application is predicated on enabling investment in new health infrastructure it falls to be considered in the context of the aspiration in policy SP14 of the Local Plan plus London Plan policy 3.2 supporting new health care facilities and addressing health inequalities. The 'enabling' component of development in this case is residential uses. Given the surrounding uses and the character of the area, an enabling development in the form of additional residential development is considered appropriate on this site, provided that there is a clear connection between the completion of the residential units and, in view of the applicant's clear statement that all existing providers on the site can and will be accommodated within the new and retained health estate, the delivery of the new and enhanced health infrastructure through an enabling residential use is considered to be acceptable in principle.
- The scheme proposes demolition of some 20th Century buildings and later pre-fabricated buildings within the conservation area. Whilst they represent their architectural period and function, their contribution to the conservation area and its wider setting is limited to none. In view of their limited contribution, their demolition would not be considered harmful to the character and appearance of the St Ann's Conservation Area.
- The impact of the development on neighbouring residential amenity is acceptable;
- The design and appearance of the proposal is acceptable
- Overall, the proposal is considered to preserve the appearance of the St Ann's Conservation Area;
- The significant harm caused by the partial removal of the wall along the site frontage was given considerable weight and the applicant did explore the option of retaining the wall. However, the retained historic buildings to the front of the site face inwards, are set back, and do not have any real street presence onto St Ann's Toad. As such, the wall is necessary in these parts to ensure the provision of gardens to the converted and new houses in this zone are private and secure. As such from a design, security, and fear of crime point of view, partial removal of the wall is considered to be the best option and the harm is outweighed by these benefits;
- The development would enable improvements to the SINC to the rear of the site;
- There would be no significant impact on parking with improved access to both the residential and healthcare elements;
- The proposed south-western cycle and pedestrian route would improve the PTAL of the site and would enable better use of sustainable forms of travel by future residents;
- The proposal meets the minimum standards outlined in the London Plan SPG Housing;
- The application documents confirm that the 470 new residential units would meet Code for Sustainable Homes Level 4 and a carbon reduction of 35% against Part L of the Building Regulations 2013;
- The indicative mix of residential units is considered to be acceptable and would support housing delivery within the borough;
- The commercial floorspace would achieve a rating of BREEAM 'Excellent';
- The s106 financial obligations for affordable housing, skills and training, highways/transportation, are considered to be appropriate in mitigating any affect on local infrastructure.

2.0 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 any direction from The Mayor of London and the signing of a section 106 Legal Agreement providing for the obligation set out in the Heads of Terms below.
- 2.2 That the section 106 legal agreement referred to in resolution (2.1) above is to be completed no later than 28th April 2015 or within such extended time as the Head of Development Management or the Assistant Director Planning shall in her/his sole discretion allow; and
- 2.3 That, following completion of the agreement(s) referred to in resolution (2.1) within the time period provided for in resolution (2.2) above, planning permission be granted in accordance with the Planning Application subject to the attachment of the conditions.

2.4 Conditions

- 1) Time Limit
- 2) Time limit for final submission of reserved matters
- 3) Compliance with approved plan
- 4) Maximum and minimum levels of floorspace
- 5) Maximum level of car parking provision on site
- 6) Minimum levels of cycle parking
- 7) Hours of building works (8.00am to 6.00pm Monday to Friday. 8.00am to 1.00pm Saturdays. No working on Sundays or Bank
- 8) All homes to be completed to Lifetime Homes Standards
- 9) 10% all homes wheelchair accessible
- 10) Removal of permitted development rights for dwelling houses
- 11) Environmental Health conditions x 2
- 12) SINC improvement
- 13) Site wide landscaping
- 14) Design Code
- 15) Materials to be approved
- 16) Parking levels for outline scheme
- 17) Secure by design: Details of parking areas behind residential blocks A, B , C, and D and pedestrian access ways from St Ann's Road
- 18) Retail floorspace to be BREEAM very good
- 19) Code for Sustainable Homes Level 4 and 35% carbon reduction under building regulations 2013 for residential units
- 20) Dust control
- 21) Air Quality
- 22) Flood Risk Assessment (Environment Agency)
- 23) Drainage: Greenfield run-off rates to be achieved
- 24) Details of Energy Centre, to confirm single CHP, noise output
- 25) Air Quality
- 26) Details on demand for cooling
- 27) Best endeavours requiring the developer to investigate connection with the Upper Lea Valley district heating network prior to the final energy strategy being finalised
- 28) Thames Water conditions
- 29) Boundary walls to Warwick Gardens to be maintained and repaired where required
- 30) Details of play equipment, minimum of 890sqm site wide
- 31) Review mechanism for affordable housing provision through each phase to ensure 14% (by unit) is provided for site wide
- 32) Details of proposed substations
- 33) Delivery of healthcare provision prior to the occupation of 250 residential
- 34) Full details of south-west pedestrian and cycle link

2.5 Informatives

- 1) Positive Statement
- 2) CIL Liability
- 3) Highways x 3
- 4) Naming and Numbering
- 5) Demolition and Asbestos
- 6) English Heritage
- 7) Thames Water

2.6 Legal Agreement – Heads of Terms:

The granting of permission for this application would require a Section 106 legal agreement to address the following heads of terms:

- Car capped;
- Residential Travel Plan and Car Club;
- Work Place Travel Plan;
- £3,000.00 per Travel Plan for monitoring;
- Site Management Parking Plan;
- £60,000.00 CPZ review;
- £307,967.00 in s278 contributions;
- £150,000.00 towards cycling and walking improvements;
- £35,000.00 traffic management study on queuing on Hermitage Road and Cornwall Road;
- s278 agreement between applicant and TfL to increase flare on junction of St Ann's Road and High Road;
- £110,000.00 towards Legible London Signage;
- 14% (by unit number) Affordable Housing: 70:30 split. 4 x 1 bed and 8 x 2 bed Shared Ownership and 2 x 1 bed and 3 x 2 bed Social Rented within DETAILED application and 14% (by unit number) within OUTLINE application;
- £109,200.00 (for £39 million in estimated development value) Employment and Training contribution;
- Notification to Council of any job vacancies during the construction phase;
- Review mechanism to allow 60% of any profit from the sale of the land to be spend of on affordable housing and 40% to be retained by the Trust to be spend on the provision of further healthcare services;
- Considerate Contractors.

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

- 2.7 That, in the absence of the agreement referred to in resolution (2.1) above being completed within the time period provided for in resolution (2.2) above, the planning permission be refused for the following reasons:
- 2.8 In the absence of the provision of residential and work place travel plans, a travel plan co-ordinator, a financial contribution towards the monitoring of the Travel Plan, the scheme being car capped, and contributions towards CPZ review, cycling and walking improvements, traffic management studies, and 'Legible London Signage', and a site management parking plan, the proposal would have an unacceptable impact on local traffic movement and surrounding road network and would be contrary to Local Plan policy SP7, Unitary Development Plan Policies M8 and M10 and London Plan Policies 6.11, 6.12 and 6.13.
- 2.9 In the absence of the provision of 14% on site affordable housing and review mechanism to secure further affordable housing contributions should the land sale be higher than anticipated, the proposal would fail to contribute to the identified need for affordable housing in the area and would be contrary to Local Plan policy SP2 and London Plan policy 3.12
- 2.10 In the absence of a considerate constructors agreement, the proposal would have an unacceptable impact on the amenities of surrounding neighbours and would be contrary to UDP 2006 Policy UD3 and concurrent London Plan 2011 Policy 7.6.
- 2.11 In the absence of a scheme towards Construction training / local labour initiatives and a financial contribution towards Work Placement Co-ordinators (WPCs), the proposal would have an unacceptable impact on the community and would be contrary to Local Plan policy SP8 and London Plan Policy 4.1

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3.0 PROPOSED DEVELOPMENT AND LOCATION DETAILS

3.1 Proposed development

- 3.1.1 Hybrid application comprising: Full application for the demolition of buildings within the conservation area and the construction of 106 flats and 7 houses ranging in height from 2 to 5 storeys, conversion of retained buildings to provide 7 houses and 148 sqm of retail (use class A1), car parking spaces, highway and public realm works, hard and soft landscaping, access and associated development:and:
- 3.1.2 Outline application (with all matters reserved except for principal means of access) for the construction of new buildings and conversion of retained buildings ranging in height from 2 to 5 storeys to provide up to 350 residential units, new healthcare buildings of 5,100sqm, upgrade of existing access point off Hermitage Road, open space and associated development, and
- 3.1.3 Outline application (with all matters reserved except for scale and layout) for construction of a new mental health inpatient building up to 3 storeys in height (use class C2) and associated development.

3.2 Site and Surroundings

- 3.2.1 The application site comprises an 11.24 hectare site on the southern side of St Ann's Road. This site is bounded to the south by the Overground railway, Hermitage Road to the east and the rear gardens of properties that face Warwick Gardens.
- 3.2.2 The site is currently serviced by one vehicular access and one pedestrian access, both from St Ann's Road. There is a redundant vehicular access from Hermitage Road.
- 3.2.3 The site has had significant piecemeal development over the past 60 years following the establishment of the original Victorian buildings on site. A number of buildings are one and two storey Victorian buildings with the Victorian Water Tower the equivalent of a four/five storey building. Mayfield House and Orchard House are both listed buildings, as is the adjoining Police Station located on the neighbouring site to the north east.
- 3.2.4 The site has a mix of landscaping elements with the most significant being the SINC to the south which consists of a woodland TPO and individual mature trees covered by individual TPO's located to the north of the site.
- 3.2.5 The site is also partially located within the St Ann's Conservation Area. The Conservation Area extends along the northern strip of the site and runs parallel to St Ann's Road.
- 3.2.6 The site is relatively flat in topography with a gentle fall west to east and north to south.

3.2.7 The surrounding area is predominantly residential in nature with the residential neighbourhoods surrounding the site varying in age and character. The majority of the terraced housing is from the inter-war period. There are more recent flatted blocks abutting the north-west and south-west corners of the site. Turners Court is located on the corner of St Ann's Road and Cornwall Road, partially overlooks the site and is eight storeys. On the opposite side of the site is Chestnuts Park, Community Centre and the Chestnuts Park GP Surgery and the Lauren's Living Centre are other healthcare providers in the immediate area.

3.2.8 The site is occupied by the Barnet Enfield And Haringey Mental Health NHS Trust and shares the healthcare campus with other institutions. Those being:

- The Mental Health Trust;
- Whittington Health;
- North Middlesex Hospital;
- Moorfields Eye Hospital;
- North London Breast Screening Services;
- London Ambulance Service.

3.3 Relevant Planning and Enforcement history

3.3.1 Multiple planning applications related to the additions to the healthcare campus since the 1950's.

4. CONSULTATION RESPONSE

4.1 The following were consulted regarding the application:

- 538 surrounding residents consulted;
- Site notices erected;
- Ward Councillors;
- LBH Tottenham Team;
- LBH Design Officer;
- LBH Housing Renewal;
- LBH Arborist;
- LBH EHS Pollution;
- LBH Cleansing;
- LBH Flood and Surface Water;
- LBH Housing Design and Major Projects;
- LBH Policy;
- LBH Conservation Officer;
- LBH Homes for Haringey;
- LBH Nature Conservation;
- LBH Building Control;
- LBH Education;
- LBH EHS Contaminated Land;
- LBH Transportation;

- Network Rail;
- London Fire Brigade;
- Designing Out Crime;
- Arriva London;
- Transportation for London;
- The Gardens Resident Association;
- Environment Agency
- Natural England;
- Greater London Authority;
- Thames Water;
- English Heritage GLAAS;
- English Heritage Buildings;
- Victorian Society;
- St Ann's CAAC;
- Tottenham CAAC;
- Woodland Park Residents Association;
- Network Rail.

5. LOCAL REPRESENTATIONS

- 5.1 The following responses have been received. Matters raised by objectors are summarised below and further expanded within the body of the report and within Appendix 1.
- 5.2 Building Control: No objection to the proposal;
- 5.2 LBH Environmental Health: No objection to the proposal. Conditions recommended regarding air quality, dust control, boiler emissions, contaminated land and remediation (if required).
- 5.3 LBH Arborist: No objection to the proposal. Replanting to ensure no loss of overall tree cover is paramount. Supports the retention of health mature specimens on site.
- 5.4 LBH Nature Conservation Officer: Raises concerns with regards to how the scheme promotes the Council's aspiration for a north to south green link, increase in biodiversity on site, and the potential impacts on the SINC that the proposed pedestrian/cycle way would have.
- 5.5 LBH Transportation: No objection to the proposal, subject to conditions, s106 contributions and a s278 highways agreement being signed to mitigate any affect the proposal may have on the highway network.
- 5.6 English Heritage GLAAS: Upon receipt of additional information the proposal is considered to be acceptable subject to conditions relating to a scheme of investigation being approved and building and archaeological recording (if required).

- 5.7 English Heritage: The application should be determined in accordance with national and local policy guidance, and on the basis of your specialist conservation advice.
- 5.8 LBH Conservation Officer: In context of the Council's statutory duty in respect of heritage assets, considerable weight has been given to the significant harm to the conservation area caused due to the demolition of parts of the wall. It is considered, however, that creation of a high quality development, integrated with the wider area, would enhance the appearance of the conservation area and would provide public benefit that would substantially outweigh the significant harm. The proposal would therefore be considered acceptable. Conditions are recommended requiring Level 2 recording of the wall and submission of all details/materials in connection to all new works.
- 5.9 Environment Agency: No objection to the proposal. Condition recommended requiring a detailed surface water drainage scheme.
- 5.10 Garden Residents Association: Objection on the following grounds: Loss of 67% of the healthcare site whilst not being able to quantify the requirement of the NHS service requirement. The south-western access will promote anti-social behaviour and is a security issue. Should the access be approved, appropriate lighting, surveillance and secure design to ensure the above problems are less likely to occur must be taken on board. The vehicular access is too small to St Ann's Road. Transportation. The proposal seems car dependant and ignores sustainable transportation as preferred modes of transport. Scale of the development is too large. Townscape views. The proposal will impact negatively on St Ann's Road and Chestnuts Park. Local schools and nurseries are already oversubscribed. A school should be built on site. Landscaping and Trees. Too many trees are being removed. Architectural quality is banal. Sustainability. The proposal appears to meet the standard requirements, but why can it not aspire to more. The use of toxic uPVC seems to go against reducing carbon. Affordable/Key Worker Housing would seem to be the appropriate use given the proximity to the hospital and much need affordable housing in the area and should be 50%. Reuse of building materials on site. Construction Programme needs to be approved. Noise Pollution from construction and energy centres could be an issue for surrounding residents.
- 5.11 Met Police Designing Out Crime Officer: Concerns raised regarding the following:
- Pathway Link to Warwick Gardens/Stanhope Gardens: The current proposal shows a twisted path, concealed with foliage with no natural surveillance. This is considered a vulnerable location;
 - Pathway from St Ann's Road (opposite Black Boy Lane): This pedestrian access does not share with vehicular movement and would struggle with surveillance and has potential foliage issues blocking sightlines;
 - Parking: Isolated parking areas with no surveillance will promote anti-social behaviour.

- 5.12 Natural England: No objection to the proposal. The proposal is unlikely to affect any statutorily protected sites or landscapes.
- 5.13 Network Rail: The development would occur directly adjacent to Network Rail's Operational railway. The developer must ensure that their proposal, both during construction and after the completion of works on site does not:
- Encroach onto Network Rail land;
 - Affect the safety, operation of integrity of the company's railway and its infrastructure;
 - Undermine its support zone;
 - Damage the company's infrastructure;
 - Place additional load on cuttings;
 - Adversely affect any railway land or structure;
 - Over-sail or encroach upon the air-space of any Network Rail land;
 - Cause to obstruct or interfere with any works or proposed works or Network Rail development both now and in the future.
- 5.14 Transport for London: No objection to the proposal. Contributions towards legible London facilities would be sought as a s106 legal agreement. Car and cycle parking must accord with TfL standards.
- 5.15 Tottenham CAAC: Neutral comments. However, concerns are raised with regards to Townscape Views, architectural quality, and that more existing buildings should be reused in the scheme.
- 5.16 Thames Water: No objection to the proposal, however, there are concerns about the capacity with regards to water supply and waste water. Conditions have been recommended should the application be approved requiring further studies to ensure infrastructure in the area can cope with the uplift in housing/hospital uses on the site.
- 5.17 Woodland Park Residents Association: Concerned about the amount of consultation undertaken and that there was no clarity as to consultation dates and when comments had to be in by.
- 5.18 Sport England: No comments received.
- 5.19 London Fire Brigade: The proposal is considered to be satisfactory with regard to Fire Brigade access.
- 5.20 St Ann's CAAC: Objects to the proposal on the following grounds:
- The documents submitted do not show the actual healthcare needs for the site. Therefore, what evidence is there that the land is surplus to requirements?

- Fail to meet it's statutory requirement in consultation as the St Ann's CAAC was not formally notified;
 - The Council has failed to take into account the historical significance of the site and buildings.
- 5.21 The Victorian Society: Objects to the proposal. The loss of a group of historic buildings would harm the sense of place that they create. Individually the buildings are not distinguished, but as a group they have value and importance to the area and historic environment.
- 5.22 Turners Court Residents Association: Objects to the scheme. Matters raised being: Increased traffic flow; transport links (bus stops); Increased bus routes needed; Oversubscribed schools; Need for more GP surgeries in the area; Whilst the above objections were raised, the additional housing and affordable housing is seen as a positive step.
- 5.23 Greater London Authority Stage 1 Response: The proposal complies with some policies but not others. Conditions have been recommended to ensure compliance with London Plan policies:
- Housing: The principle of a residential-led redevelopment is acceptable in strategic planning terms, however: further justification should be provided on the proposed housing mix, taking account of local need; the Council should confirm if off-site provisions for children's play space are appropriate and any contributions to off-site provision will need to be secured in the Section 106 agreement; and details of Section 106 social infrastructure contributions should be provided;
 - Affordable Housing: The viability of the scheme should be fully assessed at the local level to ensure that the maximum reasonable amount of affordable housing is provided in accordance with London Plan Policy 3.12;
 - Inclusive Design: Further information should be provided on Lifetime Homes for the converted buildings, and the applicant should demonstrate 10% of wheelchair units to be wheelchair accessible. A parking management plan should also be secured. These are to be secured by way of condition;
 - Urban Design: The applicant should reconsider the extent of the permeability of the boundary wall to create a more open environment on St Ann's Road. Further information should be provided on the residential connections to the west of the site. A design code should be provided to ensure the quality of the outline element of the proposals;
 - Climate Change: A single preferred option should be identified for the energy centre. Clarification should be provided on surface water run-off and attenuation. Conditions are recommended to this effect;
 - Transport: TfL requires contributions towards Legible London signage and upgrades to bus shelters along St Ann's Road; the travel plan should be secured, enforced, monitored and reviewed as part of the s106 agreement;

the applicant should aim to achieve the higher cycle parking standards set out in the Further Alterations to the London Plan (2014); and future requirements for drop off and pick up should be considered and secured by condition.

5.24 137 letters of objection and 4 neutral letters have been received. It is noted that one objection (from Haringey Needs St Ann's HaNSA states there is a petition with 200 signatures and an online petition of 300 signatures. These have not been submitted). Matters raised in the objections being (and responded to within the body of the report and under Appendix 1):

- Inadequate consultation;
- The proposal contravenes London Plan Policies 3.2, 3.16, 3.17 and Local Plan Policy SP14;
- Selling off of public land. The Clinical Commissioning Group and Mental Health Trust are both unable to quantify the requirement for mental health provision for the borough; no health needs assessment/health impact assessment. Why should they sell off 2/3's of their/public land for residential if this land may be needed in the future? What are the healthcare needs in the next 5, 10, 25 years, is the site sufficient to expand? There is a London shortage in the provision of healthcare services;
- The density of the development is high;
- Scale and massing of the proposed development, in particular, with regards to the five storey tower blocks;
- The development will increase traffic flow through Warwick Gardens and St Ann's Road;
- On street car parking pressure;
- Local schools are currently over-subscribed. The proposal is not sustainable as there is no provision to increase school places. Most schools are not physically able to expand to take more pupils;
- The vehicular access on Hermitage Road will cause traffic and safety issues given the number of schools in close proximity (St Mary's opposite). During pick-up and drop-off times, there will be conflicts. The narrow section of the road near the bridge causes issues when lorries and school children are both using the road;
- Rather than building flats for rich people and rich foreigners, the hospital should be improved for Haringey people;
- The proposal should maintain a village atmosphere retaining many mature hardwood trees and keeping the scale to only 3 storeys with ample open space;
- Loss of green space in an urban area;
- Certainty that the funds raised will be used for healthcare provision/improvements;
- The proposal seems car dependent in an area that already suffers from congestion;
- Air quality is at its worse and will only get worse with this development;
- Opening up of the south-western pedestrian/cycle route to Stanhope and Warwick Gardens. This will become a crime route and exacerbate anti-

social behaviour that is already a problem in the area creating a no go area after peak hours. There is little surveillance with a winding path depicted that would limit sight lines through and exacerbate safety concerns;

- The south-western access would also become a thoroughfare for delivery mopeds and scooters;
- The tenants of the Warwick Gardens estate directly adjoining the proposed south-western cycle/pedestrian route would lose car parking and access to existing garages;
- Houses nearest Warwick Gardens should be no higher than 2 storeys;
- Retention of the existing hospital wall between dwellings on Warwick Gardens and hospital site;
- Modernisation of healthcare facilities is no substitute to having more GP's;
- The vehicular access is too small to St Ann's Road;
- The proposal seems car dependant and ignores sustainable transportation as preferred modes of transport;
- Car parking on both hospital and residential site is inadequate;
- The road layout seems labyrinthine;
- Rear gardens appear small;
- The open space should be moved to the south near, or form part of the SINC;
- Access through from the hospital site to the residential site promotes hospital staff and visitors parking in the new residential development;
- Scale of the development is too large;
- Townscape views. The proposal will impact negatively on St Ann's Road and Chestnuts Park. Local schools and nurseries are already oversubscribed. A school should be built on site;
- Landscaping and Trees. Too many trees are being removed;
- Architectural quality is banal and out of keeping with the character of the area;
- The proposal appears to meet the standard requirements with regards to sustainability, but why can it not aspire to more. The use of toxic uPVC seems to go against reducing carbon;
- Affordable/Key Worker Housing would seem to be the appropriate use given the proximity to the hospital and much need affordable housing in the area and should be of a high level/50%;
- Reuse of building materials on site;
- Construction Programme needs to be approved. Noise Pollution from construction and energy centres could be an issue for surrounding residents;
- Habitat loss during construction will no doubt occur. Re provision, replanting of mature trees and improvement of such habitats should be paramount;
- Independent surveys of local clinicians and councillors would suggest there is a need for additional services on the St Ann's site;
- Given there are plans for 10,000 new homes in east Haringey, more GP surgeries and other healthcare facilities should be provided for on site;
- There is evidence for additional urgent care centre, additional GP surgeries, integrated child health centre, expanded acute mental health facilities with integrated primary care and 'step down' services;

- Should the land be sold to a developer, there are further concerns that more pressure, via a new planning application, to intensify and increase the number of houses on site;
- Construction disturbance with regards to noise, dust;
- Loss of privacy for Warwick Gardens residents, especially in the winter months when trees are bare;
- There is only one bus route. TfL needs to put more bus routes along St Ann's Road;
- There are too many bus stops along the stretch of St Ann's Road with one being directly next to an entrance to the site;
- The trees, plants, shrubs were planting during the war to supplement medicines and hold a special place in history and warrant preservation;
- The grounds are used by mobile health units. The grounds should be used to further expand healthcare facilities on site;
- South Tottenham is severely lacking in allotment spaces. The land should accommodate and provide more green spaces and improved SINC.

5.25 4 letters of support have been received. Matters raised being (and responded to within the body of the report and under Appendix 1):

- The site is too large and dilapidated to be appropriate for modern day healthcare facilities/mental health inpatient facility. The proposal will allow the development of a modern mental health facility that patients in Haringey need and through the sale of the land the Trust can better spend the money on patients;
- The improvement and new mental health unit should be built as a matter of urgency given. There should be no loss in bed spaces/wards;
- The emphasis on family sized units in the residential portion is welcomed;
- The affordable housing element should be maximised, but should not jeopardise the provision of the mental health facilities;
- The alterations to the wall along St Ann's Road are welcomed. Opening up the wall will integrate the site to the wider area;
- The scheme appears to be well thought out with regards to the residential portion with a good balance between retention of existing buildings and demolition;
- The cycle/pedestrian pathway to the south-western corner is needed to alleviate the congestion of pedestrians at the corner of St Ann's Road and Warwick Gardens;
- A neighbouring site (to the south, separated by the rail corridor) has suggested the opening up of an existing tunnel to improve connectivity between the sites;
- Neighbour interested in living in one of the houses with a rear garden to stay in the area.

5.26 Development Management Forum: The proposal was presented at DM Forum on 16 July 2014. Matters raised in the forum by attendees reflect those raised by the objectors. Therefore, this has not been repeated given they are clearly outlined above.

5.27 Design Review Panel: Initially presented on 16 May 2013.

- 5.27.1 The masterplan was broadly welcomed and widely praised; it was described as displaying a disciplined consideration of scale and the layout and massing was considered to be particularly convincing.
- 5.27.2 The panel emphasised the importance of establishing a Design Code for the proposed masterplan. This was the best way to ensure the quality as currently proposed could be maintained through to construction, which could be by many very different developers and even by different architects.
- 5.27.3 The type of architecture as suggested was strongly appreciated in places such as around the water tower and the main public space, but was considered to be not so convincing in some other places where it displayed a lack of articulation, and could be seen as bland and austere. Other parts were potentially too fussy to be convincing; such as the new buildings attached to the former hospital admin building. Here again the panel recommended that to develop through to detail and construction the developers consider the use of a number of different architects.
- 5.27.4 The boundary wall was recognised as a key feature; the panel recommended that it should be opened up in key spots where it matters, to make something interesting, but to keep the rest unaltered, as it makes a significant contribution both to the character and distinctiveness of the surrounding neighbourhood and the quality of the spaces in the development against it. It is a key component of the Conservation Area and it will make wonderful landscaped spaces, especially for growing fruit trees. It also provides a noise buffer to the residences and hospital.
- 5.27.5 The healthcare buildings and space planning strategy was a major concern, with a particular complaint that it would be impossible for visitors in vehicles or on foot to find their way from the entrance of the site to the entrance of the buildings without the use of signage; there was no natural layout with buildings not logically located or visible from the entrance. Is the new building in the best place, with its entrance tucked away, an escape stair at the most prominent corner and patient's bedrooms the closest functions to the entrance?
- 5.27.6 The architecture of the proposed new healthcare building was considered to be an even more concerning issue, despite there being much to praise about it. The concept was considered excellent, the courtyard looked very promising, the plan very good and the precedent images shown very good. But the envelope was described as worrying in the extreme. The panel felt the precedent of Orchard House, its style, appearance and materials palette, was not an appropriate one to follow; it would be preferable to treat it as the modern building it is. A more sophisticated way of handling privacy and security is also needed.
- 5.27.7 The applicant's site-wide landscape strategy was praised for being strong. However the proposed north-south route or link, whilst it could be a strong concept, is misleading; it would not be strong enough in reality. But this is not so important; the key need in nature conservation is the east-west link

alongside the railway, and this has been secured. The landscaping in detail for the main public spaces was considered very promising.

5.27.8 The panel considered it is important that as part of the development a south-west pedestrian and cycle link into the neighbouring streets, providing a route to station and tying the development into its surrounding community, is important to secure. It would both improve the development, being both convenient for residents and preventing it feel like a ghetto or gated community, and be an advantage for the wider community, particularly those streets to the west, giving them access to the excellent parks and public spaces in the development and pedestrian and cycle routes through to beyond.

5.27.9 On the question of whether the applicant should return for a second panel, it was recommended that further consideration is important but that the residential and healthcare components will be progressing at different paces. This panel can be considered to have given a green light to the masterplan, but not to the detailed design of either component; it is recommended that additional separate panels are arranged for the detailed design of the residential (when developers are on board) and healthcare (when a detailed design has progressed more and considered the concerns here).

6 MATERIAL PLANNING CONSIDERATIONS

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

- Land use and principle of development;
- Density and Layout;
- Impact on Conservation Area;
- Design and Appearance;
- Archaeology;
- Affect on SINC;
- Neighbouring amenity;
- Residential Mix and quality of accommodation;
- Affordable Housing;
- Education;
- Open Space/Play Space;
- Trees and Biodiversity;
- Transportation;
- Climate Change and Sustainability;
- Flood Risk and Drainage;
- Land contamination;
- Waste;
- Accessibility;
- Development Phasing;
- S106 Contributions;
- CIL;

6.2 The above matters will be considered below, and given the scheme is part full planning application and part outline, the below report will be split to consider each aspect of the application.

6.3 Land Use and principle of the development

6.3.1 The application is clear that the primary purpose of the development is to secure a capital receipt that can be recycled into new health provision on the St Ann's site. Saved UDP Policy EMP 4 would prevent redevelopment of "employment" sites for non employment generating uses unless specific conditions were satisfied. Because this application is predicated on enabling investment in new health infrastructure it falls to be considered in the context of the aspiration in policy SP14 of the Local Plan plus London Plan policy 3.2 supporting new health care facilities and addressing health inequalities. The 'enabling' component of development in this case is residential uses. Given the surrounding uses and the character of the area, an enabling development in the form of additional residential development is considered appropriate on this site, provided that there is a clear connection between the completion of the residential units and, in view of the applicant's clear statement that all existing providers on the site can and will be accommodated within the new and retained health estate, the delivery of the new and enhanced health infrastructure through an enabling residential use is considered to be acceptable in principle.

6.3.2 Local Plan Policy SP0 supports the broad vision of the NPPF, and states that the Council will take a positive approach to reflect the presumption in favour of sustainable development.

6.3.2 The proposal involves the introduction of residential uses on the western portion of the site, a small retail element to the residential portion of the scheme, and intensification and improvement of healthcare facilities within the eastern portion of the site.

6.3.3 The quantum of healthcare floorspace would reduce from 41,500sqm to 25,204sqm, which amounts to a loss of 16,296sqm. London Plan Policy 3.16 supports development proposals which provide high quality social infrastructure and resists the loss of social infrastructure without realistic proposals for re-provision. London Plan Policy 3.17 supports the provision of high quality health and social care and expects replacement facilities to be in place before the original facilities are closed.

6.3.4 Local Plan Policy SP14 seeks to work with the NHS in its goal to reduce health inequalities in the areas with poorest health, identify appropriate sites for new health infrastructure, protect existing facilities and support the provision of new or improved health facilities, prioritise interventions and resources to areas of the borough where health inequalities are greatest, and support the integration of community facilities and services.

- 6.3.5 This suite of strategic and local policies emphasises the protection of social infrastructure and promotes the development of high quality social infrastructure.
- 6.3.6 Whilst the proposals would result in a net loss of healthcare floorspace, the proposed comprehensive healthcare campus would accommodate all existing healthcare services and providers that exist on site to continue operating in modern facilities. The applicant, the NHS Trust, has set out that all of the existing healthcare facilities on the site can operate from the proposed, consolidated facilities, with potential to expand to meet future needs. The healthcare facilities would remain operational throughout the redevelopment of the site.
- 6.3.7 The majority of the buildings located within the western portion of the site are either vacant or underutilised and do not meet modern healthcare standards, therefore, their loss is not considered to harm the provision of healthcare facilities on site given the overall improvement and reprovided floorspace created within the eastern portion of the site will vastly improve healthcare facilities. Furthermore, having a large site that is under-utilised is an inefficient use of the land that does not promote the principles of sustainable development or efficient healthcare delivery.
- 6.3.8 Therefore, the proposed quantum of healthcare floorspace is considered to be acceptable because new floorspace would be modern and of high quality and aligns with the strategic and local policy aspirations of providing high quality social infrastructure; better integration of healthcare services on site being localised with wards connected; there would be no actual loss of services on site through the consolidation of healthcare services on site; and during the construction and implementation phases of the development, the hospital would remain operational.
- 6.3.9 The NPPF, London Plan Policy 3.3 and Local Plan Policies SP1 and SP2 seek to maximise the supply of additional housing to meet future demand in the borough and London in general. Haringey's annual housing target, set out in table 3.1 in the London Plan, is 820 units with this target increased to 1,502 per annum for the period 2015 – 2025 in the Further Alteration to the London Plan 2014.
- 6.3.10 The proposal is for the creation of 470 new residential units. These units will be provided through the refurbishment and conversion of some existing buildings on site and the construction of new units either within five storey apartment buildings or terraced dwelling houses.
- 6.3.11 The principle of introducing residential units at the site would be supported by the Council and is seen as enabling development with capital funds raised from the selling of the residential component of the scheme used in the provision of modern healthcare facilities on site, and specifically the delivery of the new Mental Health Inpatient Building. The proposal would also result in housing delivery in the Borough.

- 6.3.12 The introduction of a small amount of retail floorspace (148sqm of A1 use class) within the residential portion of the site would be ancillary to the proposed uses on site and is deemed to be of an acceptable level to complement the development and serve the needs of the existing health community and new residents.
- 6.3.6 Overall, the proposed residential component is seen as enabling development that will support new health care facilities and address health inequalities through the development of improved mental health facilities on site, with no loss of services on site, whilst providing housing within the Borough and would be in general accordance with the NPPF, London Plan 2011 Policies 3.2, 3.3, 3.17, 3.18, 7.3, Saved UDP 2006 policies UD3 and CW1, Local Plan 2013 Policies SP0, SP1, SP2, SP14 and Policy SA32 of the Council's Site Allocation DPD (Consultation Draft February 2015).

6.4 Density and layout

- 6.4.1 London Plan Policy 3.4 seeks to optimise housing potential.
- 6.4.2 The site is considered to be urban in character with a PTAL of 1b, which represents low public transport accessibility. Table 3.2 of the London Plan indicates that, in line with London Plan Policy, a density of 150-250 habitable rooms per hectare or 35-95 units per hectare is appropriate. The applicant's density study shows that the area is characterised by densities of 45-83 units per hectare.
- 6.4.3 The proposed hybrid application, taking into account the indicative unit mix of the outline portion (page 43 of the submitted DAS), has a density of 66 units per hectare.
- 6.4.4 The proposal is therefore consistent with the density guidance set out in the London Plan for this type of location.
- 6.4.5 The layout and height parameter plans propose a mixture of housing typologies from 2-3.5 storey dwelling houses, converted Victorian buildings, and 5 storey flatted developments. This layout provides a grain to the site that reflects the original pattern of development and general orientation on the site which results in the proposal meeting the recommended densities within the London Plan.

6.5 Impact on St Ann's Conservation Area

- 6.5.1 The NPPF should be considered alongside with London Plan 2011 Policies 3.5 and 7.6 and Local Plan 2013 Policy SP11, which identifies that all development proposals should respect their surroundings by being sympathetic to their form, scale, materials and architectural detail.
- 6.5.2 There is a legal requirement for the protection of the Conservation Area. The Legal Position on the impact on these heritage assets is as follows, and Sections 66(1) and 72(1) of the Listed Buildings Act 1990 provide:

- 6.5.3 “In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses”.
- 6.5.4 “In the exercise, with respect to any buildings or other land in a conservation area, of any functions under or by virtue of any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.” Among the provisions referred to in subsection (2) are “the planning Acts”.
- 6.5.5 The Barnwell Manor Wind Farm Energy Limited v East Northamptonshire District Council case tells us that “Parliament in enacting section 66(1) did intend that the desirability of preserving listed buildings should not simply be given careful consideration by the decision-maker for the purpose of deciding whether there would be some harm, but should be given “considerable importance and weight” when the decision-maker carries out the balancing exercise.”
- 6.5.6 The Government in the case of the Queen (on the application of The Forge Field Society) v Sevenoaks District Council says that the duties in Sections 66 and 72 of the Listed Buildings Act do not allow a Local Planning Authority to treat the desirability of preserving of listed buildings and the character and appearance of conservation areas as mere material considerations to which it can simply attach such weight as it sees fit. If there was any doubt about this before the decision in Barnwell, it has now been firmly dispelled. When an authority finds that a proposed development would harm the setting of a listed building or the character or appearance of a conservation area or a Historic Park, it must give that harm considerable importance and weight. This does not mean that an authority’s assessment of likely harm to the setting of a listed building or to a conservation area is other than a matter for its own planning judgment. It does not mean that the weight the authority should give to harm which it considers would be limited or less than substantial must be the same as the weight it might give to harm which would be substantial. But it is to recognise, as the Court of Appeal emphasized in Barnwell, that a finding of harm to the setting of a listed building or to a conservation area gives rise to a strong presumption against planning permission being granted. The presumption is a statutory one, but it is not irrebuttable. It can be outweighed by material considerations powerful enough to do so. An authority can only properly strike the balance between harm to a heritage asset on the one hand and planning benefits on the other if it is conscious of the statutory presumption in favour of preservation and if it demonstrably applies that presumption to the proposal it is considering.
- 6.5.7 In short, there is a requirement that the impact of the proposal on the heritage assets be very carefully considered, that is to say that any harm or benefit needs to be assessed individually in order to assess and come to a conclusion on the overall heritage position. If the overall heritage assessment concludes

that the proposal is harmful then that should be given "considerable importance and weight" in the final balancing exercise having regard to other material considerations which would need to carry greater weight in order to prevail.

- 6.5.8 London Plan Policy 7.8 requires that development affecting heritage assets and their settings to conserve their significance by being sympathetic to their form, scale and architectural detail. Haringey Local Plan Policy SP12 requires the conservation of the historic significance of Haringey's heritage assets. Saved Haringey Unitary Development Plan Policy CSV5 requires that alterations or extensions preserve or enhance the character of the Conservation Area.

Detailed Application

- 6.5.9 The front portion of the site is located within the St Ann's Conservation Area. Within this portion of the site, 120 residential units are proposed either within the five storey blocks A, B, C, and D or terraced housing and conversion of existing buildings (West Gate Lodge, East Gate Lodge, Mulberry House, Mayfield House), new vehicular and pedestrian entrances from St Ann's Road (four in total) with associated highway layout, a new communal open space area, and alterations to the St Ann's Wall that runs the length of St Ann's Road and surrounds the site but is visually appreciated from St Ann's Road.
- 6.5.10 The applicant has submitted a suite of documents which consider the heritage and conservation considerations of the development. Those being an Environment Statement, containing an Archaeology and Cultural Heritage chapter, and a separate Design Statement.
- 6.5.11 These documents have been reviewed by the Council's Conservation Officer who comments are attached as part of Section 5 above and Appendix 1 below.
- 6.5.12 In summary, the Conservation Officer is of the view that the partial demolition of the St Ann's Wall causes significant harm. In respect of the other elements of the development, the Conservation Officer considers that the proposal would create a high quality development, integrated with the wider area, and would generally enhance the appearance of the conservation area and would provide public benefit that would substantially outweigh the significant harm caused by the partial demolition of the wall. Furthermore, the retention of the wall is seen to promote the sense of creating a gated community, which has been raised as a concern by the GLA.
- 6.5.13 The existing wall surrounding the site forms a solid physical and visual barrier between the site and the surrounding area and specifically St Ann's Road. The wall also contributes to a fear of crime and security within the community. It is acknowledged that the St Ann's Conservation Area Appraisal notes that the wall has a positive contribution to the St Ann's Conservation Area. The scheme has therefore been developed in an attempt to retain parts of the wall. The proposal seeks to alter the wall by reducing its height whilst still preserving the base and lower portion of the wall, and introducing railings above at certain points (approximately half its length) to provide more visual interaction and vantage points into the site from St Ann's Road. This improved visual permeability to

and from the site is considered to remove the notion that the proposed residential development is perceived as a 'gated community' and improves its integration into the surrounding townscape. The significant harm caused by the partial removal of the wall was given considerable weight and the applicant did explore the option of retaining the wall. However, the retained historic buildings to the front of the site face inwards, are set back and do not have any real street presence onto St Ann's Road, as such, the wall is necessary in these parts to ensure the provision of gardens to the converted and new houses in this zone are private and secure. As such, from a design, security and fear of crime point of view, partial removal of the wall is considered to be the best option and the harm is outweighed by these benefits.

- 6.5.14 The wall itself would be retained over approximately half the length of St Ann's Road. This amount of retained wall coupled with the altered wall is considered to sufficiently represent how the wall appeared historically, open the site up visually to diminish the appearance of a gated community, and still provide the screening and security required for rear gardens of proposed residential units.
- 6.5.15 The juxtaposition between old and new elements of the wall is considered to complement the visual appearance of the old and new townscape created on site by the development proposals. This design approach is considered to preserve the appearance of the St Ann's Conservation Area given the conservation area itself does show a mix of older terraced housing, Victorian Hospital buildings on site, and newer, taller developments in close proximity to the site. Therefore, the potential loss of original fabric and harm to the conservation area, with regards to partial demolition of the existing wall, is considered to be balanced against the overall benefit of the site wide regeneration of the site, improved landscaping and retention of key Victorian buildings on the site.
- 6.5.16 The retention of Victorian buildings on site within the conservation area (West Gate Lodge, East Gate Lodge, Mulberry House, Mayfield House) is welcomed and retains the historic layout of the hospital and entrances within the western portion of the site. The conversion of these buildings into flats is considered to be an appropriate modern day use for such buildings and ensures that these buildings are used and physically preserved and is considered to preserve the character and appearance of the conservation area generally.
- 6.5.17 The scheme proposes demolition of some 20th Century buildings and later pre-fabricated buildings. Whilst they represent their architectural period and function, their contribution to the conservation area and its wider setting is limited to none. In view of their limited contribution, their demolition would not be considered harmful to the character and appearance of the St Ann's Conservation Area.
- 6.5.18 Terraced and semi-detached housing is proposed within the conservation area will be facilitated by the demolition of buildings located within the Conservation Area. Those buildings to be demolished have been added to the site in the last 60 years and contribute little to the character and appearance of the St Ann's

Conservation Area. The new buildings proposed would be contemporary in design and appearance providing texture with regards to facades and contrast between retained Victorian buildings on site, to which they would be in close proximity. Again, the juxtaposition between old and new is considered to be in line with the wider character of the St Ann's Conservation Area. The proposed dwellings would contribute positively to the character and appearance of the conservation area through the use of high quality and complementary materials, which will be secured by way of condition should the application be approved. The proposed demolition within the conservation area is welcomed, along with the retention of existing Victorian buildings and erection of contemporary buildings. This development within the detailed scheme is therefore considered to positively contribute to the visual appearance and enhance the character of the St Ann's Conservation Area.

- 6.5.19 Blocks A, B, C, and D are proposed within the site, set back over 25m from St Ann's Road itself. These buildings would front the internal road proposed and consist of five storeys. Whilst these buildings would not be immediately visible from the current highway (St Ann's Road) given the setback, they would be seen amongst the retained Victorian buildings located within the front of the site, and therefore form part of the St Ann's Conservation Area vernacular. The blocks themselves would stand alone and be afforded separation between proposed terraced dwellinghouses and the retained Victorian buildings. The blocks would be the tallest element within the residential scheme and would provide variation in scale and appearance between the lower scale terraced housing and retained Victorian buildings. This variation in heights, appearance, and building typology is considered to be an appropriate and complementary addition to the St Ann's Conservation Area and is considered to enhance the character and appearance of the St Ann's Conservation Area through the provision of contemporary and high quality buildings, improved landscaping, and preservation of heritage buildings.
- 6.5.20 The overall layout of the DETAILED portion of the site does take cues from the surrounding area with regards to housing typology in the form of terraced housing, but the actual historic layout of the healthcare site is reflected in the proposed plans with existing entrances use, the central park and park of the existing ring road used as the main spine to which the residential component will be developed around. This layout is considered to provide a visual and physical link back to the historic layout of the healthcare facility and further preserves the historic character of the site that contributes to the character and appearance of the St Ann's Conservation Area.
- 6.5.21 Conditions are recommended, should the application be approved, to ensure works undertaken in retaining the historic buildings, wall alterations, and new buildings match existing, use appropriate materials, and where recording of historical data is required, is undertaken appropriately.
- 6.5.22 English Heritage has been consulted and raise no objection to the proposal (comments attached under Section 5 and Appendix 1).

- 6.5.23 The Victorian Society have raised an objection with regards to the amount of buildings retained on site. Specifically, they consider that there should be more regard to retaining these circa 1900 buildings that are on site. The proposal retains all historic buildings within the Conservation Area boundary and retains the Victorian Water Tower and Administration Block within the site (outside of the conservation area). These buildings are considered to positively contribute to the conservation area and historic character of the site and with their retention, given there are no statutorily listed buildings on site, there is sufficient retention on site to appreciate the layout and previous historic uses on site whilst also preserving the best examples currently existing on site.
- 6.5.24 The Tottenham CAAC generally considers the retention of the wall and buildings within the conservation area and the Water Tower to be positive. However, concerns are raised that more buildings within the site are not being retained, or at least their facades are retained, they also consider the architectural quality of the blocks is uninspiring and appear too high. As discussed above, the balance between the retention of the Victorian buildings on site and new build blocks that follow the proposed layout is considered an appropriate response to the need for viable new homes and the character of the site. The proposed five storey blocks would be set back from surrounding neighbours (at least 25m) and would have separation between lower townscape elements (two storey terraced houses or the retained Victorian buildings). This variation in height and contrast between old and new is considered to provide variation and visual interest to the site. The five storey buildings, with a separation distance of over 25m with neighbouring buildings or the main highway, with trees and other buildings and fixtures located in between, is not considered to create an intrusive and dominant fixture within the townscape. Design of contemporary blocks of flats is very much reliant on quality materials to ensure a quality and visually positive contribution to the surrounding townscape and conservation area. Conditions to this effect have been recommended should the application be approved.
- 6.5.25 There are no significant alterations within the conservation area within the eastern portion of the site (healthcare portion) with existing buildings and landscaping retained. The only addition would be a substation in the front portion of the site (near Acacia House), along with two other substations within the western portion of the site. These would be located behind a retained portion of the wall. Details of all substations proposed on site are requested as a condition should the application be approved, however, the location is considered to be acceptable given they would be well screened by vegetation and the high St Ann's wall.
- 6.5.26 The proposed new open space and retention of green space to the front of the site is considered to positively contribute to the visual amenity of the area and would be an enhancement to the visual appearance of the wider St Ann's conservation area.

Outline Application

- 6.5.27 The residential portion of the outline application (western portion of the site) proposes three four/five storey blocks (G, F, and E) located central to the site and to the rear with a mixture of 2-3.5 storey terraced housing. Whilst all matters are reserved, indicative height, layout, design plans for this portion of the site ties into the design elements for those buildings located within the conservation area and are depicted on the submitted Building Heights Parameter Plan A-01-101 Rev P1. Should planning permission be granted, these parameters will be fixed in order to keep the development within those assessed in the ES and to ensure the consistency between the detailed application and the outline application remain complementary and there is certainty as to the massing of the proposal and its potential relationship with the conservation area. Further to this, a Design Code is recommended for the Outline portion of the application to ensure a strong, high quality approach is taken to any house building. Having this certainty with regards to massing, heights, and design quality allows an understanding as to the proposed townscape and building typology and how it would relate to the conservation area, to which it would technically abut, but clearly form part of.
- 6.5.28 Overall, the residential component of the outline permission, with its mix of 2 to 5 storey buildings, landscaped spaces, retention of mature trees, replacement landscaping and trees, mix of building typology, is considered to complement the housing proposed in the detailed application. This consistency between both portions of the proposed development site is considered to create a strong and positive built addition to the wider townscape through both the contemporary elements and the retention of historic elements.
- 6.5.29 The proposal is therefore considered to positively contribute to the wider built environment and would enhance the character and appearance of the St Ann's conservation area generally.
- 6.5.30 The healthcare campus (eastern portion of the site) would amount to a building with a maximum height of 16m to the main building (north-eastern building) with additional buildings varying in height between 6m to 9.5m to the south. An existing building located within the SINC to the south will be demolished and replaced with a new 9.5m high building (with matching footprint). The scale and layout of these buildings is set as a parameter of any outline permission and is considered to be acceptable. Having regard to the layout and format of the existing site. The healthcare portion of the site is able to accommodate a denser form of development given the institutional nature of this portion of the site. The pattern of development in the wider area displays taller, bulkier buildings also, which further promotes this design ethos. It is accepted that the operational requirements for the hospital are paramount in making the facility acceptable from healthcare standards, however, it is expected that the design and appearance of such buildings does take into account that they would be located directly adjacent to the St Ann's Conservation Area and would be expected to either preserve or enhance the conservation area and not cause harm. Matters of design are reserved should the outline application be granted and thus the impact of the healthcare buildings on the conservation area would

be further considered as part of any reserved matters application should the outline permission be granted.

6.5.31 Notwithstanding the above, knowing the height and basic footprint of the main healthcare building nearest St Ann's Road enables an understanding as to its relationship with the St Ann's conservation area, to which it would be directly adjacent to. Whilst the 16m building would be the tallest building on site, the purpose of the building, as a community facility, and its location at the gateway of the site to the wider healthcare campus is considered to justify a more prominent building, not just for way-finding purposes, but also as a place making building.

6.5.32 Having a contemporary, taller building, set back from both the highway and retained historic buildings, with green/landscaping adjacent, is considered to provide an appropriate contrast between the old and new on site that ties into the wider character of the St Ann's conservation area. Further design detail would be forthcoming as part of any reserved matters application. As part of that application, further assessment would be undertaken to ensure the proposal is seen as enhancing the St Ann's conservation area.

Summary

6.5.33 Overall, Officers consider that the design approach to the proposed buildings and the choice of retained historic buildings together with the partial retention and alteration to the historic wall to be an acceptable and high quality approach. The variations in building types, massing, heights, retained buildings contrasting against contemporary buildings, use of quality materials, will provide visual interest and will help preserve important heritage elements, further assisting in defining the developments two distinct areas on site, residential and healthcare, and creating a new townscape that is considered to be complementary to the townscape of the wider St Ann's Conservation Area. The significant harm caused by the partial demolition of the wall is outweighed by the design, security and fear of crime benefits of the partial removal of the wall.

6.5.34 The proposal is therefore seen as an acceptable approach to redeveloping the site that is considered to be, on the whole, an enhancement to the character and appearance of the St Ann's Conservation Area. The proposal is therefore in general accordance with Chapter 12 of the NPPF and to SPG2 'Conservation and archaeology', saved UDP Policies UD3 and CSV5, London Plan Policy 7.8 and Local Plan Policies SP11 and SP12.

6.6 Design and appearance

6.6.1 Part 6.5 above discusses the design ethos and how it impacts on the St Ann's Conservation Area.

6.6.2 Expanding on the points discussed above, the actual design of the residential portion of the site is considered to be acceptable. The design approach incorporates a variety of building types ranging in height from 2 to 5 metres whilst incorporating the retention and refurbishment of key historic buildings.

This approach provides a varying townscape which in turn creates visual interest and an urban texture to the site that is considered to contribute to the wider townscape and reflects a pattern of development common in the area in the form of terraced dwellinghouses whilst introducing a more contemporary element in the form of the 5 storey buildings for flatted accommodation.

- 6.6.3 Within the detailed application, refurbished buildings, new dwellinghouses and flatted accommodation will provide a visual contrast between old and new. This approach is achievable through high quality materials and ensuring materials are complementary to the historic buildings on site. Conditions are recommended should the application be approved to ensure all materials of external surfaces are submitted to, and approved by the Council to ensure this high quality and finish is achieved including landscaping details to ensure the site and its setting are acceptable.
- 6.6.4 The outline portion of the site will be the subject of reserved matters with regards to design and appearance. However, the submitted parameter plans do outline the scale and layout that is likely to be adhered to providing some comfort as to the design direction in which the residential phases will be brought forward as. Further to this, and to ensure quality with regards to urban design and appearance, a Design Code is recommended as a condition. A Design Code will make certain that the residential development will be developed in a manner that will reflect the design aspirations of the Borough and create a development that will enhance the surrounding townscape and create a community that will integrate successfully into the immediate area.
- 6.6.5 The hospital site will create taller, modern buildings which are considered to create a sense of place and identify the site as a community facility whilst better articulating the entrance to the healthcare campus. Details of which, including design and appearance will be reserved and considered in full as part of a reserved matters application.
- 6.6.6 Overall, Officers consider that the design approach and architectural vernacular of the proposed buildings and the retention of historic buildings and partial retention and alteration to the historic wall to be an acceptable and high quality approach. The variations in building types, massing, heights, retained buildings contrasting against contemporary buildings and use of quality materials, will provide visual interest, further assisting in defining the developments two distinct areas on site, residential and healthcare, and creating a new townscape that is considered to be complementary to the immediately surrounding environment. The proposal is therefore seen as an acceptable design approach to redeveloping the site that is considered to be, on the whole, an enhancement to the character and appearance of the St Ann's Conservation Area. The proposal is therefore in general accordance with Chapter 12 of the NPPF and to SPG2 'Conservation and archaeology', saved UDP Policies UD3 and CSV5, London Plan Policy 7.8 and Local Plan Policies SP11 and SP12.

6.7 Archaeology

6.7.1 The subject site does not fall within an area identified as an Area of Archaeological Importance. However, the submitted Environment Statement, containing an Archaeology and Cultural Heritage chapter, identifies the archaeological potential of the site. Comments received from English Heritage GLAAS consider that any impact on identified archaeological remains could be mitigated through the imposition of conditions. Specifically conditions relating to the submission of a Written Scheme of Investigation to be approved prior to development commencing and that, as the proposal is likely to disturb and/or uncover archaeological remains, that accurate recording of such remains is implemented.

6.7.1 With these conditions in place, it is considered that any impact on potential archaeological remains is adequately mitigated and is in general accordance with Chapter 12 of the NPPF and to SPG2 'Conservation and archaeology', saved UDP Policies UD3 and CSV5, London Plan Policy 7.8 and Local Plan Policies SP11 and SP12.

6.8 Affect on Site of Important Nature Conservation (SINC)

6.8.1 To the rear (south) of the subject site exists a green corridor. This site is designated as an SINC and provides not only an important habitat for wildlife, but also a natural buffer between the rail corridor and the subject site. The applicant proposes some tree management, wildflower and seeding with wild flowers (native shade tolerant mix) to enhance the woodland and biodiversity.

6.8.2 Improvements to this green corridor and further greening and improved landscaping on the site is considered by officers as a priority. Given the SINC is located wholly within the Outline portion of the application, a condition requiring full details and landscaping treatment of the SINC is recommended at a point in time when the southern housing phases have been designed and there is certainty as to the layout of this portion of the site.

6.8.3 The submitted masterplan indicates that in the location of an existing building located within the healthcare portion of the SINC there would be a replacement building that would be a storey taller (up to 9.5m). The building would be of the same footprint. Details of the building would be considered by way of matters reserved. It is not considered that the building, which would have the same footprint, would have any harmful affect on the SINC or hinder the ability to improved the SINC and is therefore considered to be acceptable.

6.8.4 The proposed south-western pedestrian and cycle link would be proposed through the SINC. Further design detail and consideration of this and its impact on the SINC is required and would be the subject of further details as a reserved matter.

6.8.6 The proposal is therefore considered to be acceptable and would minimise impact on sites of nature conservation and is in general accordance with London Plan Policy 7.19 and Local Plan Policy SP13.

6.9 Impact on the amenity of adjoining occupiers

6.9.1 Saved UDP Policy UD3 states that development proposals are required to demonstrate that there is no significant adverse impact on residential amenity or other surrounding uses in terms of loss of daylight or sunlight, privacy, overlooking. Similarly London Plan Policy 7.6 requires that buildings and structures should not cause unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings, in relation to privacy.

6.9.2 The subject site is relatively isolated and adjoins residential to west with the Police Station to the east, which is currently the subject of a planning application to provide residential uses on the site.

6.9.3 The proposed masterplan ensures that terraced houses are located nearest the western boundary with rear gardens adjoining rear gardens. This generous separation, coupled with existing screening measures, and the low scale terraced housing is considered to protect the current level of amenity that these neighbours enjoy with regards to daylight/sunlight, outlook, privacy with no harmful increase in a sense of enclosure. This is further aided by the fact that the taller, five storey elements are set well within the sites boundaries to provide ample separation distance between existing residential neighbours.

6.9.4 Adjacent to the Police Station site to the east would be the three storey healthcare facility. Again, the proposed buildings are set sufficiently back from this neighbour to protect the amenities of any future residential neighbour on site.

6.9.5 The Council's Pollution Officer has recommended that there be site management, air quality, and dust management conditions placed on any decision to grant the scheme, in order to protect the amenities of surrounding residents.

6.10 Residential mix and quality of accommodation

6.10.1 London Plan Policy 3.5 and accompanying London Housing Design Guide set out the space standards for all new residential developments to ensure an acceptable level of living accommodation offered for future occupiers.

6.10.2 In assessing the 120 proposed units against these requirements, all the flats would accord with the minimum unit size requirements with some of the larger sized units exceeding the standards.

6.10.3 The minimum standards prescribed for individual rooms are set out within the London Housing Design Guide and the proposed rooms conform comfortably with these standards.

- 6.10.4 On site amenity space for the proposed units is provided in the form of balconies within the flatted development and rear gardens for the proposed terraced housing.
- 6.10.5 Proposed flats and dwellinghouses are dual aspect and are considered to have acceptable outlook over the highway and garden with some overlooking the proposed central open space.
- 6.10.6 The proposed 350 units within the Outline component of the scheme have not been detailed and would be considered as a reserved matter. However, the indicative masterplan would indicate that the proposed housing typologies would match those provided within the full portion of the site. This would indicate that compliance with the above standards is easily achievable and would be assessed as under any subsequent reserved matters application.
- 6.10.7 The indicative housing mix (page 43 of the submitted DAS) shows a high percentage of family accommodation (43% 3, 4, and 5 bed accommodation). London Plan Policy 3.8 encourages a choice of housing based on local needs. Haringey has demand for family sized accommodation. Therefore, the proposed housing mix is considered to be acceptable.

6.11 Affordable housing

- 6.11.1 Policy 3.12 of the London Plan 2013 seeks to maximise affordable housing provision and ensure an average of at least 13,200 more affordable homes per year in London over the 20-25 year term of the London Plan.
- 6.11.1 Saved Policy HSG 4 of the UDP 2006 requires developments of more than 10 units to provide a proportion of affordable housing to meet an overall borough target of 50%. This target is reiterated in Policy SP2 of the Local Plan.
- 6.11.2 The application includes a toolkit viability appraisal which has been independently assessed. The independent assessment calculates that there may be an opportunity to increase affordable housing provision from 14%, however, this is based on assumed land values being higher. Given the site and development is unique, in that there is very little basis for comparison in the immediate area as to sales values, it is difficult to stipulate a figure from which to base the value. Furthermore, the development is also unique in the sense that build costs are much higher given the technical nature and high specifications required in building healthcare facilities, which also results in less money available for affordable housing provision.
- 6.11.3 Therefore, officers are of the view that the values in the submitted toolkit by the applicant be accepted, but only on the basis that a review mechanism is in place to ensure, should the sale value of the site be higher than anticipated, any additional profits can then be redistributed for affordable housing in the Borough (60% of profits) and further healthcare provision to be spent by the Trust (40% of profits).

- 6.11.4 The above approach would secure 14% (by unit) affordable housing on site and give the Council the ability to obtain further contributions, up to an equivalent 50% affordable housing contribution, should the sales values be higher than initially anticipated with the paramount result being that money is secured for the provision of the healthcare facility.
- 6.11.5 The Council would seek 70% intermediate and 30% social/affordable rent housing with a recommended mix for affordable housing of 17% 1beds, 42% 2 beds, 31% 3beds, and 9% 4beds.
- 6.11.6 The applicant proposes a provision of 14% (by unit) within the detailed portion of the site and also 14% within the outline scheme. The breakdown of which would be 70:30 split and 4 x 1 bed and 8 x 2 bed Shared Ownership and 2 x 1 bed and 3 x 2 bed Social Rented within DETAILED application and 14% (by unit number) within OUTLINE application. Within the outline scheme, the 14% will be conditioned as a minimum level with details to be approved upon the submission of each reserved matter application. Where 14% is not met within a phase, the condition will allow flexibility to provide more or less within other phases to ensure that 14% is met over the remainder of the overall site when all phases are completed.
- 6.11.7 This affordable housing provision and review mechanism would be secured by way of a s106 legal agreement.
- 6.11.8 The above approach and affordable housing provision is considered to be acceptable and ensures the maximum reasonable amount of affordable housing is provided for in accordance with London Plan Policy 3.12, Local Plan Policy SP2, and saved UPD Policy HSG4.

6.12 Housing Delivery

- 6.12.1 The proposed development would deliver up to 470 new homes on the site, with 120 new homes included in the detailed component of the scheme and up to 350 new homes included in the outline component. The proposal would also consolidate the healthcare provision on site though the capital raised from the sale of the residential portion of the site.
- 6.12.2 The proposed residential development is likely to be bought forward in four phases, R1, R2, R3, and R4 as indicated in the submitted phasing plan. Phases H1 and H2 for the healthcare campus are likely to be bought forward first with the Trust indicating capital expenditure beginning 2015/16.
- 6.12.3 The proposed housing will make a significant contribution to Haringey's housing target and is supported by the NPPF, London Plan Policy 3.3 and Local Plan Policies SP1 and SP2 which seeks to maximise the supply of additional housing.
- 6.12.4 Whilst the housing is welcomed in augmenting housing stock within the Borough, the healthcare facilities on site are the priority with the housing element seen as the enabling element to allow the redevelopment and

improvement of healthcare facilities on site. The Trust has indicated that in all likelihood, works on the healthcare campus will begin well before the residential component will be developed, however, to ensure that the healthcare improvements are implemented, a condition of consent is recommended requiring the Mental Healthcare Inpatient Building to be commenced prior to the occupation of a 250 of the residential units and that the Mental Healthcare Inpatient Building is occupied prior to the occupation of 420 of the proposed residential units. This is considered to ensure the community facility is proved in advance of the residential component being completed.

6.13 Education

- 6.13.1 The Council works closely with the Greater London Authority (GLA) to project the number of pupils expected to need school places over the next 10 years. The Council then publishes its projections every year in the School Place Planning Report.
- 6.13.2 The GLA includes information from the Strategic Housing Land Availability Assessment (SHLAA) to ensure that we, as the Local Authority, are able to plan for school places for children who will be living in new housing in the borough in the future.
- 6.13.3 At primary school level (age 4-11) the Council plan to provide local places and to achieve this, the Council split the borough in to 5 place planning areas.
- 6.13.4 St Ann's Ward is located in place planning area 3. Current figures in the School Place Planning Report project a surplus of primary school places in the area until 2023. This goes against the submitted ES by the applicant which indicates that schools are at capacity.
- 6.13.5 Residential unit estimates that fed into the 2014 School Place Planning report took into account circa 400 houses for the St Ann's Hospital site. The hospital site and the neighbouring police station site comprise 502 units proposed under both live planning applications.
- 6.13.6 The 102 houses that were not included in this year's report will be included in the next report which will be published in July 2015. However, as stated in the current report, there is currently a projected surplus of up to 30 places each year across the planning area so any children resident in the additional 102 homes could be accommodated within this surplus.
- 6.13.7 The Council plans for secondary school places as one planning area (the entire borough) and it is projected that there is a surplus of secondary school places until 2018.
- 6.13.8 Therefore, the current scheme, and specifically the child yield that would be generated from the scheme, could be currently accommodated within both

primary and secondary capacity given current data would suggest that there is surplus of places until 2023 (primary) and 2018 (secondary).

6.13.9 Local Plan Policy SP16 expects that where a development increases the demand for community facilities and services, a contribution towards providing new facilities or improving existing facilities is sought and that efficient use of community facilities is promoted.

6.13.10 Since the implementation of the Haringey CIL Charging Schedule (November 2014), financial contributions towards infrastructure are levied as a standardised amount for the quantum of new floor space dependant on the use. This money will be divided and spent on social infrastructure such as education.

6.13.11 The proposal would generate a child yield of approximately 158 children (based on the methodology in using the Mayor's SPG 'Shaping Neighbourhoods: Play and Informal Recreation'). However, based on the above data on child places for both secondary and primary levels, the proposed child yield could be currently accommodated within both primary and secondary capacity given current data would suggest that there is surplus of places until 2023 (primary) and 2018 (secondary) with any monies levied by way of CIL supplementing the provision of educational facilities within the Borough.

6.13.12 The proposal is therefore considered to be acceptable and in general accordance with London Plan Policy 3.16 and Local Plan Policy SP16.

6.14 Open space/play space

Open space

6.14.1 Policy 3.6 of the London Plan 2013 seeks to ensure that development proposals that include housing include adequate provision of play and informal recreation space, based on the expected child population generated by the scheme and an assessment of future needs.

6.14.2 Policy SP13 of the Council's adopted Local Plan (2013) and Open Space and Recreation Standards SPD 2008 requires development sites that are located within areas that are identified as having open space deficiency to contribute to the provision or improvement of open spaces.

6.14.3 Whilst local data indicates that the majority of the subject site is not located within an area deficient in open space, given it is located opposite Chestnuts Park, the southern portion of the site is within an area that is deficient.

6.14.4 The proposal would provide a large area of open space (4,000sqm) in the northern portion of the site. This area, coupled with the pedestrian access to the south-western corner of the site would not only provide accessible open space to residents of the scheme, but will also provide accessible open space

to nearby residents along Warwick Gardens and adjoining streets, most of which are located in an area deficient in open space provision.

6.14.5 Therefore, the proposal is considered to provide an area of open space that will greatly improve the provision of open space for future residents and existing residents in accordance with Policy SP13 of the Council's adopted Local Plan (2013) and Open Space and Recreation Standards SPD 2008 and Policy of the London Plan 2013.

6.14.6 Furthermore, residents would have access to Chestnuts Park to the north.

Play space

6.14.7 Using the Mayor's SPG 'Shaping Neighbourhoods: Play and Informal Recreation' and the methodology contained within this document, it is anticipated that the detailed application would yield 17 children with the entire development likely to yield 158 children. The SPG requirement for the entire site for play space for under 5's is 860sqm.

6.14.8 Within the detailed application, a 'Formal Square' is provided which amounts to 4,000sqm (0.4ha). This space would include climbable objects and would meet the requirements of the SPG for play space for under 5's. A communal deck with raised lawn is proposed on the first floor of Block D, which provides a communal amenity space for all residents. The applicant suggests that any additional play space would be met through the provision of private gardens, which is an accepted approach within the SPG.

6.14.9 Each of the 14 houses proposed within the detailed section would have a private garden with proposed flats have individual balconies. This results in 2,052sqm of private amenity space.

6.14.10 In addition to the above provisions, Chestnuts Park is located opposite the site to the north. This park has an equipped play area, playing fields and tennis courts.

6.14.11 Within the outline element, whilst indicative only, the 224 houses proposed would have their own private garden and would provide further play space for under 5's.

6.14.12 Overall, it is considered that there are opportunities within the proposed communal open spaces on site, raised roof decks to Blocks D and F, coupled with numerous rear gardens to family homes to provide the required 860sqm of play space to service the development (170sqm within the detailed application and 690sqm within the outline area). Therefore, a condition is recommended, should the application be approved, requiring details of the provision of 860sqm of play space to service the development.

6.15 Trees and biodiversity

- 6.15.1 London Plan 2013 Policy 7.21 and Saved Policy OS17 of the Unitary Development Plan 2006 seeks to protect and improve the contribution of trees, tree masses and spines to local landscape character.
- 6.15.2 The submitted tree survey considered 272 individual trees and 35 groups of trees.
- 6.15.3 The proposal involves the removal of 148 individual trees and 23 groups of trees with associated pruning of some retained trees.
- 6.15.4 Whilst the number of trees removed appears high, the majority of the trees to be removed are located within the centre of the site with replanting. The majority of retained trees are located to the south near the SINC and mature, healthy specimens located within the conservation area.
- 6.15.5 Comments received from the Council's Arborist does not raise an objection but emphasises the need to replant to ensure there is no loss of tree cover in the long term. A condition to this effect is recommended should the application be approved.
- 6.15.6 The Council's Nature Conservation Officer raises concerns with regards to how the scheme promotes the Council's aspiration for a north to south green link, increase in biodiversity on site, and the potential impacts on the SINC that the proposed pedestrian/cycle way would have.
- 6.15.7 With regards to the above concerns, the proposal does promote a north to south green link through the use of street trees within the development and verdant front hedges. Details of further greening of the site can be secured by way of condition and is expected to improve the amenity of the site and in turn improve biodiversity on site.
- 6.15.8 The proposed pedestrian/cycle way through the south-western corner of the site is subject to further details. As part of these details, appropriate landscaping, planting will be required to ensure the path is functional, safe, but will also improve the biodiversity and landscaping within this portion of the site.
- 6.15.9 Whilst the proposal does remove a number of trees on site, the majority located within the centre of the site and provide little amenity to the wider environment or conservation area. The proposal retains protected and mature trees that are healthy and do contribute positively to the amenity of the site and wider conservation area. This tree retention coupled with additional landscaping/tree planting (to be secured by way of condition) is considered to provide acceptable landscaping on site that is considered to improve the visual amenity of the site and preserve the character and appearance of the St Ann's Conservation Area generally.

6.16 Transportation

6.16.1 The NPPF states that planning decisions should ensure developments that generate significant movement are located where the need to travel will be minimised and the use of sustainable transport modes can be maximised. This approach is continued in Local Plan Policy SP7. UDP Policy UD3 requires development to not significantly affect private and public transport networks.

6.16.2 The site is located to the east of Green Lanes (A105) and is accessed via St Ann's Road (B152) which runs parallel to the northern boundary of the site, St Ann's Road links the site to the A105 Green Lanes to the west and the A503 Seven Sisters Road to the east. The site is bounded by Hermitage Road to the east and the railway lines to the south and Warwick Gardens to the west and St Ann's Road to the north.

6.16.3 The site currently has its main access via St Ann's Road close to the junction with Black Boy Lane; there is also a redundant vehicular access on Hermitage Road. The site is in an area with a low Public Transport Accessibility level (PTAL 1B); however there are two existing bus routes on St Ann's Road (routes 67 and 341) which provides some 12 buses per hour to and from the site. The site is also close to a number of existing and proposed cycling routes including the Green Ways Link 03 and LCN+ Link 84 on Green Lanes. The site is bounded to the west by the Green Lanes A CPZ and to the North and south by the Green Lanes B Control Parking Zone (CPZ). However there is no CPZ to the east of the site.

6.16.4 A site visit conducted on the 29th July 2014 by the Council's Transportation Officer observed that:

- There are a number of schools in the area surrounding the site: St Mary's Priory Catholic School is located on Hermitage Road. At the time of the site visit vehicles were observed travelling in excess of 30 mph although Hermitage Road has traffic calming in the form of speed humps;
- St Ann's CofE primary school which is located at the junction of St Ann's Road with Avenue Road to the northeast of the site; Avenue Road operates as a one-way with traffic flows northbound. At the time of the site visit Avenue Road, North Grove, Cissbury Road, Grove Road, Lyford Road and Penrith Road was observed to be heavily parked.
- Chestnuts Primary is located to the south west of the site at the junction of Black Boy Lane with the junction of St Ann's Road. The junction has a roundabout. At the time of the site visit pedestrians were observed having some difficulties crossing at this point, due to vehicular speeds and lack of safe crossing facility. It was also observed that the crossing point for the school was not located on the pedestrian desire line.

6.16.5 The submitted transport assessment by Peter Brett Associates (PBA) in support of the proposed application conducted surveys of the number of trips that are

generated by the existing health care facility. These assumptions and the impact on the highway have been considered by the Council's Transportation Officer with several junctions in the immediate vicinity modelled.

- 6.16.6 It is considered that whilst the proposal would increase queuing at a number of junctions, these junctions currently operate above capacity with the development not significantly worsening the existing situation subject to appropriate mitigation measures being implemented. That being financial contributions to undertake a traffic management study and consultation to mitigate the traffic problem on Hermitage Road.
- 6.16.7 The proposal provides 83 car parking spaces for the 120 residential units within the detailed portion of the scheme and is in line with saved UDP Policy M10 as outlined in Appendix 1 of the UDP. Parking has not been proposed within the outline portion of the scheme and must be secured by way of condition.
- 6.16.8 The proposal provides 143 cycle parking spaces for the 120 residential units which is considered to be acceptable. No cycle parking has been proposed for the outline element. A Travel Plan securing cycle parking is recommended as a s106 legal agreement.
- 6.16.9 The proposed internal road system is the result of extensive preapplication discussions with the Council's Transportation Team and provides good east, west connectivity between the hospital and residential element which will aid pedestrian and cyclist connectivity, which is in line with London Plan Policy 6.9 "Cycling" and the Council's Local Plan Policies SP1 SP4 and SP7.
- 6.16.10 The applicant has also proposed providing a walking and cycle link to the south west section of the site which will enable pedestrians and cyclists to access Green Lanes which is well served by buses as well as Haringay Green Lanes rail station. Improvements to the proposed link will have to be secured by way of a S106 contribution and are deemed to be necessary to facilitate the scheme as the pedestrian/cycle route would increase the PTAL of the site from 1a to 3 vastly improving access to public transport for future residents. Furthermore, TfL has recommended a contribution to Legible London. This contribution will be levied by way of a s106 legal agreement by the Council, to be distributed to TfL when required.
- 6.16.11 The roads which form part of the development have been designed in line with Manual for Streets 1 and can accommodate two-way traffic flow. The residual carriageway widths vary from between 5.5 to 6 metre which is of sufficient width to enable access by fire tenders, and refuse vehicles. The creation of 2 additional access points will require amendments to the existing highways network. The preliminary highway design has been subject to a stage 1 safety audit and has been found to be acceptable.
- 6.16.12 Overall, the proposal has been reviewed by the Council's Highways and Transportation Team who raise no objection to the proposal, subject to

conditions, s106 contributions and a s278 highways agreement being signed to mitigate any affect the proposal may have on the highway network.

6.16.13 The proposed pedestrian and cycle way in the south-western corner that accesses onto Warwick Gardens is seen as essential in promoting sustainable forms of transportation given the PTAL of the site will increase from 1b to 3. Details of the route are to be secured by way of condition (the area located within the red line boundary). The land directly adjacent to the proposed accessway is highway land. Therefore, for the site to be connected directly to the road, the existing wall is to be removed to facilitate this. The works on the highways to create a suitable access and join onto the cycle/pedestrian access within the site is to be secured by s278 agreement and an estimate to that effect has been agreed by the applicant.

6.16.14 Overall, the proposal is considered to be acceptable from a highways and transportation perspective and in accordance with the NPPF, Local Plan Policy SP1 SP4 and SP7 and UDP Policies M10 and UD3.

6.17 Designing out crime

6.17.1 The NPPF, London Plan Policies 7.1, 7.3, 7.4 and saved UDP Policy UD3. seek to ensure that policies and decisions should aim to create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion and create safe and accessible developments, containing clear and legible pedestrian routes and high quality public space, which encourages the active and continual use of public areas.

6.17.1 The proposal has been viewed by the Metropolitan Police's Designing Out Crime Officer who raises the following concerns:

- Pathway Link to Warwick Gardens/Stanhope Gardens: The current proposal shows a twisted path, concealed with foliage with no natural surveillance. This is considered a vulnerable location;
- Pathway from St Ann's Road (opposite Black Boy Lane): This pedestrian access does not share with vehicular movement and would struggle with surveillance and has potential foliage issues blocking sightlines;
- Parking: Isolated parking areas with no surveillance will promote anti-social behaviour.

6.17.2 The two pathway links as currently shown do lack constant surveillance. However, details of these aspects of the proposal will be secured by condition to ensure clear sightlines and appropriate measures are put in place to make these areas as safe and as visually legible as possible.

6.17.3 The parking areas to the rear of the proposed residential blocks are located in areas that are semi private and could be secured for residents only through the use of controlled access. Details of these arrangements should be secured by way of condition should the application be approved.

6.17.4 Overall, it is considered that through appropriate design, pedestrian accesses and car parking areas within the scheme can be improved to ensure that the scheme incorporates designing out crime principles and is in accordance with the aspirations of the NPPF and London Plan Policy 7.1, 7.3, 7.4 and saved UDP Policy UD3.

6.18 Climate Change and Sustainability

6.18.1 The NPPF and London Plan Policies 5.1, 5.2, 5.3, 5.7, 5.8, 5.9, 5.10 and 5.11, as well as Policy SP4 of Haringey's Local Plan and SPG 'Sustainable Design & Construction' set out the sustainable objectives in order to tackle climate change.

6.18.2 The NPPF emphasises the planning system's key role in helping shape places to secure radical reductions in greenhouse gas emissions, minimising vulnerability and providing resilience to the impacts of climate change and supporting the delivery of renewable and low carbon energy and associated infrastructure. Chapter 5 of the London Plan 2011 sets out the approach to climate change and requires developments to make the fullest contribution to minimizing carbon dioxide emissions. The energy strategy for the development has been developed using the Mayor's 'lean, clean, green' energy hierarchy which prioritises in descending order: reducing demand for energy, supplying energy efficiently and generating renewable energy.

6.18.3 Policy 5.2 of the London Plan requires major developments to achieve at least a 35% reduction in CO2 emissions over the Building Regulations 2013 Part L standard. The submitted energy statement indicates that the proposal would achieve a 40.1% energy saving per annum over the Building Regulations 2010 which is an acceptable level based on the previous London Plan requirement (40% reduction over the Building Regulation 2010 standard). The proposed carbon reduction for the residential units achieves the minimum required with the proposed commercial floorspace achieving a BREEAM 'very good' rating. Policy SP4 of Haringey's Local Plan 2013, which require all residential development proposals to incorporate energy technologies to reduce carbon emissions with the expectation that developments meet Code for Sustainable Homes Level 4.

6.18.4 An Energy Centre is proposed as part of the wider energy strategy for the site. The energy strategy sets out that both air permeability and heat loss parameters will be improved beyond the minimum backstop values required by building regulations. Other features include low energy lighting, variable speed pumps and mechanical ventilation with heat recovery. No information has been provided with regards to cooling in line with London Plan Policy 5.9. The proposals are expected to meet Part L of Building Regulations 2013. A condition clarifying how the demand for cooling will be minimised is recommended should the application be approved to ensure Part L can be met.

6.18.5 The applicant has indicated that the Upper Lea Valley district heating network is proposed to extend to the vicinity of the development. Evidence of correspondence with the network developers and best endeavours should be

sought from the applicant to investigate whether a site heat network is proposed and commitment to connecting to such a network should it be planned. This should be secured by way of condition.

- 6.18.6 The energy strategy discusses the possibility of two CHP's. One to service the Hospital site and the other the residential component. This is not a site wide solution and is deemed to be unacceptable. However, given the Energy Centre is located within the outline portion of the site, details of the Energy Centre and specifically the CHP capacity can be secured by way of condition to ensure the energy centre caters for the entire site, hospital and residential included.
- 6.18.7 Solar PV cells are proposed. However, given the outline nature of the majority of the site, little detail can be provided. A condition is recommended requiring the residential portion to provide a carbon reduction of 35% against Part L of Building Regulations 2013. Compliance with this standard would ensure sufficient roof space is made for the accommodation of such PV cells.
- 6.18.8 Overall, the development, subject to conditions should the application be approved, is considered to adequately reduce its greenhouse gas emissions and mitigate its impact on climate change in accordance with the NPPF and London Plan Policies 5.2 and 5.9.
- 6.18.9 Further conditions requiring the commercial floorspace achieves a BREEAM 'very good' rating and residential units meet CfSH Level 4 along with the abovementioned condition that there be a 35% carbon reduction (Part L Building Regulations 2013) are recommended should the application be approved and would ensure the proposal accord with the NPPF 2012 and to London Plan 2011 Policies 5.1, 5.2, 5.3, 5.7, 5.8, 5.9, 5.10 and 5.11, as well as Policy SP4 of Haringey's Local Plan 2013, which require all residential development proposals to incorporate energy technologies to reduce carbon emissions has been included.

6.19 Flood risk and drainage

- 6.19.1 The ES includes a Flood Risk Assessment, in line with London Plan Policy. The FRA sets out that as the site is in Flood Zone 1, the main issue to address on the site is surface water drainage. Currently, the water runoff drains to the public Thames Water sewage system via seven connections, and it is proposed that the entire residential scheme drains into the system via the northern connection at a rate of 64 l/s, to be confirmed following detailed design.
- 6.19.2 The proposal will address water run-off through the use of water storage tanks, rainwater harvesting, and green roofs.
- 6.19.3 The Mayor's Sustainable Design and Construction SPG states that the majority of applications referred to the Mayor have been able to achieve at least 50% attenuation on the site (prior to development) surface water runoff at peak times. This is the minimum expectation from the development. No separate attenuation measures have been provided with regards to the healthcare campus.

6.19.4 London Plan Policy 5.13 expects developments to achieve green field run off rates with Local Plan Policy SP5 promoting sustainable drainage systems to improve the water environment.

6.19.5 The Environment Agency has commented on the scheme and having received additional information from the applicants, raise no objection. A condition has been recommended requiring the submission of a detailed surface water drainage scheme for the site based on the agreed FRA for St Ann's (Ref: 25232/009) produced by Peter Brett. Further to this FRA, details as to how the proposal, both residential and healthcare, will achieve green field run off rates, in line with London Plan Policy 5.13 is recommended should the application be approved.

6.19.6 These measures and conditions ensure that flood risk is minimised and water drainage systems, quality and environment are improved in accordance with London Plan Policies 5.13, 5.14, 5.15, Local Plan Policy SP5.

6.20 Land contamination

6.20.1 There has been little investigation below ground on site. Therefore, it is uncertain as to whether there is potential contamination on site.

6.20.2 The proposal has been viewed by the Council's Pollution Officer who raises no objection to the scheme, however, given the above, conditions are recommended with regards to site investigate and/or remediation should it be required.

6.20.3 Therefore, the proposal, subject to a thorough site investigate and appropriate remediation, where required, is considered to be acceptable and appropriate for a mixed use development and is in general accordance with Policy 5.21 of the London Plan 2011 and Saved Policy UD3 of the Haringey Unitary Development Plan.

6.21 Waste

6.21.1 UDP Policy UD7 requires development proposal make adequate provision for waste and recycling storage.

6.21.1 The LBH Waste Management Team has not objected to the proposed development and considers, based on the current information, an Amber RAG status. Amber indicates a scheme, that with further detail is likely to conform the Council's expectations with regards to residential waste storage and collection points. A condition has been included requiring the submission of an appropriate waste strategy which encompasses not only the proposed residential but also the proposed commercial units on site.

6.22 Accessibility

6.22.1 Policy HSG1 of the UDP and Policy 3.6 of the London Plan require that all units are built to Lifetime Homes Standard. This standard ensures that dwellings are able to be easily adapted to suit the changing needs of occupiers, particularly those with limits to mobility. All flats are designed to meet Lifetime Homes standard however, there are no dedicated wheelchair accessible flats. 10% of the proposed residential units are expected to be wheelchair accessible. A condition is recommended requiring details of 12 residential units within the detailed application and 37 residential units within the outline application to be submitted depicting which flats are accessible.

6.23 Planning obligations

6.23.1 Under Section 106 of the Town and Country Planning Act, the Community Infrastructure Levy Regulations 2010 (as amended), the terms of Circular 05/2005 Planning Obligations, and in line with Policy UD8 and Supplementary Planning Guidance 10a 'The Negotiation, management and Monitoring of Planning Obligations' the Local Planning Authority (LPA) will seek financial contributions towards a range of associated improvements immediately outside the boundary of the site.

6.23.2 The following obligations are considered to be appropriate should the application be approved:

- Car capped;
- Residential Travel Plan and Car Club;
- Work Place Travel Plan;
- £3,000.00 per Travel Plan for monitoring;
- Site Management Parking Plan;
- £60,000.00 CPZ review;
- £307,967.00 in s278 contributions;
- £150,000.00 towards cycling and walking improvements;
- £35,000.00 traffic management study on queuing on Hermitage Road and Cornwall Road;
- s278 agreement between applicant and TfL to increase flare on junction of St Ann's Road and High Road;
- £110,000.00 towards Legible London Signage;
- 14% (by unit number) Affordable Housing: 70:30 split. 4 x 1 bed and 8 x 2 bed Shared Ownership and 2 x 1 bed and 3 x 2 bed Social Rented within DETAILED application and 14% (by unit number) within OUTLINE application;
- £109,200.00 (for £39 million in estimated development value) Employment and Training contribution;
- Notification to Council of any job vacancies during the construction phase;
- Review mechanism to allow 60% of any profit from the sale of the land to be spent on affordable housing and 40% to be retained by the Trust to be spent on the provision of further healthcare services;

- Considerate Contractors.

7.0 EQUALITIES

- 7.1 In determining this planning application the Council is required to have regard to its obligations under equalities legislation including the obligations under the Equality Act 2010. In carrying out the Council's functions due regard must be had, firstly to the need to eliminate unlawful discrimination, and secondly to the need to promote equality of opportunity and good relations between persons of different equalities groups. Members must have regard to these obligations in taking a decision on this application.

8.0 CIL APPLICABLE

- 8.1 Based on the information given on the plans, the Mayor's CIL charge will be £327,110.00 (9,198 sqm of residential floor space and 148 sqm of retail floor space floorspace x £35.00) and the Haringey CIL charge will be £137,970.00 (9,198 sqm of residential floorspace x £15.00). This will be collected by Haringey after the scheme is 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 construction costs index. An informative will be attached advising the applicant of this charge.

9.0 Environmental Impact Assessment

- 9.1 The proposed development falls within the category of developments specified at Section 10(b), Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011.
- 9.2 As the proposed development is likely to have significant effects on the environment, it is required to be subject to an Environmental Impact Assessment (EIA) before planning permission is granted. Regulation 3 of the EIA Regulations 2011 prohibits the grant of planning permission unless prior to doing so, the Council has taken the 'environmental information' into account. The environmental information comprises the applicant's original Environmental Statement (ES), any further information submitted following request under Regulation 22 of the EIA Regulations 2011, any other substantive information relating to the ES provided by the applicant and any representations received from consultation bodies or duly made by any person about the environmental effects of the development.
- 9.3 The Council has independently considered the submitted ES upon advice from any internal or external statutory consultee to review the content, methodology, and quality of the applicant's ES and to confirm whether it satisfies the requirements of the EIA Regulations 2011. As part of that exercise, English Heritage and the Greater London Authority identified that further information (under Regulation 22) and points of clarification were required.

- 9.4 The applicant subsequently provided further documentation, including revisions and addendums to the ES, in order to address these points. This additional information was subject to 21 day public consultation period, which was advertised by way of a press notice published in The Haringey Independent on 27/06/2014 and again on 24/10/2014 upon the receipt of additional information subject to the reg. 22 request from English Heritage and the GLA, together with letters sent to neighbouring residents and site notices placed in the vicinity of the site. All statutory consultees were also formally consulted on 23/06/2014 and were allowed 21 days to provide comments.
- 9.5 As part of the application is in outline, for the purposes of the Environmental Impact Assessment and to comply with the requirements of the EIA Regulations 2011 and associated European Directive, the applicant has submitted parameter plans and other information to prescribe key aspects of the development. These include, for example, the quantum of floorspace and heights, widths and lengths of buildings to create 'building envelopes'. Should planning permission be granted, these parameters will be fixed in order to keep the development within those assessed in the ES and ensure that the scheme does not give rise to significant environmental impacts which have not been assessed through the EIA process. Should the applicant then bring forwards proposals which alter the range of impacts identified and assessed in the ES, they may need to be reassessed and/or a new planning application be submitted.
- 9.6 The ES, ES Addendum and further information address the likely significant effects of the development, the nature and form of the impacts and the proposed mitigation measures. The ES has been formally reviewed by officers and the various environmental impacts are dealt with in the relevant sections of this report with conclusions being provided, together with proposals for mitigation of impacts by way of conditions and/or planning obligations as appropriate.
- 9.7 Having regard to the ES and other environmental information in relation to the development, officers are satisfied that the environmental effects are acceptable in the context of the overall scheme, subject to appropriate mitigation measures being secured by conditions/obligations.

10.0 CONCLUSION

10.1 The proposal involves a hybrid application comprising:

- 10.1.1 Full application for the construction of 106 flats and 7 houses ranging in height from 2 to 5 storeys, conversion of retained buildings to provide 7 houses and 148 sq. m of retail (use class A1), car parking spaces, highway and public realm works, hard and soft landscaping, access and associated development:and:
- 10.1.2 Outline application (with all matters reserved except for principal means of access) for the construction of new buildings and conversion of retained buildings ranging in height from 2 to 5 storeys to provide up to 350 residential

units, new healthcare buildings, upgrade of existing access point off Hermitage Road, open space and associated development, and

10.1.3 Outline application (with all matters reserved except for scale and layout) for construction of a new mental health inpatient building up to 3 storeys in height (use class C2) and associated development.

10.2 The proposal is considered to be acceptable for the following reasons:

10.2.1 The application is clear that the primary purpose of the development is to secure a capital receipt that can be recycled into new health provision on the St Ann's site. Saved UDP Policy EMP 4 would prevent redevelopment of "employment" sites for non employment generating uses unless specific conditions were satisfied. Because this application is predicated on enabling investment in new health infrastructure it falls to be considered in the context of the aspiration in policy SP14 of the Local Plan plus London Plan policy 3.2 supporting new health care facilities and addressing health inequalities. The 'enabling' component of development in this case is residential uses. Given the surrounding uses and the character of the area, an enabling development in the form of additional residential development is considered appropriate on this site, provided that there is a clear connection between the completion of the residential units and, in view of the applicant's clear statement that all existing providers on the site can and will be accommodated within the new and retained health estate, the delivery of the new and enhanced health infrastructure through an enabling residential use is considered to be acceptable in principle.

10.2.2 The scheme proposes demolition of some 20th Century buildings and later pre-fabricated buildings within the conservation area. Whilst they represent their architectural period and function, their contribution to the conservation area and its wider setting is limited to none. In view of their limited contribution, their demolition would not be considered harmful to the character and appearance of the St Ann's Conservation Area.

10.2.3 Furthermore:

- The impact of the development on neighbouring residential amenity is acceptable;
- The design and appearance of the proposal is acceptable;
- Overall, the proposal is considered to preserve the appearance of the St Ann's Conservation Area;
- The significant harm caused by the partial removal of the wall was given considerable weight and the applicant did explore the option of retaining the wall. However, the retained historic buildings to the front of the site face inwards, are set back, and do not have any real street presence onto St Ann's Toad. As such, the wall is necessary in these parts to ensure the provision of gardens to the converted and new houses in this zone are private and secure. As such from a design, security, and fear of crime point of view, partial removal of the wall is considered to be the best option and the harm is outweighed by these benefits;

- There would be significant improvements to the SINC to the rear of the site;
- There would be no significant impact on parking with improved access to both the residential and healthcare elements;
- The proposed south-western cycle and pedestrian route would greatly improve the PTAL of the site and is essential in promoting sustainable forms of transportation to future residents;
- The proposal meets the minimum standards outlined in the London Plan SPG Housing;
- The 470 new residential units would meet Code for Sustainable Homes Level 4;
- The indicative mix of residential units is considered to be acceptable and would bolster housing stocks within the borough;
- The commercial floorspace would achieve a rating of BREEAM 'Excellent';
- The s106 financial obligations for affordable housing, skills and training, highways/transportation, are considered to be appropriate in mitigating any affect on local infrastructure;

10.2.4 This planning application is recommended for APPROVAL subject to any direction from the Mayor of London, the signing of a s106 legal agreement and conditions and informatives.

11.0 RECOMMENDATIONS

11.1 That the Committee resolve to GRANT planning permission for: a Hybrid application comprising:

- i) Full application for the demolition of buildings within the conservation area and construction of 106 flats and 7 houses ranging in height from 2 to 5 storeys, conversion of retained buildings to provide 7 houses and 148 sq. m of retail (use class A1), car parking spaces, highway and public realm works, hard and soft landscaping, access and associated development:and:
- ii) Outline application (with all matters reserved except for principal means of access) for the construction of new buildings and conversion of retained buildings ranging in height from 2 to 5 storeys to provide up to 350 residential units, new healthcare buildings, upgrade of existing access point off Hermitage Road, open space and associated development; and
- iii) Outline application (with all matters reserved except for scale and layout) for construction of a new mental health inpatient building up to 3 storeys in height (use class C2) and associated development.

and that the Head of Development Management is authorised to issue the planning permission and impose conditions and informatives subject to any direction from The Mayor of London and the signing of a section 106 Legal

Agreement providing for the obligation set out in the Heads of Terms set out in (2.6) of this report above.

- 11.2 That the section 106 legal agreement referred to in resolution (11.1) above and detailed under (2.6) of this report above is to be completed no later than 28th April 2015 or within such extended time as the Head of Development Management or the Assistant Director Planning shall in her/his sole discretion allow; and
- 11.3 That, following completion of the agreement(s) referred to in resolution (11.1) within the time period provided for in resolution (11.2) above, planning permission be granted in accordance with the Planning Application subject to the attachment of the conditions described below under (12.0).
- 11.4 In the event that members choose to make a decision contrary to officers' recommendation members will need to state their reasons.
- 11.5 That, in the absence of the agreement referred to in resolution (11.1) above being completed within the time period provided for in resolution (11.2) above, the planning permission be refused for the following reasons:
- i) In the absence of the provision of residential and work place travel plans, a travel plan co-ordinator, a financial contribution towards the monitoring of the Travel Plan, the scheme being car capped, and contributions towards CPZ review, cycling and walking improvements, traffic management studies, and 'Legible London Signage', and a site management parking plan, the proposal would have an unacceptable impact on local traffic movement and surrounding road network and would be contrary to Local Plan policy SP7, Unitary Development Plan Policies M8 and M10 and London Plan Policies 6.11, 6.12 and 6.13.
 - ii) In the absence of the provision of 14% on site affordable housing and review mechanism to secure further affordable housing contributions should the land sale be higher than anticipated, the proposal would fail to contribute to the identified need for affordable housing in the area and would be contrary to Local Plan policy SP2 and London Plan policy 3.12
 - iii) In the absence of a considerate constructors agreement, the proposal would have an unacceptable impact on the amenities of surrounding neighbours and would be contrary to UDP 2006 Policy UD3 and concurrent London Plan 2011 Policy 7.6.
 - iv) In the absence of a scheme towards Construction training / local labour initiatives and a financial contribution towards Work Placement Co-ordinators (WPCs), the proposal would have an unacceptable impact on the community and would be contrary to Local Plan policy SP8 and London Plan Policy 4.1

12.0 CONDITIONS AND REASONS

12.1 Compliance Conditions

1. The development hereby authorised in the DETAILED permission, as depicted in red on approved plan A-00-002 Rev 1, must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.

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

2. All applications for the approval of Reserved Matters within the OUTLINE permission, as depicted in blue on approved plan A-00-002 Rev 1, and referenced as Phases H1, H2, R1, R2, R3, and R4, as depicted on approved plan A-00-003 Rev 1, shall be made to the Local Planning Authority no later than the expiration of 3 years from the date of this permission, and the development hereby authorised must be begun not later than whichever is the later of the following dates, failing which the permission shall be of no effect:

a) The expiration of three years from the date of this permission.

or

b) The expiration of two years from the final date of approval of any of the reserved matters.

Reason: This condition is imposed by virtue of Section 91 of the Town & Country Planning Act 1990 and to prevent the accumulation of unimplemented planning permissions.

3. This permission, which relates to the area depicted in blue on approved plan A-00-002 Rev, is granted in OUTLINE, in accordance with the provisions of Article 4 of the Town and Country Planning (Development Management Procedure) (England) Order 2010 and before any development is commenced, the approval of the Local Planning Authority shall be obtained to the following reserved matters, namely:

- i) In relation to Phases R1, R2, R3, R4, and H2 as depicted on approved plan A-00-003 Rev 1:

(a) appearance; (b) landscaping; (c) layout; (d) scale; (e) housing mix

Full particulars of these reserved matters, including plans, sections and elevations, all to an appropriate scale, and any other supporting documents indicating details of

B1) the materials to be used on all external surfaces

B2) details of boundary walls, fencing and other means of enclosure

B3) the provision for parking, loading and turning of vehicles within the site

ii) In relation to Phase H1 as depicted on approved plan A-00-003 Rev 1 for the provision of the new Mental Health Inpatient Building:

(a) appearance; (b) landscaping

Full particulars of these reserved matters, including plans, sections and elevations, all to an appropriate scale, and any other supporting documents indicating details of

B1) the materials to be used on all external surfaces

B2) details of boundary walls, fencing and other means of enclosure

B3) the provision for parking, loading and turning of vehicles within the site

shall be submitted to the Local Planning Authority for the purpose of obtaining their approval, in writing. The development shall then be carried out in complete accordance with those particulars.

Reason: In order to comply with Article 2 of the Town and Country Planning (Applications) Regulations 1988 (as amended) which requires the submission to, and approval by, the Local Planning Authority of reserved matters.

4. The development hereby authorised shall be carried out in accordance with the plans and specifications submitted to, and approved in writing by the Local Planning Authority. Those being:

28076-A-01-001 Rev P1; 28076-A-01-002 Rev P1; 28076-A-01-003 Rev P1; 28076-A-01-101 Rev P1; 28076-A-01-102 Rev P1; 28076-A-02-001 Rev P1; 28076-A-02-101 Rev P1; 28076-A-02-102 Rev P1; 28076-A-02-103 Rev P1; 28076-A-02-104 Rev P1; 28076-A-02-105 Rev P1; 28076-A-02-106 Rev P1; 28076-A-02-107 Rev P1; 28076-A-EXT-03-001; 28076-A-EXT-03-002; 28076-A-EXT-03-003; 28076-A-EXT-03-004; 28076-A-CON-03-001; 28076-A-CON-03-002; 28076-A-CON-03-003; 28076-A-CON-03-004; 28076-A-NEW-03-001; 28076-A-NEW-03-002; 28076-A-NEW-03-003; 28076-A-BLKA-03-000 Rev P1; 28076-A-BLKA-03-001; 28076-A-BLKA-03-002; 28076-A-BLKA-03-003; 28076-A-BLKA-03-004; 28076-A-BLKA-03-005; 28076-A-BLKB-03-000 Rev P1; 28076-A-BLKB-03-001; 28076-A-BLKB-03-002; 28076-A-BLKB-03-003; 28076-A-BLKB-03-004; 28076-A-BLKB-03-005; 28076-A-BLKC-03-000 P1; 28076-A-BLKC-03-001; 28076-A-BLKC-03-002; 28076-A-BLKC-03-003; 28076-A-BLKC-03-004; 28076-A-BLKC-03-005; 28076-A-BLKD-03-000 Rev P1; 28076-A-BLKD-03-001; 28076-A-BLKD-03-002; 28076-A-BLKD-03-003; 28076-A-BLKD-03-004; 28076-A-BLKD-03-005; 28076-A-BLKA-04-001; 28076-A-BLKD-04-

001; 28076-A-04-001; 28076-A-04-002; 28076-A-04-003; 28076-A-BLKA-05-001; 28076-A-BLKA-05-002; 28076-A-BLKA-05-003; 28076-A-BLKA-05-004; 28076-A-BLKA-05-005; 28076-A-BLKA-05-006; 28076-A-BLKB-05-001; 28076-A-BLKB-05-002; 28076-A-BLKB-05-003; 28076-A-BLKB-05-004; 28076-A-BLKC-05-001; 28076-A-BLKC-05-002; 28076-A-BLKC-05-003; 28076-A-BLKC-05-004; 28076-A-BLKD-05-001; 28076-A-BLKD-05-002; 28076-A-BLKD-05-003; 28076-A-BLKD-05-004; 28076-A-BLKD-05-005; 28076-A-BLKD-05-006; 28076-A-05-001; 28076-A-05-002; 28076-A-05-101 Rev P1.

And Application Documents:

Environmental Statement Volumes 1 and 2 dated June 2014 including updates to Chapter 11 and an Archaeological Impact Assessment; Shadow Analysis; Service Vehicle Delivery Plan dated June 2014; Construction Logistics Plan dated June 2014; Residential Travel Plan Framework dated June 2014; Code for Sustainable Homes Pre-Assessment dated June 2014; Energy Strategy Report dated June 2014; Transport Assessment dated June 2014; Equality Impact Assessment dated June 2014; Environmental Statement (Non Technical Summary) dated June 2014; Design and Access Statement dated June 2014; Arboricultural Implications Report dated 2014.

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

5. The OUTLINE component of the development shall be carried out in accordance with the approved Parameter Plans listed below, unless otherwise agreed in writing by the Local Planning Authority:

A-01-003 Rev P1; A-01-101 Rev P1; A-01-102 Rev P1; A-02-001 Rev P1; A-02-102 Rev P1.

Reason: For the avoidance of doubt and in the interests of proper planning and to ensure the Development keeps within the parameters assessed pursuant to the Environmental Impact Assessment for the Development.

6. The maximum number of dwellings to be developed on the application site (DETAILED AND OUTLINE components combined) shall not exceed 470.

Reason: To ensure the Development is carried out in accordance with the plans and other submitted details and to ensure the Development keeps within the parameters assessed pursuant to the Environmental Impact Assessment for the Development.

7. The maximum number of car parking spaces within the DETAILED permission shall be 88 spaces.

Reason: To avoid obstruction of the surrounding streets and to safeguard public safety and the amenity of the surrounding area, in accordance with the NPPF, Local Plan Policy SP1 SP4 and SP7 and UDP Policies M10 and UD3.

8. Building, engineering or other operations such as demolition, works preparatory to or ancillary to the construction shall take place between the hours of 08:00am and 18:00pm Mondays to Fridays, and between the hours of 08:00am and 13:00pm Saturdays only, and no works shall be carried out at any times on Sundays or Public Holidays, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the amenity of adjacent residents and the area generally and to meet the requirements of London Plan Policy 7.6 and Saved UDP Policy UD3.

9. All homes within the Development shall be constructed to 'Lifetime Homes' standards, unless otherwise agreed in writing by the Local Planning Authority. Where compliance cannot be met with regards specifically to units within the hereby approved converted buildings, details as to why and evidence that best endeavours have been undertaken to achieve 'Lifetime Homes' standards shall be submitted to, and approved in writing by the Local Planning Authority, prior to the first occupation of the non-complying unit.

Reason: To ensure the provision of accessible housing in accordance with London Plan Policy 3.8, Saved Policy HSG1 of the UDP.

10. No fewer than 10% of the total number of homes for each tenure within the Development (DETAILED and OUTLINE components) shall be constructed to be adaptable for residents who are wheelchair users.

Reason: To ensure the provision of accessible housing in accordance with London Plan Policy 3.8, Saved Policy HSG1 of the UDP.

11. Notwithstanding the provisions of the Town & Country Planning General Permitted Development Order 1995 or any Order revoking or re-enacting that Order, no:

- A) roof extensions;
- B) rear extensions;
- C) side extensions;
- D) front extensions;

shall be carried out to any dwellinghouse hereby approved within both the DETAILED and OUTLINE component of the permission without the grant of planning permission having first been obtained from the Local Planning Authority.

Reason: To safeguard the visual amenities of the area and to prevent overdevelopment of the site by controlling proposed extensions and alterations consistent with Policy 7.4 of the London Plan 2011 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

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

Reason: In the interest of energy efficiency, carbon reduction and sustainability, and as required by London Plan Policy 7.14

13. The existing wall located on the western boundary of the site, nearest those residential properties facing Warwick Gardens and adjoining their gardens, is to be retained and repaired where necessary.

Reason: To protect the amenities of those western neighbours adjoining the site and in accordance with London Plan Policy 7.6 and saved UPD Policy U3.

14. Any artificial lighting within the development shall be of a focused and of a directional nature to ensure that there is no light spill into the adjacent SINC and ecological corridor

Reason: Artificial light can harm the ecology of an area through disruption of the natural diurnal rhythms of wildlife.

Pre-commencement conditions

15. No development (including demolition) shall take place until a Demolition Management Plan has been submitted to and approved in writing by the Local Planning Authority. This plan shall also incorporate, but not be limited to, a risk assessment detailing the management of demolition and construction dust in line with the London Code of Construction Practice.

Reason: In the interests of highway and pedestrian safety and to preserve the amenities of the area generally, in accordance with London Plan Policy 7.6, Local Plan Policies SP1 SP4 and SP7, and Saved UDP Policy UD3.

16. No demolition or development shall take place until:

- a) The applicant has secured the implementation of a programme of archaeological work in accordance with a Written Scheme of Investigation which has been submitted by the applicant and approved by the Local Planning Authority;
- b) No demolition or development shall take place other than that in accordance with the Written Scheme of Investigation approved under part a);
- c) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programmed set out in the Written Scheme of Investigation approved

under part a), and the provision made for analysis, publication and dissemination of the results and archive deposition has been secured.

Reason: Heritage assets or archaeological interest survive on the site. The Local Planning Authority wishes to secure the provision of archaeological investigation followed by the subsequent recording of significant remains prior to development (including preservation of important remains), in accordance with recommendations given by the Borough and in the NPPF.

17. No demolition or development shall take place until the applicant has secured the implementation of a programme of historic buildings recording and analysis, which considers building structure, architectural detail and archaeological evidence. This shall be undertaken in accordance with a written scheme of investigation submitted by the applicant and approved by the Local Planning Authority.

Reason: Heritage assets or archaeological interest survive on the site. The Local Planning Authority wishes to secure the provision of archaeological investigation followed by the subsequent recording of significant remains prior to development (including preservation of important remains), in accordance with recommendations given by the Borough and in the NPPF.

18. No development (save for demolition above ground level and those temporary and/or advanced infrastructure and enabling works previously agreed in writing by the Local Planning Authority) shall take place until a Construction Environmental Management Plan (incorporating a Site Waste Management Plan and Construction Logistics Plan) has been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of highway and pedestrian safety and to preserve the amenities of the area generally, in accordance with London Plan Policy 7.6, Local Plan Policies SP1 SP4 and SP7, and Saved UDP Policy UD3.

19. No development within each phase (save for demolition above ground level and those temporary and/or advanced infrastructure and enabling works previously agreed in writing by the Local Planning Authority) shall take place until a detailed surface water drainage scheme for the site, based on the submitted Flood Risk Assessment (FRA) St Ann's Hospital, Haringey Ref: 25232/009 by Peter Brett, has been submitted to, and approved in writing, by the Local Planning Authority. The drainage strategy shall include a restriction in run-off and surface water storage on site as outlined in the FRA and should evidence how the development will achieve green-field run-off rates. The scheme for each phase shall subsequently be implemented in accordance with the approved details before the development is completed.

Reason: To prevent the increased risk of flooding, to improve and protect water quality, and improve habitat and amenity, in accordance with London Plan Policies 5.13, 5.14, 5.15, Local Plan Policy SP5.

20. No development within each phase (save for demolition above ground level) shall take place until such time as:

a) A desktop study has been carried out, details of which shall include the identification of previous uses, potential contaminants that might be expected given those uses, and other relevant information. A diagrammatical representation (Conceptual Model) for the site of all potential contaminant sources, pathways and receptors shall be produced. The desktop study and Conceptual Model shall be submitted to, and approved in writing, by the Local Planning Authority. Only if the desktop study and Conceptual Model indicate no risk of harm may the development commence, upon the receipt of written approval from the Local Planning Authority;

b) If the desktop study and Conceptual Model indicate any risk of harm, a site investigation shall be designed for the site using information obtained from the desktop study and Conceptual Model. This shall be submitted to, and approved in writing by the Local Planning Authority prior to that investigation being carried out. The investigation must be comprehensive enough to enable:

- a risk assessment to be undertaken;
- refinement of the Conceptual Model; and
- the development of a Method Statement detailing the remediation requirements.

The risk assessment and refined Conceptual Model shall be submitted, along with the site investigation report, to the Local Planning Authority.

b) If the risk assessment and refined Conceptual Model indicate any risk or harm, a Method Statement detailing the remediation requirements, using the information obtained from the site investigation, and also detailing any post remedial monitoring shall be submitted to, and approved in writing by the Local Planning Authority, prior to that remediation being carried out on site.

Reasons: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety in accordance with Policy 5.21 of the London Plan 2011 and Saved Policy UD3 of the Haringey Unitary Development Plan.

21. No development (save for demolition above ground level and those temporary and/or advanced infrastructure and enabling works previously agreed in writing by the Local Planning Authority) shall take place until a design framework (the Framework) for the entire scheme is submitted to, and approved in writing by the Local Planning Authority. The Framework shall be substantially in accordance with the details submitted within the design and access statement and approved parameter plans.

Reason: To ensure satisfactory design for the development in accordance with the principles and parameters established at the OUTLINE stage.

22. Notwithstanding the information submitted with this application, no above ground development (save for demolition above ground level and those temporary and/or advanced infrastructure and enabling works previously agreed in writing by the Local Planning Authority) shall take place within the DETAILED permission, as depicted in red on approved plan A-00-002 Rev 1, until precise details of the external materials to be used in connection with the development hereby permitted be submitted to, approved in writing by and implemented in accordance with the requirements of the Local Planning Authority and retained as such in perpetuity.

Reason: In order to retain control over the external appearance of the development in the interest of the visual amenity of the area and consistent with Policy SP11 of the Haringey Local Plan 2013 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

23. Notwithstanding the information submitted with this application, no above ground development within each phase (save for demolition above ground level and those temporary and/or advanced infrastructure and enabling works previously agreed in writing by the Local Planning Authority) shall take place until precise details of the external materials to be used in connection with the development hereby permitted be submitted to, approved in writing by and implemented in accordance with the requirements of the Local Planning Authority and retained as such in perpetuity.

Reason: In order to retain control over the external appearance of the development in the interest of the visual amenity of the area and consistent with Policy SP11 of the Haringey Local Plan 2013 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

24. Notwithstanding the information submitted with this application, no above ground development within each phase (save for demolition above ground level and those temporary and/or advanced infrastructure and enabling works previously agreed in writing by the Local Planning Authority) shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority and these works shall be

carried out as approved. These details shall include (but not limited to: proposed finished levels or contours; means of enclosure; car parking layouts; use of permeable and semi-permeable paving to the car parking area hereby approved; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (eg. furniture, play equipment, refuse or other storage units, signs, lighting etc.); proposed and existing functional services above and below ground (eg. drainage power, communications cables, pipelines etc. indicating lines, manholes, supports etc.); retained historic landscape features and proposals for restoration, where relevant.

Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; implementation programme]. The soft landscaping scheme shall include detailed drawings of:

- a. those existing trees to be retained.
- b. those existing trees to be removed.
- c. those existing trees which will require thinning, pruning, pollarding or lopping as a result of this consent. All such work to be approved in writing by the Local Planning Authority.
- d. Those new trees and shrubs to be planted together with a schedule of species shall be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of the development.

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

Reason: In order for the Local Planning Authority to assess the acceptability of any landscaping scheme in relation to the site itself, thereby ensuring a satisfactory setting for the proposed development in the interests of the visual amenity of the area consistent with Policy 7.21 of the London Local Plan 2011, Policy SP11 of the Haringey Local Plan 2013 and Policy UD3 of the Haringey Unitary Development Plan 2006.

25. Notwithstanding the information submitted with this application, no above ground development (save for demolition above ground level and those temporary and/or advanced infrastructure and enabling works previously agreed in writing by the Local Planning Authority) shall take place within the DETAILED permission, as depicted in red on approved plan A-00-002 Rev 1, until details of pedestrian access points from St Ann's Road and rear parking areas to Blocks A, B, and C have been submitted to, and approved in writing by the Local Planning Authority. These details shall include, but not limited to, how these areas have incorporated secure by design principles to ensure the areas are secure, adequately landscaped and have appropriate surveillance. The details approved shall then be implemented and retained in perpetuity.

Reason: To ensure parking areas and pedestrian access to the site is safe and secure in accordance with the NPPF, London Plan Policies 7.1, 7.3, 7.4 and saved UDP Policy UD3

26. No impact piling within each phase shall take place on site until a piling method statement (detailing depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage and water infrastructure, and the programme for the works) has been submitted to, and approved in writing by the Local Planning Authority in consultation with Thames Water. Any piling within each phase must be undertaken in accordance with the terms of the approved piling method statement.

Reason: The proposed works will be in close proximity to underground sewerage utility and water infrastructure. Piling has the potential to impact on local underground sewerage utility infrastructure.

27. No development within each phase shall take place (including demolition) until a drainage strategy detailing any of and/or off site drainage works, has been submitted to and approved in writing by the Local Planning Authority in consultation with the sewerage undertaker. No discharge of foul or surface water from the site shall be accepted into the public system until the drainage works referred to in the strategy for each phase have been completed.

Reason: The development may lead to sewage flooding; to ensure that sufficient capacity is made available to cope with the new development; and in order to avoid adverse environmental impact upon the community.

28. No development shall take place within each phase (including demolition) until an impact study of the existing water supply infrastructure has been submitted to and approved in writing by the Local Planning Authority, in consultation with Thames Water. The study should determine the magnitude of any new additional capacity required in the system and a suitable connection point. Should additional capacity be required, the impact study should include ways in

which this capacity will be accommodated. The development within each phase will then be implemented in accordance with the recommendations of this impact study and retained in perpetuity thereafter.

Reason: To ensure that the water supply infrastructure has sufficient capacity to cope with the addition demand created by the development.

29. Notwithstanding the information submitted with this application, no development (save for demolition above ground level and those temporary and/or advanced infrastructure and enabling works previously agreed in writing by the Local Planning Authority) shall take place within each phase until details of the hereby approved substations located within the northern portion of the site (DETAILED component). Details shall include, but not limited to, noise output, design and appearance, materials, adjacent landscaping treatments. The development shall be implemented in accordance with these approved details and retained in perpetuity thereafter.

Reason: To protect the amenity of nearby residential neighbours and to ensure an acceptable design and appearance.

30. No development within each phase (save for demolition above ground level and those temporary and/or advanced infrastructure and enabling works previously agreed in writing by the Local Planning Authority) shall take place until a full, detailed assessment of all site emissions, including emissions from all energy sources, is submitted to, and approved in writing, by the Local Planning Authority. The final design is to be Air Quality Neutral In line with the London Plan with respect to all emissions from the site. If the proposed development is not air quality neutral, a scheme of mitigation is to be submitted and approved in writing by the Local Planning Authority. The development within each phase will then be implemented in accordance with these approved details and mitigation measures and retained in perpetuity thereafter.

Reason: To promote sustainable development and reduce emissions in accordance with London Plan 2011 Policy 7.14, as well as Policy SP4 of Haringey's Local Plan 2013

31. Notwithstanding the information submitted with this application, no demolition works should be undertaken to the front boundary wall unless a minimum of Level 2 recording of the wall along the northern boundary of the site as per English Heritage's guidance to 'Understanding Historic Buildings: A guide to good recording practice' has been submitted and approved in writing by the Local Planning Authority.

Reason: To ensure accurate recording of the heritage asset.

32. No above ground development (save for demolition above ground level and those temporary and/or advanced infrastructure and enabling works previously agreed in writing by the Local Planning Authority) shall take place until detail,

within the DETAILED permission, of the type and location of secure and covered cycle parking facilities have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until a minimum of 143 cycle parking spaces for users of the development, have been installed in accordance with the approved details. Such spaces shall be retained thereafter for this use only.

Reason: To promote sustainable modes of transport in accordance with Policies 6.1 and 6.9 of the London Plan 2011 and Policy SP7 of the Haringey Local Plan 2013.

33. Unless otherwise agreed in writing by the Local Planning Authority full details of a site wide ecology management strategy and associated pollution prevention strategy shall be submitted to and approved by the Local Planning Authority prior to the commencement of the works.

Reason: In order to ensure that the proposed development maximises the ecological potential of the site and prevents pollution of the environment prior to the commencement of development in accordance with the Environmental Impact Assessment and policies London Plan Policy 7.19 and Local Plan Policy SP13.

34. No development within each phase (save for demolition above ground level and those temporary and/or advanced infrastructure and enabling works previously agreed in writing by the Local Planning Authority) shall take place until full detail of a scheme for external lighting for that part of the site shall be submitted to and approved by the Local Planning Authority. Such agreed scheme to be implemented and permanently retained to the satisfaction of the Local Planning Authority.

Reason: In order to ensure that the proposed development provides a safe and sound environment for the future occupiers and patrons in with the Environmental Impact Assessment and policies London Plan Policy 7.19 and Local Plan Policy SP13.

35. No development within each phase (save for demolition above ground level and those temporary and/or advanced infrastructure and enabling works previously agreed in writing by the Local Planning Authority) shall take place until a landscape management plan, including long-term design objectives, management responsibilities and maintenance schedules for all landscape areas, other than small, privately owned, domestic gardens is submitted to and approved in writing by the Local Planning Authority. The landscape management plan shall be carried out as approved and maintained thereafter.

Reason: To protect/conserves/enhance the natural features and character of the area.

Pre-Reserved Matters Conditions

36. Prior to the submission of a Reserved Matters application for phase R2, as depicted in blue on approved plan A-00-003 Rev 1, a comprehensive landscaping scheme shall be submitted to, and approved in writing by the Local Planning Authority depicting how the SINC to the south of the site will be improved. Details shall include, but not limited to, species, size, and type of replanting.

Reason: In the interests of improving the visual amenity and biodiversity in the area in accordance with London Plan Policy 7.19 and Local Plan Policy SP13.

37. Prior to the submission of Reserved Matters for each of the residential phases of the permission, Phases R1, R2, R3, and/or R4, as depicted in blue on approved plan A-00-003 Rev 1, design codes shall be submitted to and approved in writing by the Local Planning Authority. Each design code should respond to the Design Framework for the entire site to be approved pursuant to Condition 21 and will include:

- a) A three dimensional masterplan of that phase and its adjoining phases that shows clearly the intended arrangement of spaces and buildings, including massing, orientation, distribution of uses, densities, building lines, and spaces;
- b) The design principles for that phase including information on dwelling types, palette of materials, parking, safety and security and information on the protection of residential amenity including privacy and overlooking;
- c) An assessment showing that each phase has had regard to the BRE "Site Layout Planning for Sunlight and Daylight: A Guide to Good Practice";
- d) Evidence that Secure by Design principles have been implemented in the design and layout.

Reason: In order that the Local Planning Authority is satisfied with the details of the proposed development and that the proposed development will be seen as an enhancement to the St Ann's Conservation Area and surrounding townscape, in accordance with Chapter 12 of the NPPF and to SPG2 'Conservation and archaeology', saved UDP Policies UD3 and CSV5, London Plan Policy 7.8 and Local Plan Policies SP11 and SP12.

38. Prior to the submission of any Reserved Matters application, details shall be submitted to and approved by the Local Planning Authority on the approved energy centre. These details shall include, but not limited to, confirmation that there will be a single CHP to service both healthcare and residential buildings, how the energy centre will connect to both residential and healthcare components on site, noise output, design and appearance, siting and location. The energy centre shall be installed in accordance with the approved details and retained in perpetuity thereafter.

Reasons: To ensure that the development achieves a high level of sustainability in accordance with Policies 5.1, 5.2, 5.3 and 5.15 of the London Plan 2011 and Policies SP0 and SP4 the Haringey Local Plan 2013.

39. Prior to the submission of Reserved Matters applications for each phase, details shall be submitted to, and approved by the Local Planning Authority in writing, that both domestic and non-domestic buildings within the Development are designed to reduce potential overheating and reliance on air conditioning systems and demonstrate general accordance with the cooling hierarchy as outline in London Plan Policy 5.9 and that all domestic dwellings are designed without the need for active cooling. The development shall be implemented in accordance with these details and retained in perpetuity thereafter.

Reasons: To ensure that the development achieves a high level of sustainability in accordance with Policies 5.1, 5.2, 5.3, 5.15, and 5.9 of the London Plan and Policies SP0 and SP4 the Haringey Local Plan.

40. Prior to the submission of any Reserved Matters application, details shall be submitted to and approved by the Local Planning Authority evidencing that the applicant has corresponded with the network providers of the Upper Lea Valley district heating network to investigate whether a site heat network is proposed in the vicinity of the subject site and, should there be, commitment to connecting to such a network should be explored under best endeavours.

Reasons: To ensure that the development achieves a high level of sustainability in accordance with Policies 5.1, 5.2, 5.3, 5.15, and 5.9 of the London Plan and Policies SP0 and SP4 the Haringey Local Plan.

41. Details of arrangements for storage and collection of refuse, for the development hereby approved, including location, design, screening, operation and the provision of facilities for the storage of recyclable materials shall be submitted to and approved in writing by the LPA as part of the relevant Reserved Matters approvals for each part of the Development and the development shall be carried out only in accordance with the details so approved and shall be retained thereafter.

Reason: To ensure good design, to safeguard the amenity of the area and ensure that the development is sustainable and has adequate facilities, in accordance with the Environmental Impact Assessment, in accordance with Chapter 12 of the NPPF and to SPG2 'Conservation and archaeology', saved UDP Policies UD3 and CSV5, London Plan Policy 7.8 and Local Plan Policies SP11 and SP12.

Pre-Occupation Conditions

42. The hereby approved retail (A1 Use Class) floorspace shall not be occupied until a final Certificate has been issued certifying that BREEAM (or any such equivalent national measure of sustainable building which replaces that scheme) rating Very Good has been achieved for the hereby approved retail floorspace,

Reasons: To ensure that the development achieves a high level of sustainability in accordance with Policies 5.1, 5.2, 5.3 and 5.15 of the London Plan 2011 and Policies SP0 and SP4 the Haringey Local Plan 2013.

43. The dwellings hereby approved (both within the DETAILED and OUTLINE component) shall achieve a carbon reduction in CO2 emissions of at least 35% under Part L of the Building Regulations 2013 standard and meet at least Code for Sustainable homes Level 4. No dwelling within each phase shall be occupied until a final Code Certificate has been issued for it certifying that this reduction has been achieved.

Reasons: To ensure that the development achieves a high level of sustainability in accordance with Policies 5.1, 5.2, 5.3 and 5.15 of the London Plan 2011 and Policies SP0 and SP4 the Haringey Local Plan 2013.

44. The Development shall provide at least 890sqm of equipped play space. Details of which shall be submitted to and approved, in writing, by the Local Planning Authority, prior to the occupation of any dwelling within Phase R4 as depicted in blue on approved plan A-00-003 Rev 1. The Development will be implemented in accordance with the details approved and retained in perpetuity thereafter.

Reason: In accordance with the Mayor's SPG 'Shaping Neighbourhoods: Play and Informal Recreation' and Local Plan Policy SP13.

Phasing Conditions

45. Not more than 250 dwellings on site shall be occupied until the Mental Health Inpatient Building, that forms part of Phase H1, is commenced, and not more than 420 dwellings on site shall be occupied until the Mental Health Inpatient Building is occupied.

Reason: To ensure that the healthcare component of the Development is commenced in a timely fashion and prior to the completion of the residential component of the scheme.

46. Notwithstanding the information submitted with this application, prior to the submission of Reserved Matters for Phase R2, details shall be submitted to and approved by the Local Planning Authority for the south-western access point within the application boundary. The development will then be implemented in

accordance with the approved details, prior to the commencement of phases R3 and R4, and retained in perpetuity thereafter.

Reason: To ensure a safe, attractive and functional accessway to the development and to promote the use of sustainable forms of transport, in accordance with the NPPF, London Plan Policies 7.1, 7.3, 7.4, Local Plan Policy SP1 SP4 and SP7 and UDP Policy UD3.

47. Upon the submission of each Reserved Matters application for the residential component of the Development (phases R1, R2, R3, and R4), details shall be submitted to, and approved in writing by the Local Planning Authority, confirming the affordable housing provision within the phase submitted, details of the overall affordable housing provision approved at the date of the submission, and an indicative plan/details for future phases (if any) of affordable housing provision. These details will confirm how the overall site will provide no less than 14% (by unit) affordable housing units.

Reason: To ensure 14% (by unit) affordable housing units are provided for on site.

Informatives

INFORMATIVE: In dealing with this application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our development plan comprising the London Plan 2011, the Haringey Local Plan 2013 and the saved policies of the Haringey Unitary Development Plan 2006 along with relevant SPD/SPG documents, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably. In addition, where appropriate, further guidance was offered to the applicant during the consideration of the application.

INFORMATIVE : Community Infrastructure Levy. The applicant is advised that the proposed development will be liable for the Mayor of London and Haringey CIL. Based on the information given on the plans, the Mayor's CIL charge will be £327,110.00 (9,198 sqm of residential floor space and 148 sqm of retail floor space floorspace x £35.00) and the Haringey CIL charge will be £137,970.00 (9,198 sqm of residential floorspace x £15.00). This will be collected by Haringey after the scheme is 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 construction costs index.

INFORMATIVE: Details of Highway Agreement - Section 278. The applicant is advised that an agreement under Section 278 of the Highways Acts 1980 is required.

INFORMATIVE: All works on or associated with the public highway be carried out by Council's Transportation Group at the full expense of the developer. Before the Council undertakes any works or incurs any financial liability the developer will be required to make a deposit equal to the full estimated cost of the works.

INFORMATIVE: Prior to commencing any work on the highway official notification under The New Roads & Street Works Act shall be given to the Council. Notifications are to be sent to The Highways and Street Numbering (tel. 020 8489 1000).

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

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

INFORMATIVE: The development of this site is likely to damage heritage assets of archaeological and historical interest. The applicant should therefore submit detailed proposals in the form of an archaeological project design. The design should be in accordance with the appropriate English Heritage guidelines.

INFORMATIVE: The applicant is advised to contact Thames Water Developer Services on 0845 850 2777 to discuss the details of the piling method statement required by condition.

Legal Agreement – Heads of Terms:

The granting of permission for this application would require a Section 106 legal agreement to include the following heads of terms:

- a) Car capped;
- b) Residential Travel Plan and Car Club;
- c) Work Place Travel Plan;
- d) £3,000.00 per Travel Plan for monitoring;
- e) Site Management Parking Plan;
- f) £60,000.00 CPZ review;
- g) £307,967.00 in s278 contributions;
- h) £150,000.00 towards cycling and walking improvements;
- i) £35,000.00 traffic management study on queuing on Hermitage Road and Cornwall Road;
- j) s278 agreement between applicant and TfL to increase flare on junction of St Ann's Road and High Road;
- k) £110,000.00 towards Legible London Signage;
- l) 14% (by unit number) Affordable Housing: 70:30 split. 4 x 1 bed and 8 x 2 bed Shared Ownership and 2 x 1 bed and 3 x 2 bed Social Rented within DETAILED application and 14% (by unit number) within OUTLINE application;
- m) £109,200.00 (for £39 million in estimated development value) Employment and Training contribution;
- n) Notification to Council of any job vacancies during the construction phase;
- o) Review mechanism to allow 60% of any profit from the sale of the land to be spend of on affordable housing and 40% to be retained by the Trust to be spend on the provision of further healthcare services;
- p) Considerate Contractors.

APPENDIX 1 - Consultation responses

No	Stakeholder	Questions/Comments	Outcomes
1	Building Control	No objection	
2	LBH Environmental Health	No objection.	Conditions recommended: air quality, dust control, boiler emissions, contamination
3	LBH Arborist	No objection.	Replanting to be secured by condition to ensure no loss of tree cover.
4	LBH Nature Conservation Officer	Concerns raised with regards to impact on SINC, biodiversity and the provision of a north south green link. RESPONSE: See 6.8 and 6.15 above.	
5	LBH Transportation	No objection. FURTHER COMMENTS: See 6.16 above.	S106 and S278 contributions to highways improvements including Travel Plans (residential and commercial). Conditions recommended with regards to parking and cycle parking.
6	English Heritage GLAAS	Upon receipt of further information, has recommended conditions with regards to potential archaeology on site. Should remains be found as part of a site investigation, appropriate recording must be undertaken.	Conditions recommended.
7	English Heritage	No objection. The development should be determined in accordance with national and local policy guidance, and on the basis of special conservation advice.	

8	Environment Agency	No objection to the proposal. Expects the development to achieve green field run off rates.	Conditions recommended with regards to run off rates and a detailed surface water drainage scheme.
9	Garden Residents Association	Objection raised. Loss of 67% of healthcare site without quantifying the need for the Borough. The south-west access will compromise safety/promote anti-social behaviour. Transportation issues with the development appearing car dependant. A school should be built on site with surrounding schools at capacity. Sustainability. Landscaping. Scale of development is too large. Affordable housing should be at 50%. RESPONSE: These matters have been addressed in the body of the report under sections 6.3 through to 6.18.	
10	Metropolitan Police	Raises concerns about the south-west access, pedestrian access from St Ann's Road, and parking areas without surveillance. RESPONSE: See 6.17 above.	Conditions recommended requiring details of access areas and parking.
11	Natural England	No objection. The proposal is unlikely to affect any statutorily protected sites or landscapes.	
12	Network Rail	The development would occur on a site directly adjoining the rail corridor. Advice provided to the applicant.	Informative recommended.
13	Transport for London	No objection. Contributions towards legible London would be expected.	S106 contribution recommended.
14	Tottenham CAAC	Neutral Comments. Concerns are raised with regards to townscape views, architectural quality, and that more existing buildings should be reused. RESPONSE: See 6.5 and 6.6 above. Furthermore, a design code is recommended to ensure quality design principles are implemented within the outline scheme.	Conditions recommended. Design Code being paramount to securing good design throughout the site.

15	Thames Water	No objection.	Conditions recommended.
16	Woodland Park Residents Association	Concerned about consultation and when comments had to be in by. RESPONSE: Consultation was undertaken several times, from initial consultation, to the Development Management Forum, and an additional consultation date with regards to the Regulation 22 request.	
17	Sport England	No comments made.	
18	London Fire Brigade	The proposal is considered satisfactory.	
19	St Ann's CAAC	Objections raised: - The documents submitted do not show the actual healthcare needs for the site. Therefore, what evidence is there that the land is surplus to requirements? RESPONSE: See 6.3 above. - Fail to meet it's statutory requirement in consultation as the St Ann's CAAC was not formally notified; RESPONSE: The St Ann's CAAC is not recognised as a formal CAAC with Tottenham CAAC as the recognised CAAC in the area. This is due to St Ann's CAAC not following the correct procedures when forming and thus cannot be considered as a specialist conservation group or statutory consultee. Notwithstanding this, comments and objections, like any other objector, have been considered and addressed in the body of the planning report/assessment. Furthermore, Council records indicate that a letter was sent to the correct address supplied by the St Ann's CAAC. - The Council has failed to take into account the historical significance of the site and buildings. RESPONSE: See 6.5 and 6.6 above.	
20	The Victorian Society	Objections raised. The loss of a group of historic buildings would harm the sense of place that they create. Individually the buildings are not distinguished, but as a group they have value and importance to the area and historic environment. RESPONSE: See 6.5 and 6.6 above. Furthermore, the proposal is considered to strike a balance between retention of good	

		quality and key historic buildings on site and promoting new, contemporary development that is in keeping with the general townscape vernacular.	
21	Turners Court Residents Association	<p>Objects to the scheme. Matters raised being: Increased traffic flow; transport links (bus stops); Increased bus routes needed; Oversubscribed schools; Need for more GP surgeries in the area; Whilst the above objections were raised, the additional housing and affordable housing is seen as a positive step.</p> <p>RESPONSE: See 6.3, 6.11, 6.13, 6.16 above.</p>	
22	GLA Stage 1 response	<p>The proposal complies with some policies but not others. Conditions have been recommended to ensure compliance with London Plan policies:</p> <p><u>Housing:</u> The principle of a residential-led redevelopment is acceptable in strategic planning terms, however: further justification should be provided on the proposed housing mix, taking account of local need; the Council should confirm if off-site provisions for children’s play space are appropriate and any contributions to off-site provision will need to be secured in the Section 106 agreement; and details of Section 106 social infrastructure contributions should be provided;</p> <p><u>Affordable Housing:</u> The viability of the scheme should be fully assessed at the local level to ensure that the maximum reasonable amount of affordable housing is provided in accordance with London Plan Policy 3.12;</p> <p><u>Inclusive Design:</u> Further information should be provided on Lifetime Homes for the converted buildings, and the applicant should demonstrate 10% of wheelchair units to be wheelchair accessible. A parking management plan should also be secured. These are to be secured by way of condition;</p> <p><u>Urban Design:</u> The applicant should reconsider the extent of the permeability of the boundary wall to create a more open environment on St Ann’s Road. Further information should be provided on the residential connections to the west of the</p>	Conditions recommended

		<p>site. A design code should be provided to ensure the quality of the outline element of the proposals;</p> <p><u>Climate Change:</u> A single preferred option should be identified for the energy centre. Clarification should be provided on surface water run-off and attenuation. Conditions are recommended to this effect;</p> <p><u>Transport:</u> TfL requires contributions towards Legible London signage and upgrades to bus shelters along St Ann's Road; the travel plan should be secured, enforced, monitored and reviewed as part of the s106 agreement; the applicant should aim to achieve the higher cycle parking standards set out in the Further Alterations to the London Plan (2014); and future requirements for drop off and pick up should be considered and secured by condition.</p>	
23	<p>137 letters of objection and 4 neutral letters have been received. Response below comment where required.</p>	<p><i>Inadequate consultation;</i> The proposal had a development management forum during the consultation period, formal consultation in the form of letters to residents (538 surrounding residents), several site notices were erected and an advertisement in the local paper was made. Further to this, when further information was received (upon the request of English Heritage and the GLA), a round of consultation was undertaken again. These measures are considered to be sufficient in fulfilling the Council's obligations with regards to consultation. Notwithstanding general consultation lengths and dates, comments submitted at any time, right up until the Committee date are accepted and will be presented to Members.</p> <p><i>The proposal contravenes London Plan Policies 3.2, 3.16, 3.17 and Local Plan Policy SP14 in that there would be harm to Healthcare provision in the Borough with no justification;</i> See 6.3 above. Further to this, the proposal would accommodate all existing healthcare facilities on site, therefore, there would be no loss in the provision of services on site. The retained site has the capacity to provide additional healthcare facilities, should the NHS require it in the future and should funding for such facilities be available.</p> <p><i>Selling off of public land. The Clinical Commissioning Group and Mental Health</i></p>	

		<p><i>Trust are both unable to quantify the requirement for mental health provision for the borough, no health needs assessment/health impact assessment. Why should they sell of 2/3's of their/public land for residential if this land may be needed in the future. What are the healthcare needs in the next 5, 10, 25 years. Is the site sufficient to expand. There is a London shortage in the provision of healthcare services;</i> See 6.3 and the above para.</p> <p><i>The density of the development is high;</i> See 6.4 above. The proposed density is within the London Plan density guidance.</p> <p><i>Scale and massing of the proposed development, in particular, with regards to the five storey tower blocks;</i> See 6.5 and 6.6 above. The proposed 5 storey buildings will be well set back from the road and surrounding residential neighbours with this separation providing adequate relief to ensure that the buildings do not appear dominant or oppressive fixtures in the townscape.</p> <p><i>The development will increase traffic flow through Warwick Gardens and St Ann's Road;</i> There would be no vehicular traffic through Warwick Gardens with vehicular access from three points along St Ann's Road and one from Hermitage Road. The Highways and Transportation Team raise no objection. See 6.16 above.</p> <p><i>On street car parking pressure;</i> Parking provision on site will be in accordance with UDP standards and is supported by the Council's Highways and Transportation Team.</p> <p><i>Local schools are currently over-subscribed. The proposal is not sustainable as there is no provision to increase school places. Most schools are not physically able to expand to take more pupils;</i> See 6.13 above. The proposal would generate a child yield of approximately 158 children (based on the methodology in using the Mayor's SPG 'Shaping Neighbourhoods: Play and Informal Recreation'). However, based on the above data on child places for both secondary and primary levels, the proposed child yield could be currently accommodated within both primary and secondary capacity given current data would suggest that there is surplus of places until</p>	
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		<p>2023 (primary) and 2018 (secondary) with any monies levied by way of CIL supplementing the provision of educational facilities within the Borough.</p> <p><i>The vehicular access on Hermitage Road will cause traffic and safety issues given the number of schools in close proximity (St Mary's opposite). During pick-up and drop-off times, there will be conflicts. The narrow section of the road near the bridge causes issues when lorries and school children are both using the road;</i></p> <p>The proposal requires the submission of two travel plans. One for the residential component and the other for the Healthcare Campus. This will identify these pressures and require mitigation to ensure any harmful effects are mitigate.</p> <p><i>Rather than building flats for rich people and rich foreigners, the hospital should be improved for Haringey people;</i></p> <p>The hospital will be improved with the money raised through the sale of the residential component of the site should the application be approved. There would be no loss of healthcare services were the application granted.</p> <p><i>The proposal should maintain a village atmosphere retaining many mature hardwood trees and keeping the scale to only 3 storeys with ample open space;</i></p> <p>See 6.5 and 6.6 above. The scale and appearance of the development is considered to be acceptable and provides a complementary form of development adjacent to the two storey terraced properties along Warwick Gardens. A large central park area and smaller green spaces, along with street greening is provided for within the site. Some mature trees are retained within the northern portion of the site, adjacent to St Ann's Road, and within the SINC to the south. Further landscaping will be secured by way of condition, to which the Council's Arborist has recommended that there be no loss of tree cover. Therefore tree planting will be the priority of this landscaping condition should the application be granted.</p> <p><i>Loss of green space in an urban area;</i></p> <p>The existing site does benefit from large amounts of green space, however, this is a product of the site being relatively low density and underutilised with regards to healthcare provision. The proposal is considered to strike a balance between</p>	
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		<p>providing appropriate green space and landscaping, whilst ensuring the healthcare provision on site is improved to modern standards and that housing is brought forward as the mechanism to fund the healthcare improvements whilst addressing the housing shortage in the Borough and London generally.</p> <p><i>Certainty that the funds raised will be used for healthcare provision/improvements;</i> Any funds raised would go to the Trust, who spend any monies on their core duties, that being the provision of healthcare. Conditions are recommended regarding the phasing of such developments to ensure that the healthcare facility (Inpatient Building) is provided for prior to the occupation of a certain number of residential units.</p> <p><i>The proposal seems car dependent in an area that already suffers from congestion;</i> Parking provision on site will be in accordance with UDP standards and is supported by the Council's Highways and Transportation Team. See 6.16 above.</p> <p><i>Air quality is at its worse and will only get worse with this development;</i> The proposal will need to achieve a certain carbon reduction and will be secured by condition. Dust and air quality will be controlled by way of condition during the construction phase with further conditions requiring specific boilers to be installed and air quality standards to be adhered to. See 6.9 and 6.18 above.</p> <p><i>Opening up of the south-western pedestrian/cycle route to Stanhope and Warwick Gardens. This will become a crime route and exacerbate anti-social behaviour that is already a problem in the area creating a no go area after peak hours. There is little surveillance with a winding path depicted that would limit sight lines through and exacerbate safety concerns;</i> Details of this cycle/pedestrian pathway will be secured by way of condition. Secure by design principles and improving surveillance will be the primary focus of accepting the accessway as will be appropriate landscaping.</p> <p><i>The south-western access would also become a thoroughfare for delivery mopeds and scooters;</i> Appropriate signage details and surveillance will discourage the use of this area</p>	
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		<p>inappropriately.</p> <p><i>The tenants of the Warwick Gardens estate directly adjoining the proposed south-western cycle/pedestrian route would lose car parking and access to existing garages;</i> The garages in question are located on highway land and do not form part of the Warwick Gardens estate site. Homes for Haringey are currently liaising with residents as to the way forward with regards to the garages as they would be demolished as part of the scheme to improve the highway and create an acceptable link to the St Ann's site. Any loss of storage or car parking is not considered to be so harmful, given the garages are off site and not directly linked with the units in question.</p> <p><i>Houses nearest Warwick Gardens should be no higher than 2 storeys;</i> The proposed masterplan shows 2-3 storey terraced houses along this portion with back gardens meeting back gardens of Warwick Gardens' properties. This is considered to be an acceptable layout being complementary in scale and also providing adequate separation between the proposal and neighbours.</p> <p><i>Retention of the existing hospital wall between dwellings on Warwick Gardens and hospital site;</i> This will be secured by way of condition.</p> <p><i>Modernisation of healthcare facilities is no substitute to having more GP's;</i> The proposal does not involve the provision of more GP's and is not a consideration under this application. The proposal involves the improvement of mental healthcare facilities on the site and the retention of existing services on site. The Trust has identified the opportunity to improve the mental healthcare on site, to which this application relates to.</p> <p><i>The vehicular access is too small to St Ann's Road;</i> The proposal has been viewed the TfL, and the Council's Highways and Transportation Team who raise no objection. Details of access upgrades and highway works are to be secured by way of s278 agreement.</p> <p><i>The proposal seems car dependant and ignores sustainable transportation as preferred modes of transport;</i> The proposal provides acceptable levels of cycle parking with the proposed cycle and</p>	
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		<p>pedestrian access increasing the PTAL of the site greatly by making the local rail links more accessible, further promoting the use of public transport.</p> <p><i>Car parking on both hospital and residential site is inadequate;</i> The proposal meets parking standards as stipulated by the UDP. No objections have been raised by the Council's Highways and Transportation Team. See 6.16 above.</p> <p><i>The road layout seems labyrinthine;</i> The proposed road layout is a result of consultation with the Council's Highways and Transportation Team and provides what is considered the most efficient and appropriate layout for a development of this scale.</p> <p><i>Rear gardens appear small;</i> The proposed rear gardens accord with London Plan standards and represent efficient use of land in relationship with family sized dwellings. Furthermore, a central park and other small green spaces are proposed with Chestnuts Park located to the north, accessible to all residents of the development.</p> <p><i>The open space should be moved to the south near, or form part of the SINC;</i> The proposed location of the central park is considered to be acceptable and provide a green link and visual link between Chestnuts Park and the site. The park is easily accessible from the main road and would therefore benefit the wider community as well as any new residents or healthcare workers.</p> <p><i>Access through from the hospital site to the residential site promotes hospital staff and visitors parking in the new residential development;</i> Parking and traffic flow will be controlled by way of the two travel plans required to be submitted as part of any grant of planning permission.</p> <p><i>Scale of the development is too large;</i> The development is considered to be of an appropriate density and scale. See 6.4, 6.5, 6.6 above.</p> <p><i>Townscape views. The proposal will impact negatively on St Ann's Road and Chestnuts Park. Local schools and nurseries are already oversubscribed. A school should be built on site;</i></p>	
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		<p>See 6.5, 6.6 above regarding design, appearance and affect on conservation area. See 6.13 above regarding education.</p> <p><i>Landscaping and Trees. Too many trees are being removed;</i> The proposal retains many mature trees to the north and south of the site which are within the conservation area and within the SINC. Within the site, the removal of trees will be mitigated through a site wide landscaping scheme and substantial tree replanting. This will be secured by way of condition should the application be approved.</p> <p><i>Architectural quality is banal and out of keeping with the character of the area;</i> See 6.5 and 6.6 above.</p> <p><i>The proposal appears to meet the standard requirements with regards to sustainability, but why can it not aspire to more. The use of toxic uPVC seems to go against reducing carbon;</i> See 6.18 on sustainability above.</p> <p><i>Affordable/Key Worker Housing would seem to be the appropriate use given the proximity to the hospital and much need affordable housing in the area and should be of a high level/50%;</i> The proposal will include 14% affordable housing with a split of 70:30 between intermediate and social rent. Whilst this number is lower than the 50% required, a viability assessment has been undertaken and a review mechanism secured by way of a legal agreement to ensure that should more money become available through the sale of the residential land, the majority of this money will be used to fund further affordable housing and the remainder used by the Trust for healthcare spending.</p> <p><i>Reuse of building materials on site;</i> It is uncertain as to the quality of the materials nor whether there is asbestos on site that may limit the reuse of such materials. Regardless of this, the applicant is not obliged to reuse such materials should the development not require the use of such materials. The development needs to meet certain sustainability aspirations, to which this will be conditioned should the application be approved.</p> <p><i>Construction Programme needs to be approved. Noise Pollution from construction and energy centres could be an</i></p>	
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		<p><i>issue for surrounding residents;</i> A condition surrounding details of the energy centre are recommended including noise output.</p> <p><i>Habitat loss during construction will no doubt occur. Re provision, replanting of mature trees and improvement of such habitats should be paramount;</i> See 6.15 above.</p> <p><i>Independent surveys of local clinicians and councillors would suggest there is a need for additional services on the St Ann's site;</i> The current application seeks to retain all services that are on site and improve the quality of the mental health ward/inpatient facilities. The Trust has confirmed that there is ample space to further expand services on site, should they be required, however, this is dependent on funding and further planning applications.</p> <p><i>Given there are plans for 10,000 new homes in east Haringey, more GP surgeries and other healthcare facilities should be provided for on site;</i> See above comment.</p> <p><i>There is evidence for additional urgent care centre, additional GP surgeries, integrated child health centre, expanded acute mental health facilities with integrated primary care and 'step down' services;</i> See above comment. Furthermore, these objections seek to have full hospital services on site including an emergency ward</p> <p><i>Should the land be sold to a developer, there are further concerns that more pressure, via a new planning application, to intensify and increase the number of houses on site;</i> The Planning Authority can only assess what is in front of them with regards to an application. Were an application put forward, it would be assessed on its own individual merits, as with any new planning application.</p> <p><i>Construction disturbance with regards to noise, dust;</i> Conditions are recommended to control construction works.</p> <p><i>Loss of privacy for Warwick Gardens residents, especially in the winter months when trees are bare;</i> The proposal would have lower scale housing with rear gardens backing onto the</p>	
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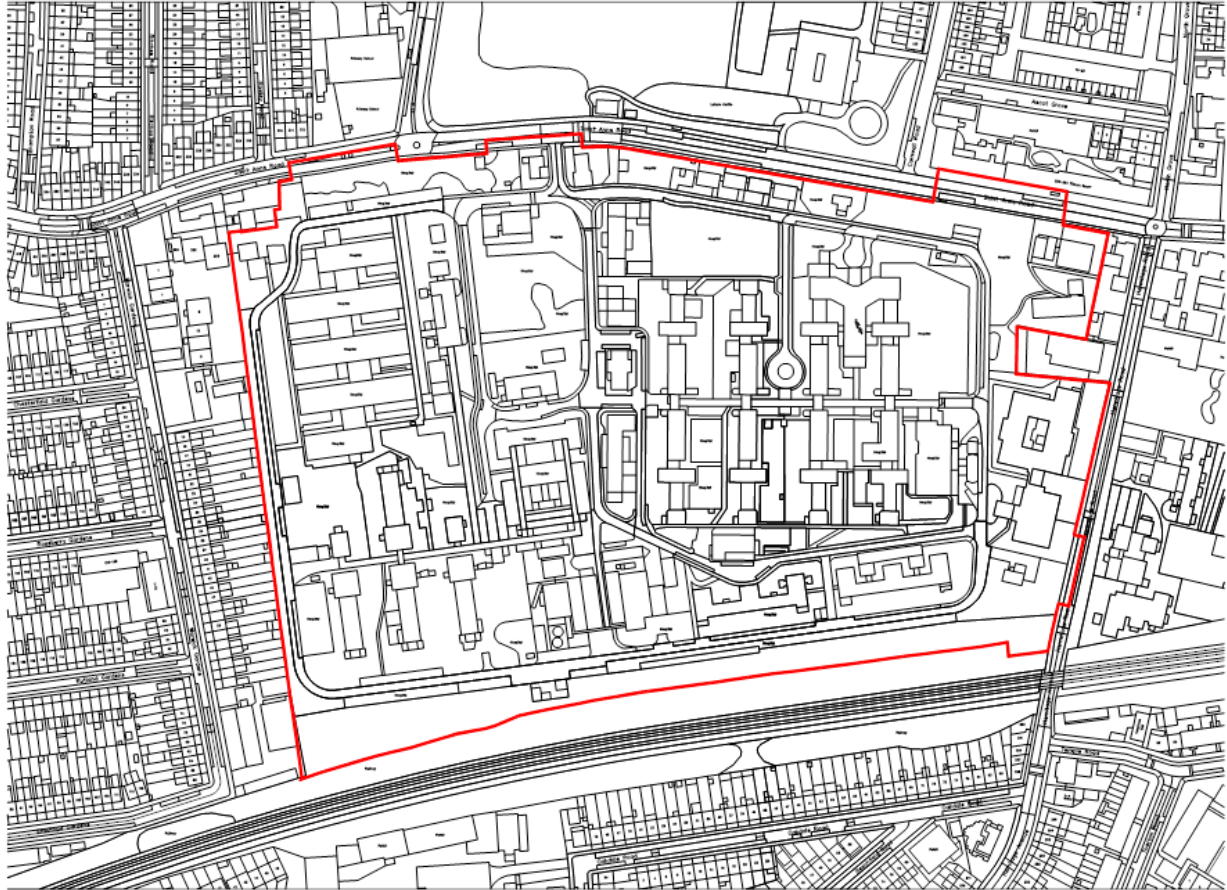
		<p>existing rear gardens of these properties. The wall between the site and these neighbours will be protected by way of condition. The proposal is not considered to harm the privacy of these neighbours given taller elements of the scheme are well set back from these neighbours and that existing screening measures are retained.</p> <p><i>There is only one bus route. TfL needs to put more bus routes along St Ann's Road;</i> The applicant would provide a contribution towards legible London transport initiative as well as promoting more sustainable forms of transport by providing the pedestrian and cycle link, which will make the site more accessible from Green Lanes and nearby rail stations.</p> <p><i>There are too many bus stops along the stretch of St Ann's Road with one being directly next to an entrance to the site;</i> See above comment. TfL are the authority that control the location and frequency of bus stops. The development would integrate into the existing network, with TfL providing no comments on whether bus stops are to be relocated. Therefore, it is likely that TfL considers the current situation appropriate to service the immediate area including the proposed development.</p> <p><i>The trees, plants, shrubs were planting during the war to supplement medicines and hold a special place in history and warrant preservation;</i> The majority of mature trees within the Conservation Area and SINC will be retained with the remainder of the site comprehensively landscaped. The combination of some older trees and the historic buildings retained on site is considered to provide an adequate marker as to the history of the site.</p> <p><i>The grounds are used by mobile health units. The grounds should be used to further expand healthcare facilities on site;</i> The Local Authority can only assess what is in front of them. The Trust has confirmed that there is ample space to expand, should funds be available in the future to provide more services on site. Fundamentally, the proposal will not result in any loss of service on site and will vastly improve the quality of services provided for.</p> <p><i>South Tottenham is severely lacking in allotment spaces. The land should accommodate and provide more green</i></p>	
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		<p><i>spaces and improved SINC.</i></p> <p>The proposal provides acceptable levels of open space with the scheme heavily promoting family sized accommodation with rear gardens. Future owners/occupiers of these units will have the opportunity to plant/landscape and make us of their own green space.</p>	
24	<p>4 letters of support have been received.</p> <p>Response below comment where required.</p>	<p><i>The site is too large and dilapidated to be appropriate for modern day healthcare facilities/mental health inpatient facility. The proposal will allow the development of a modern mental health facility that patients in Haringey need and through the sale of the land the Trust can better spend the money on patients;</i></p> <p><i>The improvement and new mental health unit should be built as a matter of urgency given. There should be no loss in bespaces/wards;</i></p> <p>The proposal will not result in a loss of services on site.</p> <p><i>The emphasis on family sized units in the residential portion is welcomed;</i></p> <p><i>The affordable housing element should be maximised, but should not jeopardise the provision of the mental health facilities;</i></p> <p>The proposal would provide 14% affordable housing. A viability scheme has been submitted to support this figure. Notwithstanding this, the Trust is committed to providing as much affordable housing as possible, without jeopardising the provision of the healthcare facilities. Therefore, the Trust has agreed to a review mechanism that will allow any profit above what is required to be spent on the development of the new healthcare facilities to be spent on providing further affordable housing and further healthcare services through the NHS.</p> <p><i>The alterations to the wall along St Ann's Road are welcomed. Opening up the wall will integrate the site to the wider area;</i></p> <p><i>The scheme appears to be well thought out with regards to the residential portion with a good balance between retention of existing buildings and demolition;</i></p> <p><i>The cycle/pedestrian pathway to the south-western corner is needed to alleviate the congestion of pedestrians at the corner of St Ann's Road and Warwick Gardens;</i></p>	

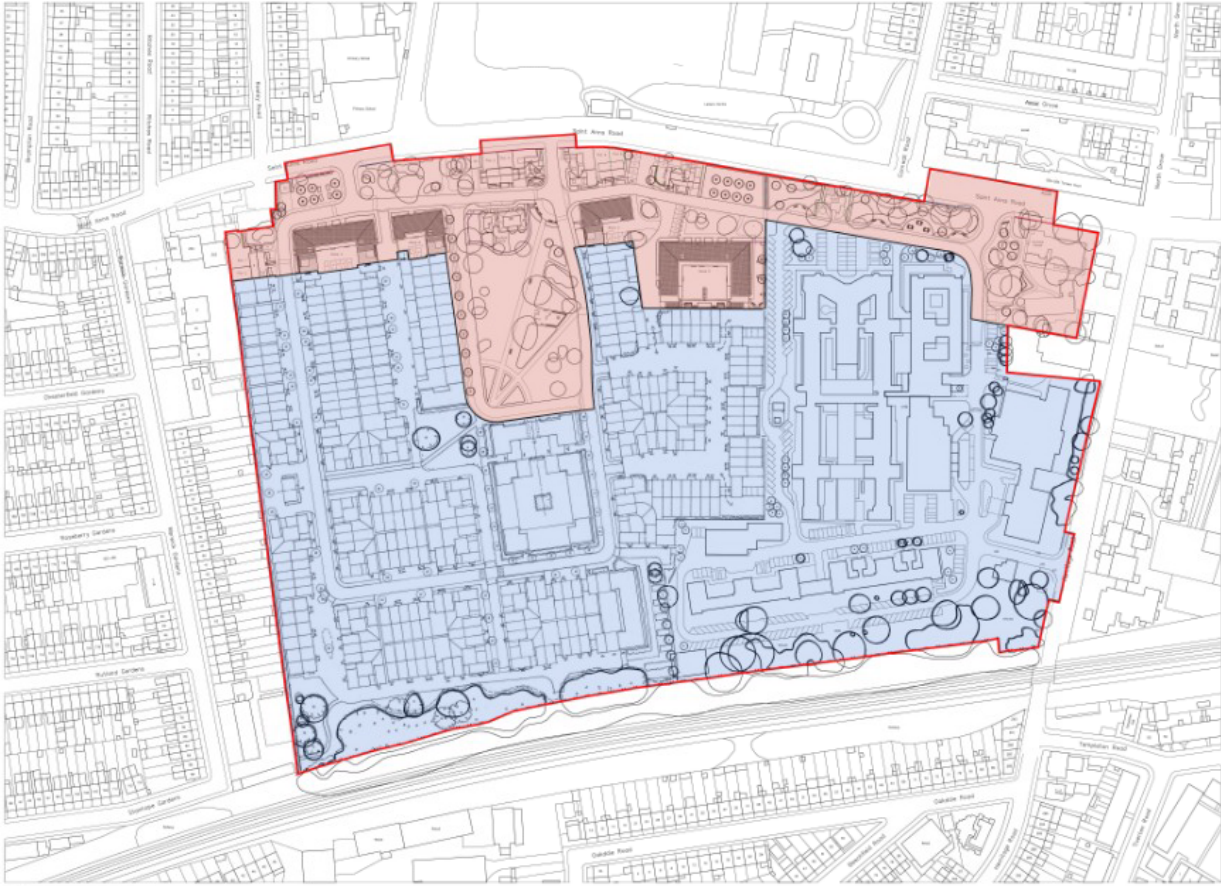
		<p><i>A neighbouring site (to the south, separated by the rail corridor) has suggested the opening up of an existing tunnel to improve connectivity between the sites;</i></p> <p>The Local Authority can only assess what is in front of them. No link between this neighbouring site is proposed and therefore does not form part of the application.</p> <p><i>Neighbour interested in living in one of the houses with a rear garden to stay in the area.</i></p>	
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APPENDIX 2 – Plans

SITE LOCATION PLAN



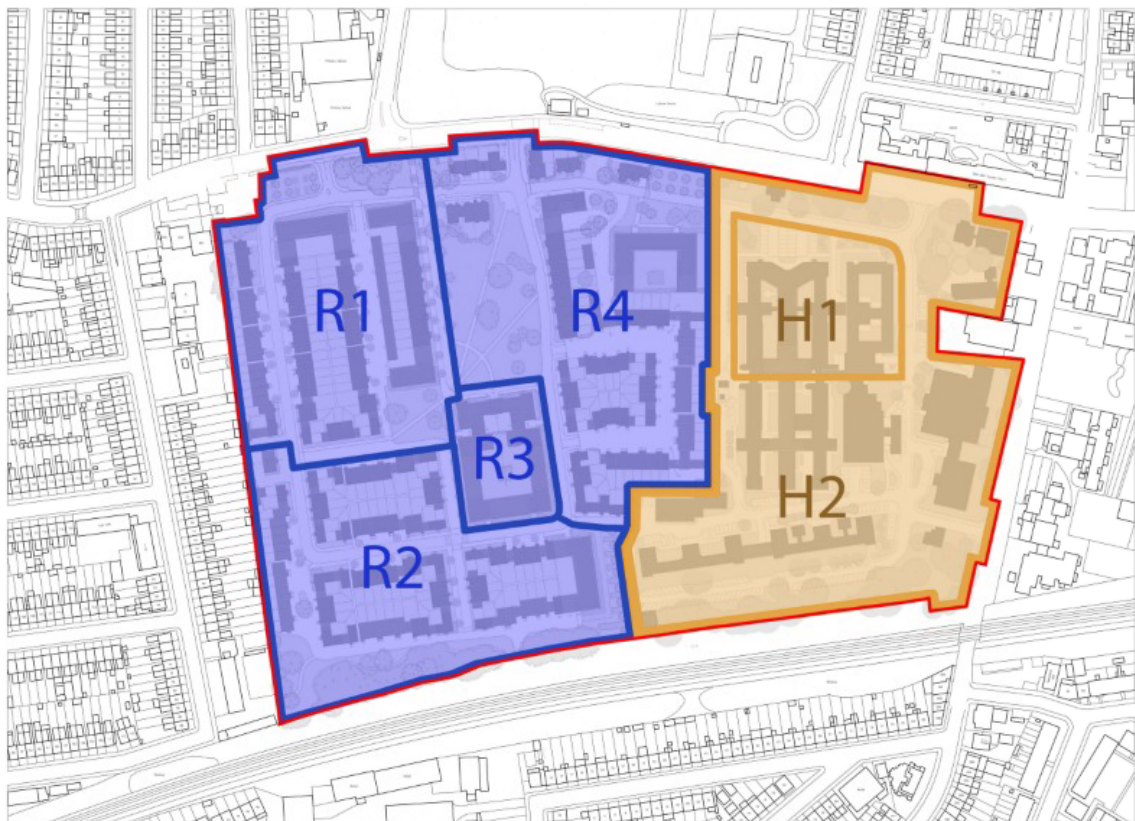
Extent of Full and Outline Application



Indicative Master Plan











Proposed Phasing Plan



Proposed Building Heights Parameter Plan














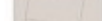
Key		Residential	
<p>Extent of site for full planning application</p> <p>Extent of site for outline planning application</p> <p>Open space</p> <p>Healthcare</p> <p>Retained healthcare buildings</p> <p>Existing healthcare building increased to a maximum of 9.5 metres (no change to existing footprint)</p> <p>New healthcare buildings maximum height 16.0 metres</p> <p>New healthcare building maximum height 9.5 metres</p> <p>New healthcare building (maximum height 6.0 metres)</p> <p>Additional healthcare building (1100sqm) to be situated in this area maximum height 9.5 metres</p>	<p></p> <p></p> <p></p> <p></p> <p></p> <p></p> <p></p> <p></p> <p></p>	<p>Retained/converted buildings height as existing</p> <p>5 storey flats maximum height 16.0 metres</p> <p>4 storey flats maximum height 13.5 metres</p> <p>3 1/2 storey townhouse/link unit maximum height 13.5 metres (excluding chimneys)</p> <p>3 storey house maximum height 11.5 metres (excluding chimneys)</p> <p>2-2 1/2 storey house maximum height 10.5 metres (excluding chimneys)</p> <p>2 storey house maximum height 9 metres (excluding chimneys)</p> <p>2 storey mews house maximum height 7.5 metres (excluding chimneys)</p> <p>Chimney for CHP unit within this zone maximum height 7.5 metres (excluding chimneys)</p>	<p></p> <p></p> <p></p> <p></p> <p></p> <p></p> <p></p> <p></p> <p></p>

Indicative Landscaping Plan



KEY

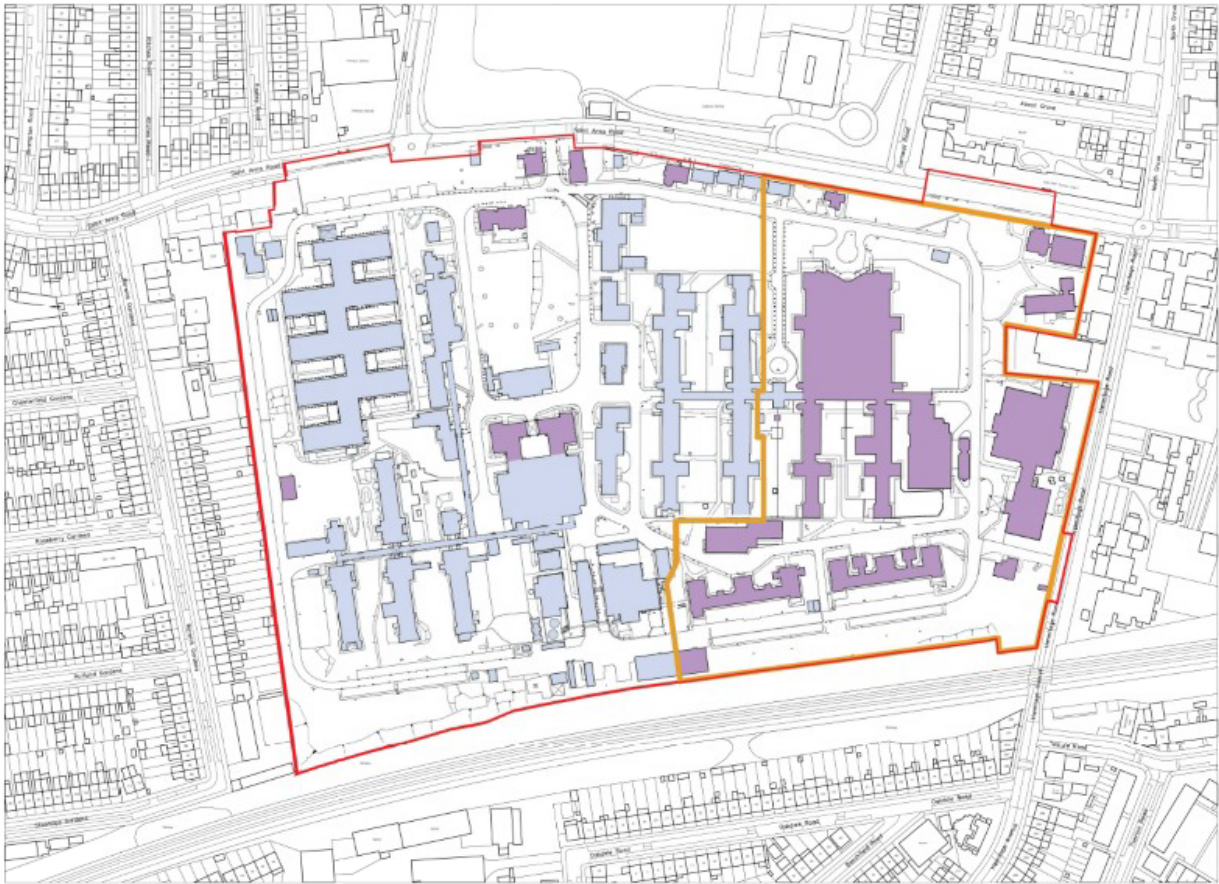
General

-  Extent of site
-  Detailed Application Site Boundary
- Hard**
-  Existing tarmac retained
-  Proposed tarmac roads
-  Proposed shared surface
-  Paths: Reclaimed brick from site
-  Paths: Coloured tarmac
-  Paths: Existing brick to be retained
-  Paths: Reclaimed brick to tie into existing
-  Pedestrian crossing points
-  Grass reinforcement surfacing
-  Car parking bays

Soft

-  Proposed grass areas
-  Proposed shrub planting beds
-  Proposed hedge planting
-  Proposed wildflower turf
-  Proposed bulb planting
-  Proposed sedum roof
-  Existing Trees to be retained
-  Proposed trees
-  Proposed box-cut trees
-  Proposed espalier trees
- Furniture**
-  Proposed benches
-  Proposed furniture
- Boundaries**
-  Existing boundary wall retained in places
-  Proposed walls
-  Proposed fencing

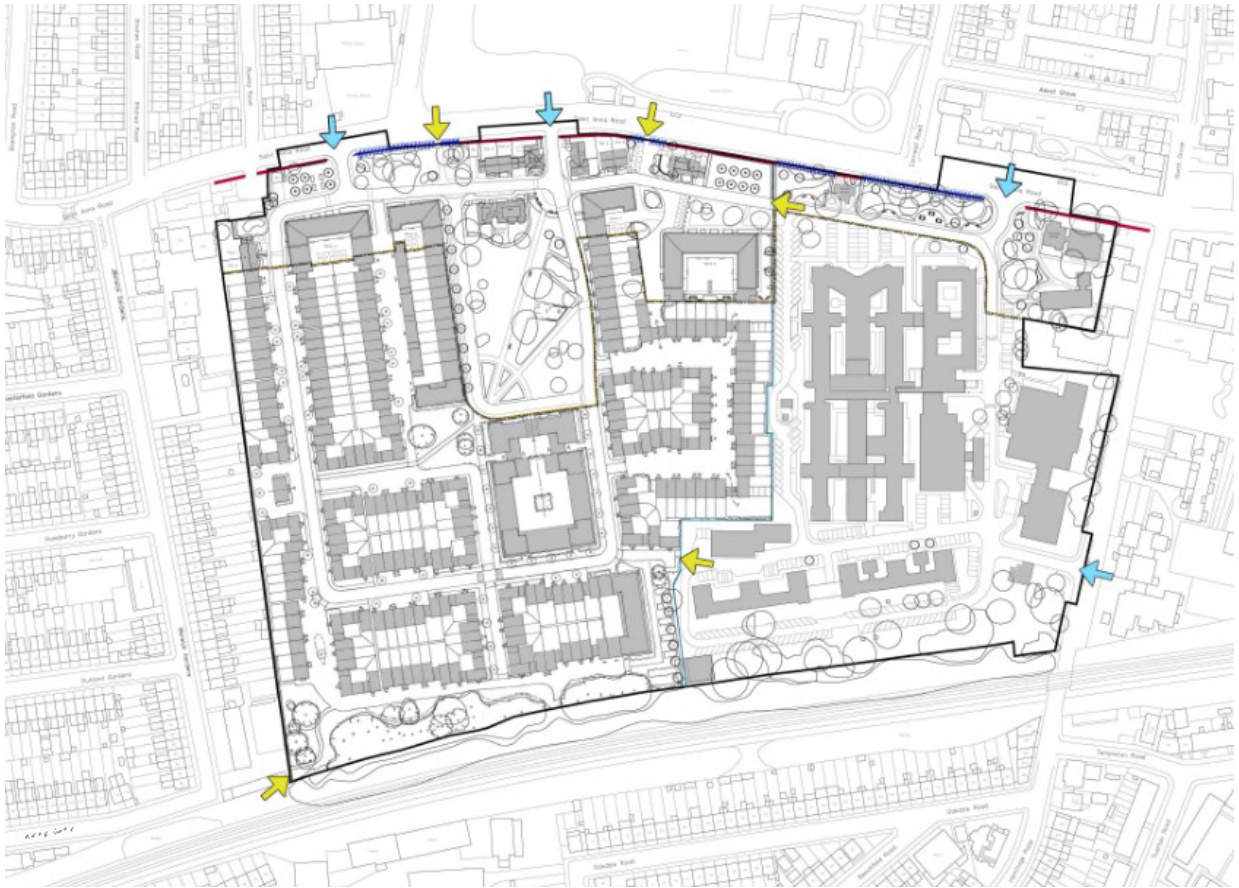
Proposed Demolition Plan



Key

- Extent of site
- Extent of healthcare campus
- Buildings to be retained
- Buildings to be demolished

Proposed Alteration to Front Wall



Key

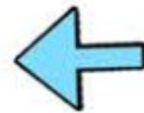
Wall retained



Wall base and piers retained with new railings introduced



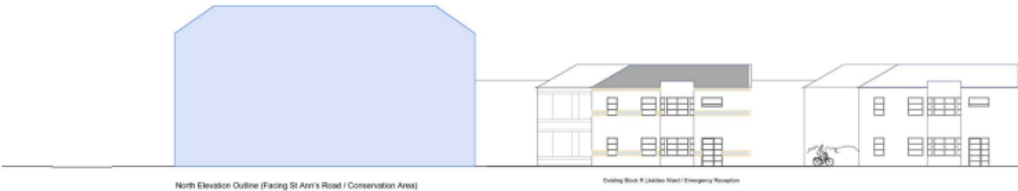
Vehicular access



Pedestrian access



Indicative elevation of Inpatient Building



North Elevation Outline (Facing St Ann's Road / Conservation Area)

Building Block 9 (Ladies Ward) / Emergency Reception



East Elevation Outline (Bedrooms and New Entrance)

Proposed Street Elevation within DETAILED Section

Retained Mayfield House Depicted



Full Street Elevation within DETAILED Section



St Ann's Street frontage as proposed

Street Elevation Complete
Scale 1:200@A1



Street Elevation Section 1
Scale 1:200@A1



Street Elevation Section 2
Scale 1:200@A1



Street Elevation Section 3
Scale 1:200@A1



Street Elevation Section 4
Scale 1:200@A1

Elevation Layout
Scale 1:200@A1



Indicative residential development adjacent to retained water tower



Proposed Block A North Elevation



Proposed Block A East Elevation



Proposed Block A South Elevation



Proposed Plots 1 and 2: House Type NS-A2



Front Elevation (East)



Rear Elevation (West)



Flank Elevation (North)

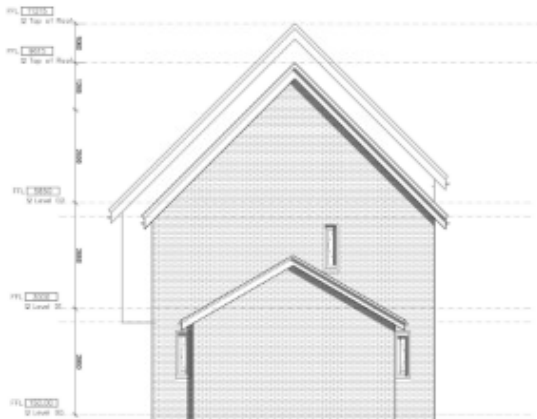
Proposed Plots 3 and 4: House Types NS-A and NS-A2



Front Elevation (South)



Rear Elevation (North)

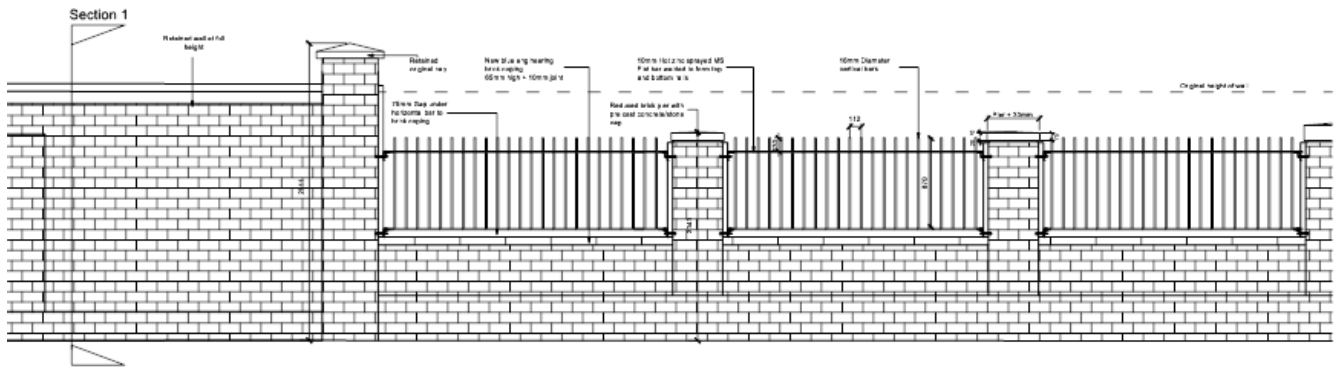


Flank Elevation (East)

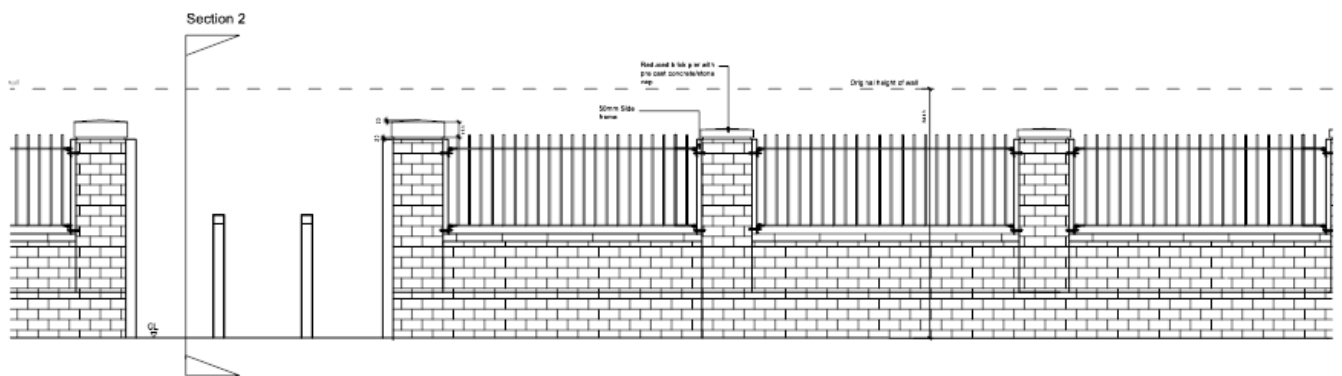


Flank Elevation (West)

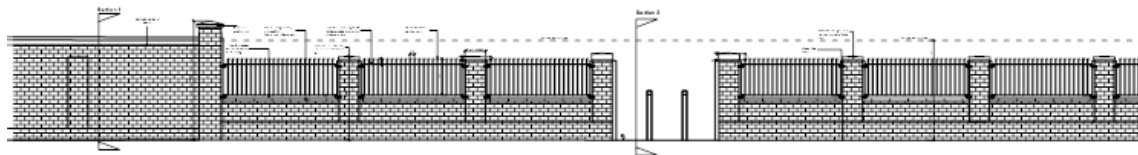
Proposed Front Wall Details: Example of retained and altered wall



01 Wall Elevation Section 1
Scale 1:20 @A1



02 Wall Elevation Section 2
Scale 1:20 @A1



03 Wall Elevation Complete
Scale 1:50 @A1