

PLANNING STATEMENT

**44-46 HAMPSTEAD LANE
LONDON
N6 4LL**



SEPTEMBER 2022

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1. INTRODUCTION

- 1.1 This Planning Statement has been prepared by SM Planning in support of an application for full planning permission for the redevelopment of the site from two residential dwellings (Use Class C3) to a 66 bed care home with associated facilities and car parking (Use Class C2) at 44-46 Hampstead Lane, London, N6 4LL (the site).
- 1.2 This statement sets out the planning justification for the proposed development and assesses the proposal against national planning policy and the development plan. The document should be read in conjunction with all other supporting documentation.

2. SITE & SURROUNDING CONTEXT

- 2.1 In terms of context the application site is located within the administrative area of the London Borough of Haringey, an inner London borough divided into nineteen three-member wards. The site is located within the administrative ward of Highgate which is located to the west of the borough, bounded by Highgate School Playing Fields to the west and Kenwood House to the south.
- 2.2 The site lies to the north of the boundary between the administrative area of the London Borough of Haringey and the London Borough of Camden.



- 2.3 The Site is approximately 0.6 hectares in size and is located on the corner of Hampstead Lane and Courtenay Avenue, with the primary site frontage to Hampstead Lane, the latter being a private access controlled street. The site falls from the south to north, with a level change of around 3 metres, meaning that the height of the southern elevation is a storey taller to the south than along the Hampstead Lane frontage.
- 2.4 The site comprises two large detached homes, set in spacious grounds, both dwellings are two storey in height with some accommodation in the roof space. Both buildings have been substantially extended over time. The combined site area is 3308 m².
- 2.5 Both existing homes have rather indelicate half-timbered stud work to the front facing gable, in a mock-Tudor style. Whilst this is a feature found on Arts and Crafts houses, it is not something that appears elsewhere in the Bishop's sub-area and is somewhat atypical, therefore. Both houses have hipped roofs with clay tiles and small overhanging canopies above the front door and front bay. The buildings are rather sparsely detailed, the only notable feature being a protruding cornice of coursed bricks running between ground and first floor.

- 2.6 Both 44 and 46 take access from Hampstead Lane, with number 44 also benefiting from a secondary access point on Courtenay Avenue (not within the access controlled area of Courtenay Avenue) to the west.
- 2.7 The site is accessible by public transport and is within walking distance of multiple bus stops, two of which stop directly outside the site. However, the site has a low Public Transport Accessibility Level (PTAL) Rating of 1b.
- 2.8 Overall, the Site occupies a reasonably sustainable location, being located within 2 km of Hampstead, Golders Green, East Finchley and Highgate underground stations. There are a number of bus stops within 325 m of the site. Local bus routes operate along Hampstead Lane and the Bishops Avenue. Hampstead lane has a speed limit of 20 mph which is considered to provide an environment which is conducive to walking and cycling.
- 2.9 The site is located to the north of Hampstead Heath, with the densely treed area of the Heath (a Site of Special Scientific Interest) forming part of the Kenwood Park and Garden (Grade II*). Within the listed garden are a number listed building and structures, including Grade II, Grade II* and Grade I buildings. Further detail on the significance of heritage assets is set out in the supporting Design and Access Statement and Heritage Statements.
- 2.10 To the west of the site is the Highgate School's Far-Field playing fields. To the north and east of the site are large detached suburban dwellings set within extensive landscaped gardens. The site abuts a single property to the north and another to the east.
- 2.11 The site is located within Flood Risk Zone 1 as defined by the Environment Agency and therefore has a minimal risk of flooding.

Conservation Area

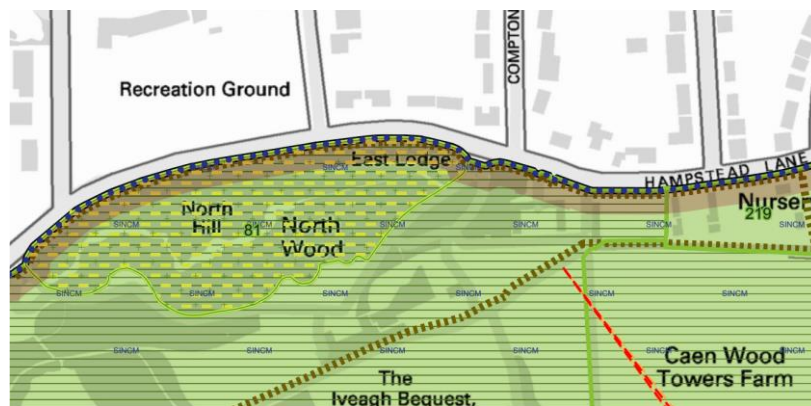
- 2.12 The application site is located on the southern boundary to the far east of the Highgate Conservation Area which was designated in 1967. The conservation area is predominantly residential in character with significant open spaces devoted to the Highgate Golf Club.
- 2.13 The Highgate Conservation Area Character Appraisal and Management Plan was adopted in 2013. The application site is located within Sub Area 7; *Bishops* which the Character Appraisal identifies as an excellent example of high quality residential development of the period. It notes further that the western section of Hampstead Lane is abutted by typically very large houses in substantial plots, many containing large trees from the original Bishops Wood, and that many have recently been substantially altered or rebuilt on a large scale.
- 2.14 The red line on the extract of LB Haringey Policies Map below denotes the borough boundary, the sand coloured wash denotes the Highgate Conservation Area, and the

Green designation to the west of the subject site denotes an area of Metropolitan Open Land.



Extract of LB Haringey Policies Map

- 2.15 The green wash and solid horizontal hatch of the LB Camden Policies Map below denotes an area of designated Open Space and Metropolitan Open Land and the yellow horizontal dashed hatch denotes a Site of Special Scientific Interest.



Extract of LB Camden Policies Map

- 2.16 The extract of Historic England's Map below shows the Grade II* registered park and garden (green wash) to the south of the site, as well as several listed buildings and structures, including from Grade II, Grade II* and Grade I, illustrated with blue triangles.



Extract of Historic England Map

3. PLANNING HISTORY

- 3.1 The planning history of the site is a material consideration and is set out in section 8 of the supporting Heritage Statement. Those tables are copied below and set out the site specific planning history, for 44 and 46 Hampstead Lane respectively.

44 Hampstead Lane

Planning Ref	Date	Description	Decision
OLD/1971/0331	1971	Formation of additional vehicular access	Granted
OLD/1972/0405	1972	Retention of double garage and single storey extension to existing garage	Granted
OLD/1988/0524	1988	20/4/88 Erection of two storey and single storey front extension with rear roof over space, additional rooms in the roof space. Erection of a part 2 storey/part single storey rear extension with roof terrace. Erection of first floor.	Granted
OLD/1989/1173	1989	23/12/88 Erection of two storey front portico and alterations to elevations.	Refused
HGY/1989/0899		Erection of boundary wall and gates.	Granted
HGY/1993/0045	1993	Renewal of planning permission HGY/37190 for the erection of a two storey and single storey front extensions with new roof over including additional rooms in roof. Erection of part 2 storey part single storey rear extension with roof terrace and erection of first floor side extension over garage.	Refused
HGY/1993/0108		Erection of covering building to existing swimming pool.	Granted
HGY/1999/0165		Erection of 2 storey side extension with roof carried over and alterations. Erection of first floor side extension with roof carried over and associated 2 storey rear extension with flat roof.	Withdrawn
HGY/1999/0928		Erection of three storey rear extension and first floor side extensions. Remodelling of bay to sitting room with	Granted
		extension of basement under existing terrace and associated alterations.	

46 Hampstead Lane – 'The Garth'

Planning Ref	Date	Description	Decision
OLD/1981/0508	1981	Erection of two storey side extension.	Granted

4. PRE-APPLICATION ENGAGEMENT

- 4.1 The NPPF states that *‘early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre- application discussion enables better coordination between public and private resources and improved outcomes for the community’*.
- 4.2 The applicant sought to consult with the local planning authority throughout the drafting of the earlier application in order to inform, identify and, where appropriate, address any issues or concern throughout the pre-application period through to the submission of that application. The consultation process was carried out in conjunction with pre-application meetings with London Borough of Haringey planning and design officers. Engagement with local residents and the wider community comprised of a targeted mailout to key local stakeholders.
- 4.3 This application seeks to address all comments received during the processing of planning application HGY/2021/2703 which included full consultation with local residents and key stakeholders. For full details, please refer to the Statement of Community Involvement which supports the application.

5. THE PROPOSED DEVELOPMENT

- 5.1 Full planning permission is sought for the redevelopment of the site, following the demolition of the existing buildings. The application proposes the construction of a new building of mainly two and three stories with rooms in the roof space. The basement will comprise of associated parking and staff area with amenity space, refuse/recycling and cycle storage also provided onsite.
- 5.2 The new building will accommodate patients in the use of a nursing care home that provides provision for 66 units of accommodation. The accommodation will provide residential nursing care for people diagnosed with Alzheimer's, dementia and other neurological disorders in a quality environment regulated by the Care Quality Commission. The facility will combine 24-hour specialist nursing care with quality hospitality services, therapies, customised lifestyle activities and specialist amenities for dementia and nursing related services. It will offer a unique combination of services that will result in significant and beneficial outcomes for its residents and families.
- 5.3 The front elevation of the scheme has been designed in a contemporary Arts and Crafts style and will respect the rhythm of the existing two buildings on site.
- 5.4 Access to the site will remain as existing and the basement will be accessed via a car lift. The basement will provide 12 car parking spaces with a further 7 at ground floor (4 of which will benefit from active electrical charging points).
- 5.5 Cycle parking for the development will be in excess of London Plan 2021 standards, which require a total of 6 long-stay and 4 short-stay spaces to be provided. A total of 42 cycle parking spaces will be provided at basement level in sheltered and secure storage. This overprovision will help to encourage sustainable modes of travel.
- 5.6 The elevations have been carefully considered and designed to promote a high-quality design whilst harmonizing within their surroundings. For full details on the proposed development please refer to the Design and Access Statement that supports the application.

6. PLANNING POLICY CONTEXT

- 6.1 This Section provides an overview of national and local planning policy relevant to the determination of the planning application, as well as any other relevant national or local planning guidance.

LEGISLATION

Planning (Listed buildings and Conservation Areas) Act 1990

- 6.2 Section 72 of the Planning (Listed buildings and Conservation Areas) Act 1990 requires the Council to pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area.

Planning and Compulsory Purchase Act 2004

- 6.3 Section 38 of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise.

NATIONAL PLANNING POLICY

National Planning Policy Framework (2021)

- 6.4 The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these are expected to be applied. It is a material consideration in formulating local planning policies and taking decisions on planning applications.
- 6.5 At the heart of the NPPF is a presumption in favour of sustainable development (paragraphs 7-14) and paragraphs 8, 9 & 11 are helpful in applying this presumption.
- 6.6 Paragraph 11 sets out how this is to be applied. It states that, *for decision-taking, this means:*
- *Approving development proposals that accord with an up-to-date development plan without delay; or*
 - *Where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:*
 - *the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or*
 - *any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.*

- 6.7 The NPPF introduces three objectives to ‘Sustainable development’ (Economic, Environmental & Social - paragraph 8), and advises that they are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives). The applicant considers that the development meets all three threads of sustainable development.
- 6.8 Further, the decision-taker is required to consider whether the development accords with an up-to-date development plan – and if it does planning permission should be granted unless material considerations indicate otherwise. The applicant considers that the development accords with the development plan.
- 6.9 Finally, the decision-taker is required to determine whether there are any relevant development plan policies, or the policies which are most important for determining the application, that are out-of-date and if not, grant permission unless:
- *the application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or*
 - *any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole.*
- 6.10 Section 5 refers to housing. With regard to delivering a wide choice of high-quality homes, paragraph 60 re-iterates the government's objective of significantly boosting the supply of homes and states the importance of a sufficient amount and variety of land can come forward where it is needed and that land with permission is developed without delay.
- 6.11 Section 6 refers to building a strong, competitive economy. Paragraph 81 refers to planning policies and decisions helping to create the conditions in which businesses can invest, expand and adapt. It states that *‘significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development’*.
- 6.12 Section 8 refers to the promotion of healthy and safe communities and states at paragraph 92 that planning policies should *‘promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other – for example through mixed-use developments’*. Paragraph 93 states that planning policies should *‘plan positively for the provision and use of shared spaces and community facilities’*.
- 6.13 Section 9 refers to promoting sustainable transport and at paragraph 104 states that *‘transport issues should be considered from the earliest stages of development proposals, so that; opportunities from existing or proposed transport infrastructure are realised and opportunities to promote walking, cycling and public transport use are identified and pursued’*.

- 6.14 Paragraph 105 advises that significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes.
- 6.15 Paragraph 106 states that planning policies should support an appropriate mix of uses across an area in order to minimise the number and length of journeys needed for employment, shopping, leisure, education and other activities.
- 6.16 Section 11 refers to the effective use of land and states at paragraph 119 that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. It states further at 120(c) that policies and decisions should give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land.
- 6.17 Section 12 refers to well-designed places. Paragraph 130(a) states that development should function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development. Further, paragraph 130(c) states that planning policies and decisions should ensure that developments are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change.
- 6.18 Paragraph 132 states that *'design quality should be considered throughout the evolution and assessment of individual proposals. Early discussion between applicants, the local planning authority and local community about the design and style of emerging schemes is important for clarifying expectations and reconciling local and commercial interests. Applicants should work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot'*. As above, the applicant has engaged pro-actively with the council in determining the correct approach to delivering a high-quality scheme in this location.
- 6.19 Section 16 refers to the historic environment and requires the decision maker to consider whether the proposal sustains and enhances the significance of heritage assets, making a balanced judgement having regard to the scale of harm or loss and the significance of the heritage asset (paragraphs 194-197).
- 6.20 Paragraph 134(a) states that significant weight should be given to development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents.

National Planning Practice Guidance

- 6.21 The National Planning Practice Guidance (NPPG) was launched in March 2012 as a web-based resource to bring together planning practice guidance for England in an accessible and usable way.
- 6.22 The NPPG sets out guidance on a wide range of topics including, but not limited to, the historic environment; design; the determination of applications; flood risk; health and well-being; the natural environment; open space, and local green space; planning obligations; transport; and planning conditions.
- 6.23 Guidance on *Housing for Older people* provides direction for Council's in preparing planning policies on housing for older people and notes that '*the need to provide housing for older people is critical*'. The guidance states that local authorities should set clear policies to address the housing needs of groups with particular needs, such as older people.
- 6.24 It is noted that the Council's most recent Authority Monitoring Report notes a five-year housing land supply of 5.17 years. However, several recent appeal decisions (from November 2021 to March 2022) noted that Haringey did not, at the time of those decisions, have a five-year supply of housing land. In those circumstances, in accordance with national planning policy guidance, the Council's relevant policies for the supply of housing would be considered out of date.
- 6.25 In any case, the Housing Delivery Test Measurement Rule Book confirms that communal accommodation is to be included in the Council's Housing Delivery Test results and the delivery of care home accommodation would therefore contribute to the council's evolving housing land supply.

LOCAL PLANNING POLICY

- 6.26 For the purposes of this application, the adopted Development Plan for the London Borough of Haringey comprises the London Plan (2021), the Haringey Strategic Policies (2013), the Haringey Development Management DPD (2017), the Highgate Neighbourhood Plan (2017) and Haringey's Supplementary Planning Documents (SPDs) and Supplementary Planning Guidance (SPGs).

London Plan 2021

- 6.27 The London Plan emphasises the need to develop sites at a higher density, particularly on sites near to town centres or good public transport, reducing the need for car parking spaces within developments.
- 6.28 It further emphasises the importance of good design which will be applicable to buildings of all types. All development is expected to respect the urban form and structure of the locality and requires all development to make best use of the land available following a design led approach that optimises the capacity of sites. This

approach is supported by a stronger policy on housing standards, including minimum space standards, which sets out how a home should be designed.

6.29 Relevant policies in the London Plan include:

- Policy GG1: Building Strong and Inclusive Communities
- Policy GG2: Making the Best Use of Land
- Policy GG5: Growing a Good Economy
- Policy D1: London's Form, Character and Capacity for Growth
- Policy D3: Optimising Site Capacity Through the Design-Led Approach
- Policy D4: Delivering Good Design
- Policy D5: Inclusive Design
- Policy D6: Housing Quality and Standards
- Policy D7: Accessible Housing
- Policy D10: Basement development
- Policy H1: Increasing Housing Supply
- Policy H8: Loss of Existing Housing and Estate Redevelopment
- Policy H12: Supported and specialised accommodation
- Policy H13: Specialist older persons housing
- Policy H16: Large-scale purpose-built shared living
- Policy S2: Health and social care facilities
- Policy HC1: Heritage Conservation and Growth
- Policy SI1: Improving Air Quality
- Policy SI2: Minimising Greenhouse Gas Emissions
- Policy T5: Cycling
- Policy T6: Car Parking

Haringey Local Plan

6.30 The Haringey Local Plan comprises the Haringey Strategic Policies and the Haringey Development Management DPD which sets out the policies used for the determination of planning application for development in the borough and provides the overarching local policy framework for delivering sustainable development.

Haringey Strategic Policies 2013

6.31 The Local Plan Strategic Policies document sets out the vision and key policies for the future development of Haringey up to 2026.

6.32 Policy SP2 refers to housing aims to provide homes to exceed the borough's minimum housing target of 19,802 homes from 2011-2026. It states that new developments should provide homes of a range of sizes to accommodate various living needs including growing families.

Haringey Development Management DPD 2017

6.33 The Haringey Local Plan sets out the vision, strategic objectives and policies for development in Haringey covering housing, jobs, town centres, infrastructure (such as

health facilities and schools), transport, environment, historic buildings and the quality of the built environment. In order to accommodate Haringey's growing population, the document is clear in that it considers housing a priority land use in Haringey, with schemes expected to optimise the housing potential of suitable under-used or vacant sites. Care home provision is identified as a specialist form of housing.

6.34 The following policies are relevant to the proposed development:

- Policy DM1: Delivery High Quality Design
- Policy DM6: Building Heights
- Policy DM9: Management of the Historic Environment
- Policy DM10: Housing Supply
- Policy DM12: Housing Design and Quality
- Policy DM15: Specialist Housing
- Policy DM21: Sustainable Design, Layout and Construction
- Policy DM32: Parking

Highgate Neighbourhood Plan (2017)

- 6.35 Once a Neighbourhood Plan has been agreed at a referendum and is made (brought into legal force) by the local planning authority, it becomes part of the local planning authority's development plan as an official development plan document which carries statutory weight. The application site is located within Highgate designated neighbourhood planning area which was adopted on 11 September 2017.
- 6.36 The policies of the Neighbourhood Plan are largely in conformity with the Local Plan. Specifically;
- 6.37 Policy SC1 aims to facilitate the delivery of Highgate's housing needs by optimising the use of land.
- 6.38 The post text to Policy SC2 states that.. *In line with paragraph 69 of the NPPF, it is vital that development in the Plan area helps maintain the rich variety of social opportunities afforded by Highgate and ensures that an adequate supply of community facilities is provided to accommodate a growing population. In particular, those catering for children and young people, **older people**.*
- 6.39 Policy TR1 requires new development to promote walking, cycling and public transport use and Policy TR3 aims to minimise the impact of traffic arising from new development.
- 6.40 Policy OS2 aims to protect trees and mature vegetation and states that development will be expected to preserve or enhance the character of Highgate's conservation areas, and the setting of the major open spaces.
- 6.41 Policy DH2 refers to development in conservation areas and states that development should preserve or enhance the character or appearance of Highgate's conservation areas and respect the setting of its listed buildings and other heritage assets.

- 6.42 Policy DH8 states that all proposals for new buildings will be required to ensure that waste facilities are well designed and sensitively integrated into developments and that refuse storage points must be appropriately located so they will not impact upon the amenity of neighbouring properties.

Haringey Supplementary Planning Documents (SPDs) and guidance (SPGs)

- 6.43 Haringey Supplementary Planning Documents (SPDs) and guidance (SPGs) provide additional advice and guidance on the policies of the Local Plan and how the Council will apply these. The following are relevant to the consideration of this application:

- Planning Obligations SPD (2018)
- Sustainable Design and Construction SPD (2013)

7. PLANNING ASSESSMENT

7.1 Planning Law requires applications for planning permission to be determined in accordance with the development plan unless material considerations indicate otherwise.

7.2 This section assesses the proposed development against the development plan, together with any other relevant material considerations. The key considerations in assessing the proposed development are as follows:

- Principle of development
- Affordable housing
- Quality of residential accommodation
- Impact on the character and appearance of the area
- Heritage impact
- Residential amenity
- Highways
- Trees and landscaping
- Sustainability
- Air Quality
- Flood Risk

7.3 PRINCIPLE OF DEVELOPMENT

7.3.1 Housing is compatible with existing land uses in the surrounding area, and the site, for the purposes of planning law, is defined as previously developed land. In such locations, there are no development plan or national planning policies that restrict the construction of buildings in principle. Where detailed matters will be considered in the latter parts of this statement, dealing specifically with matters of principle, the key determinatives are therefore;

- i. The loss of the residential accommodation
- ii. Housing land supply
- iii. The provision of care homes in this location

Loss of Residential accommodation (Use Class C3)

7.3.2 Relevant to the proposed development is the demolition of the existing two dwellings at the site and therefore the loss of residential units. Policy DM10 of the DMPD aims to resist the loss of general or specialist housing unless it can be shown that there is at least the equivalent amount of residential floorspace being proposed.

7.3.3 As the application proposes a care home scheme over the two sites, the development will result in an overall uplift of residential accommodation, albeit for specialist purposes.

- 7.3.4 While the quantum of residential units is reduced by two, the overriding benefit of improving the accommodation for the purposes of specialist housing is considered to outweigh that reduction.
- 7.3.5 The proposed accommodation would accord with the principles and the intent of the above policy and therefore, in light of the above comments, the proposed development is considered to be strategically acceptable in principle with regard to the loss of housing. This conclusion was echoed in earlier pre-application engagement with the Council which supported the provision of specialist housing at the site.

Housing land supply

- 7.3.6 In order to accommodate the borough's growing population, the Local Plan makes clear that the Council needs to make the best use of the borough's limited land and resources and promotes the most efficient use of land in the borough. The local plan highlights housing as a priority land use which accords with the government's objective of significantly boosting the supply of housing, as set out in the NPPF.
- 7.3.7 To substantiate this position, paragraph 60 of the NPPF outlines the Government's objective to significantly boost the supply of housing.
- 7.3.8 The Council's five-year housing supply must be maintained and the proposed development in this instance will free-up existing housing. Existing under-occupied family homes in the local area are likely to become available as a result of the proposed development, thereby making better use of the existing housing stock which will assist the Council in their need to progress to and maintain a five-year housing land supply.

Provision of Care Homes (Use Class C2)

'Dementia is a devastating disease that brings fear, confusion, and loneliness to the lives of patients and their families. Today, around 850 000 people in the UK are living with dementia, costing the National Health Service (NHS) and UK society more than £26 billion annually. By 2025, it is estimated that over 1 million people in the UK will be affected, with the prevalence and costs of care for these patients expected to double by 2050' (source: The Lancet March 2018).

- 7.3.9 There is a rapidly growing requirement for high quality accommodation for the elderly in the UK. It is expected the number of people over the age of 80 who are diagnosed with dementia will almost double in the next 25 years.
- 7.3.10 The following statistics have been sourced directly from the Alzheimer's Society website, which provides a useful background on the condition and its growing importance in the UK social and health care sector:
- There are currently 850,000 people with dementia in the UK, with numbers set to rise to over 1 million by 2025;
 - One in six people over the age of 80 have dementia;

- More than 40,000 below 65 years of age and 25,000 from black, Asian and minority ethnic groups in the UK are affected;
- 60,000 deaths a year are directly attributable to dementia;
- Delaying the onset of dementia by 5 years would reduce deaths directly attributable to dementia by 30,000 a year;
- The financial cost of dementia to the UK was £23 billion in 2012;
- Unpaid carers supporting someone with dementia save the UK economy £11 billion a year;
- 70 per cent of people living in elderly care homes have a form of dementia;
- Two-thirds of people with dementia live in the community while one-third live in an elderly care home; 40 per cent of people with dementia receive a diagnosis.
- Dementia is one of the main causes of disability later in life, ahead of cancer, cardiovascular disease and stroke. As a country we spend much less on dementia than on these other conditions.

7.3.11 The proposed building will accommodate patients in the use of a care home that provides provision 66 units. This is defined as specialist housing with the borough. Policy DM15 of the DMPD states that specialist housing development will only be supported where it can be shown that there is an established local need. The application is therefore supported with a needs assessment from Healthcare Property Consultants (HPC) which identifies a distinct need and under-supply of care home accommodation within both the catchment and the wider borough of Haringey. The report relies entirely upon population data extracted from the POPPI system as requested by the council. It further includes a section detailing POPPI assessed care home need for the Borough.

7.3.12 In addition, the London Plan states that **Care home accommodation (C2)** *is an important element of the suite of accommodation options for older Londoners and this should be recognised by boroughs and applicants. To meet the predicted increase in demand for care home beds to 2029, London needs to provide an average of 867 care home beds a year. The provision of Care Quality Commission rated Good or Outstanding care home beds is growing at around 3,525 bed-spaces a year in London and provision of dementia-capable bed spaces at a rate of 2,430 places a year.*

7.3.13 It is held therefore, both nationally regionally and locally, that there is a shortage of housing for the ageing population which itself, adds significant stress to the housing market.

7.3.14 The NPPF states that the planning system should be ‘*supporting strong, vibrant and healthy communities*’ by ‘*ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations*’ (paragraph 8).

7.3.15 Within this context, the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies (including housing for older people). Older people are defined in Annex 2 - Glossary of the NPPF as ‘*people over retirement age, including the active, newly retired through to the very old frail elderly whose housing needs can encompass accessible, adaptable general*

needs housing through to the full range of retirement and specialised housing for those with support or care needs’.

- 7.3.16 The proposed development will utilise a brownfield site for a specialist form of accommodation that will help to create a mixed and balanced community while easing the housing crisis by releasing under-occupied housing. The proposed development therefore aligns with the principles of the local plan and the NPPF.
- 7.3.17 The development of the site is encouraged by the NPPF and its sustainable location weighs significantly in favour of the application. The site is located in excellent proximity to local bus routes and travel by sustainable modes of transport will be encouraged. Overall therefore, it can reasonably be concluded that the proposed development is supported in principle.

Retention of existing buildings

- 7.3.18 The retention of the existing buildings has been considered but this wouldn't be possible as modern care homes have a vast range of service requirements, including additional ventilation than that to standard residential accommodation to both bedrooms, utilities, laundry and kitchens. This will require a large amount of ductwork and infrastructure routing through the building to facades and roof.
- 7.3.19 Additionally, comfort cooling is often provided to common rooms and bedrooms to assist in the comfort of residents, many of which will be bedridden. Ventilation is particularly required to kitchens and laundries as these are often what are considered as commercial spaces. Ductwork from kitchen extract could be as large as 600-800mm dia. routing to the roof.
- 7.3.20 The houses have a ceiling height of 2.6m and accommodating the ductwork and pipework, as well as electrics in this space would be nigh on impossible, requiring a ceiling void of some 450-500mm deep. This would not facilitate an acceptable floor to ceiling height.
- 7.3.21 In summary, it is unlikely that the existing buildings would facilitate such services provision and accommodation for lifts, hoists and assisted bathrooms, which require assisted lift and overhead hoist track supported from the ceilings that will put considerable load on the existing joists.

7.4 QUALITY OF ACCOMMODATION

- 7.4.1 Policy D4 of the London Plan seeks to ensure that developments provide high quality and well-designed accommodation. As the application proposes specialist housing, the standards set out within Table 3.1 of the London Plan do not apply.
- 7.4.2 Policy SP2 of the Strategic Policies and Policy DM12 of the DMPD both highlight that for all new homes, the quality should meet housing design standards and should, ultimately, provide for a high standard of accommodation.

- 7.4.3 Room sizes, in this instance, are not however cross referenced against national space standards due to the nature of the accommodation. However, the proposed development, operating within a regulated sector administered by the Care Quality Commission, will provide a standard of accommodation appropriate to meet the needs of its occupants under those regulations.
- 7.4.4 The proposed units are of a high-quality design. The layout of each unit has been designed with well-lit and spacious living spaces. The supporting Daylight, Sunlight and Overshadowing Report confirms that the proposed development will receive excellent levels of daylight.
- 7.4.5 The relationship to surrounding built development has been carefully considered in the context of distances to neighbouring properties and the siting, layout and location of windows ensures that the outlook from and daylight/sunlight to habitable rooms are acceptable.
- 7.4.6 The premises will benefit from a significant communal garden for the benefit of all residents. The space has been significantly increased in size following reductions in the scale of the building and will be easily accessible by residents from the communal lobby area. The area will be well overlooked by habitable rooms to the rear elevation of the building to ensure safety and natural surveillance.
- 7.4.7 The quality of the residential accommodation is acceptable and is therefore in accordance with guidance and standards set out in the development plan and national planning policy guidance.

7.5 IMPACT ON THE CHARACTER AND APPEARANCE OF THE AREA

- 7.5.1 Policy DM1 of the DMPD states that all new development must achieve a high standard of design that contributes to the distinctive character and amenity of the surrounding area. This is echoed in Policy SP11 of the Strategic Policies document which requires development to contribute positively to the built environment and create buildings that are high quality, attractive, sustainable, safe and easy to use.
- 7.5.2 Policy DM3 of the DMPD states that major proposals should consider how the scheme can enhance the local distinctiveness of the local area and each of the policies are echoed in the London Plan.
- 7.5.3 The proposed development does not depart from the lawful residential use of the site and the main issue relating to impact would therefore be limited to density, design, layout and appearance.
- 7.5.4 In terms of density, this is best read through the existing and proposed plot ratios. The built form has been designed to largely reflect the existing arrangement and would not therefore lead to either an overdevelopment of the plot and therefore would respect both the existing characteristics of the site and the surrounding ratios of built development.

- 7.5.5 Beyond that, in terms of understanding impact, it is first important to understand the site context. The site comprises two large domestic properties, the characteristics of which are set out in the supporting Design & Access and Heritage Statements. The buildings are not identified as ones which contribute positively to the character and appearance of the area and their loss would not impact negatively on the character and appearance of the area.
- 7.5.6 Predominantly three storeys under a pitched roof with feature gables and partially freestanding chimneys, the proposal has been designed in a vernacular form but with a contemporary arts and crafts style which reflects the underlying characteristics of the surrounding area.
- 7.5.7 The proposed building will occupy a prominent position on the corner of the street, at the junction with Courtenay Avenue, therefore attention has been given to the corner elevation, ensuring that the building effectively 'turns the corner' and offers an improvement to the view from Hampstead Lane. The upper floors step in from the footprint of the building in order to create a more subservient corner and mitigate any potential overbearing impact it may have on the street scene.
- 7.5.8 Turning to scale and massing, the proposal has been designed to sit within the context of its surroundings, appropriately stepping down in scale from four stories down to part two stories to following the topography of the site and to relate to those properties along Courtenay Avenue.
- 7.5.9 To conclude on matters of character, the proposed development is considered to sympathetically adjoin neighbouring development, would not be overly prominent in the wider surroundings and provides a building, by virtue of its layout, design and scale, that both respects and responds to its context. The proposal has been significantly reduced in scale in order to respond to planning officer comments and concerns expressed by local residents. The proposed development is therefore considered to accord with the principles of the development plan and national planning policy guidance in this regard. For full details of the design and townscape impact please refer to the supporting Design & Access Statement and Heritage Statement.

7.6 HERITAGE

- 7.6.1 Section 16 of the NPPF refers to conserving and enhancing the historic environment and requires a consideration to whether the proposal sustains and enhances the significance of the heritage asset, making a balanced judgement having regard to the scale of harm or loss and the significance of the heritage asset (paragraphs 192-196).
- 7.6.2 Policy SP12 of the Strategic Policies states that the council will conserve the historic significance of Haringey's heritage assets and their wider environment. The borough's heritage assets include Listed Buildings, Conservation Areas, Registered Parks and Gardens, Archaeological Priority Areas, and other locally important heritage assets such as Locally Listed Buildings, Local Historic Green Spaces and Sites of Industrial Heritage Interest.

- 7.6.3 Policy DM9 of the DMPD states that proposals will be supported where they do not detract from the character and appearance of the conservation area and where the new proposal is compatible with the special characteristics and significance of the area.
- 7.6.4 The site is located within the Highgate Conservation Area within subsection 7 'Bishops'. The Highgate Conservation Area Character Appraisal and Management Plan states that *'Most of the existing buildings contribute to the homogenous character of the sub-area'*.
- 7.6.5 The supporting Heritage Statement considers the heritage assets. The architectural and artistic interest of the buildings has been considered, both in terms of how the buildings were originally and also in terms of how the buildings present now. The report concludes that the buildings were never of great architectural or artistic interest and did not have the integrity or proportions and fine detailing of the buildings in the area that were built by more notable architects in the preceding decades. It also concludes that the inconsiderate additions and alterations to the buildings were carried out without consideration for the exterior aesthetic and whatever small amount of stylistic or architectural integrity the properties may have had in the first place, has now been eroded. As a result, the architectural and artistic interest of the buildings is also low.
- 7.6.6 The Heritage Statement also concludes that the buildings make a neutral contribution to the character of the conservation area and these conclusions were echoed in pre-application engagement.
- 7.6.7 The proposed building would positively reinstate a missing street frontage to Hampstead Lane and to the corner of Courtenay Avenue. The proposal is a high quality, contemporary and appropriate care home which would support the consistency of local character and appearance.
- 7.6.8 The proposal would enhance the character and appearance of the conservation area and the significant aspects of its setting, ensuring that the site would once again contribute positively to local character and distinctiveness. The development would therefore comply with relevant national and local heritage related planning policy. For full details please refer to the supporting Heritage Statement.

7.7 RESIDENTIAL AMENITY

- 7.7.1 DMPD Policy DM1 requires development to produce a high standard of privacy and amenity for future occupiers as well as neighbouring properties. It highlights that proposals will be supported where adequate sunlight, daylight and open aspects are implemented into the proposed and surrounding development. An appropriate amount of privacy must be provided for future occupiers as well as surrounding residents. Impact must be mitigated if there are adverse implications arising in terms of vibration, noise, fumes, odour, light pollution and microclimatic conditions.

Privacy

- 7.7.2 Proposed windows have been carefully positioned to avoid direct overlooking to neighbouring properties or gardens. No habitable windows are proposed to the east elevation of the building to protect overlooking and privacy of 42 Hampstead Lane. The south facing windows have already been established at the existing site as not intrusive on those properties along Courtenay Avenue.
- 7.7.3 Turning to views southward towards Courtenay Avenue, towards the neighbouring properties, views into rear gardens are partially obscured by existing trees and planting. The internal layouts of the proposed units have been designed to limit potential overlooking by reducing the number of windows on upper floors as well as the size of windows on this elevation.
- 7.7.4 By virtue of the physical separation of the building from the east boundary of the site, the proposal will result in no loss of privacy to the neighbouring gardens or properties on Hampstead Lane. Furthermore, landscaping will mitigate the views from the north facing windows to reduce the impact on privacy at No.1 Courtenay Avenue. Please refer to the Design and Access Statement which provides further assessment on privacy and overlooking.

Outlook

- 7.7.5 Owing to the long rear gardens to the properties on Hampstead Lane, the proposed building is situated approximately between 14 metres and 30 metres to the nearest facing elevations. This separation distance will ensure an acceptable impact on the outlook from these neighbours. Furthermore, the building has been designed with upper floors set back from these boundaries to reduce the overall bulk and massing to these neighbours.

Daylight, sunlight, and overshadowing

- 7.7.6 The impacts of the development on neighbouring daylight and sunlight have been assessed in the supporting Daylight, Sunlight and Overshadowing Report.
- 7.7.7 In the context of a development of an under-used site, the report confirms that daylight and sunlight received by the neighbouring residential properties would largely meet BRE's recommended guidance. The few locations which do not meet the recommended daylight and sunlight levels are considered insignificant and should not negate an otherwise good set of results.
- 7.7.8 Given that the NPPF advocates a flexible approach to daylight and sunlight targets in urban environments, as does the Mayor of London's Housing and Supplementary Planning Guidance, it is considered that the development would have an acceptable impact on the daylight/sunlight to adjoining properties.
- 7.7.9 For full details please refer to the supporting Daylight, Sunlight and Overshadowing Report.

Noise

- 7.7.10 The proposed care home scheme is considered compatible with the predominantly residential surroundings, and by virtue that the site is physically separated from neighbouring buildings, the development will have no adverse noise impact to neighbours. Similarly, the existing noise environment of the site and surroundings would not be harmful to the amenity of future residents of the development.
- 7.7.11 To ensure residential amenity is not significantly impacted upon during construction, a Construction Logistics Plan has been submitted with the application which sets out several measures to mitigate potential impacts. This is referred to further in the Highways section of this statement.
- 7.7.12 In light of the above, the application proposals would not cause undue harm to the amenity of neighbouring residents or the future residents of the development.

7.8 HIGHWAYS

- 7.8.1 Core Strategy Policy SP7 requires development to promote public transport, walking and cycling. This is echoed by DMPD Policy DM31 which aims to implement more sustainable methods of transport.
- 7.8.2 DMPD Policy DM32 requires development to accord with the cycle and car parking standards set out in the London Plan and also states that the council will support proposals with limited or no parking where the public transport accessibility is at least 4.

Parking and accessibility

- 7.8.3 The site is located in an area with access to public transport, but however has a low Public Transport Accessibility Level rating of '1b'.
- 7.8.4 The site is therefore in a location where the development will require the use of car and cycle parking facilities for staff and visitors. The development proposes 19 car parking spaces and 42 cycle spaces at ground and basement levels.
- 7.8.5 Cycle parking is proposed to comply with London Plan standards. The proposed cycle parking will also be fit for purpose, secure and well located as required by London Plan Policy T5. Please refer to the supporting Transport Statement for full details.

Delivery and servicing

- 7.8.6 Delivery and servicing is proposed to be undertaken within the site. Full details of this are provided in the submitted Delivery and Servicing Management Plan.

Trip generation

- 7.8.7 The proposed development will generate a limited number of walking, cycling and public transport trips which will have no discernible impact on the existing public transport network.
- 7.8.8 The proposed development is considered to have an acceptable impact on highways matters and accords with relevant Development Plan policies. A detailed assessment of the parking and transport issues of the development are provided in the accompanying Transport Statement and the Delivery and Servicing and Management Plan.

Construction Management

- 7.8.9 A Construction Logistics Plan (CLP) has been prepared to set out the management of all types of construction vehicle activity to and from the site during the demolition and construction period.
- 7.8.10 The CLP has been prepared in accordance with relevant national and local planning policies and the guidance set out in the Transport for London's (TfL's) standard for Construction Logistics.
- 7.8.11 The CLP sets out how operations are intended to be carried out and outlines a commitment to liaise with the local community and local authority. It identifies a number of specific measures to be undertaken to reduce the overall impact of the proposed demolition and construction works. These include the careful scheduling of deliveries, traffic and vehicle routing to minimise disruption to the local highway network, an encouragement of contractors to travel to and from the site by public transport, walking or cycling, and a detailed construction programme setting out construction phases with start and end dates and working hours. Please refer to the submitted Construction Logistics Plan for full details.
- 7.8.12 It is acknowledged that a CLP is very much a working document which needs to be agreed, reviewed, and updated on a regular basis as the programme develops. Therefore, it is expected that this would be secured via planning condition.

7.9 TREES AND LANDSCAPING

- 7.9.1 In general terms, soft landscaping, whether or not there is public access to it, is important for its contribution to the quality of urban life by providing important green lungs, visual breaks and wildlife habitats in built-up areas. In site specific terms, soft landscaping is an integral part of the application site and wider surroundings. As a result, there are various policies, both locally and nationally, that aim to protect and/or encourage the provision of landscaping/trees.
- 7.9.2 DMPD Policy DM1 requires development proposals to demonstrate how landscaping and planting will be integrated within the development and will look to respond to the landform, topography, surrounding trees, boundaries and any other significant

biodiversity. Policy G7 of the London Plan states that existing trees of value should be retained. Policy G5 of the London Plan refers to urban greening and seeks development to integrate green infrastructure such as tree planting, green roofs and walls, and soft landscaping.

Trees

- 7.9.3 The application is supported with an Arboricultural Impact Assessment which has assessed the impacts of the development proposals and concludes there would be at most a low impact on the resource: a small portion of trees will be removed or pruned to facilitate construction. Those removed generally have more collective than individual specimen value, such that their loss could be mitigated with new planting, bringing its own benefits to a relatively unmanaged resource. Please refer to the AIA for further details.

Landscaping

- 7.9.4 The application is further supported with a landscape report which identifies several key elements considered to be integral to the overall development. The strategy includes a plan to create a landscaped environment to engage residents and encourage biodiversity in the long term and is considered to proportionately reflect the development proposals. For full details please refer to the Landscape Report.

7.10 SUSTAINABILITY

- 7.10.1 The development plan requires all developments to minimise the effects of climate change.
- 7.10.2 Sustainability issues relating to the site as a whole, the construction process, building design and operation have been considered and these are set out in detail in a supporting Energy & Sustainability Statement.
- 7.10.3 Specific requirements of London Plan on Energy Efficiency and Renewable Energy will be met through a combination of passive design features, energy efficient building services and renewable energy sources. This is to comply fully with the London Plan Policies and ensure they are following the "Energy Hierarchy". Specific London Plan policies about CO2 reduction and renewable energy will be met by implementation of passive measures, efficient services and renewable sources.
- 7.10.4 The proposed development will meet all relevant policies and requirements set out within the Local Plan and the London Plan, the result of which is the provision of a resource efficient, sustainable development. Please refer to the Energy & Sustainability Statement for full details.

7.11 AIR QUALITY

- 7.11.1 Policy SI 1 of the London Plan recognises the importance of tackling air pollution and improving air quality and the health and well-being of its people. Policy SI1 states that

development proposals should be at least Air Quality Neutral and use design solutions to prevent or minimise increased exposure to existing air pollution.

7.11.2 DMPD Policy DM23 seeks development to improve the impact of air quality on the borough and improve or mitigate the impact on air quality for future occupiers.

7.11.3 In support of the application an Air Quality Assessment has been submitted which demonstrates that, future residents of the proposed development will experience acceptable air quality, with pollutant concentrations below the air quality objectives.

7.11.4 The proposed development will therefore lead to no reduction in air quality and is in accordance with the relevant national and local planning policies. For further details please refer to the supporting Air Quality Assessment.

7.12 FLOOD RISK

7.12.1 DMPD Policy DM24 seeks to minimise the impact of flooding in the borough by ensuring development does not increase flood risk and where possible reduce flood risk for all forms of flooding. The policy states that a Flood Risk Assessment will be required for all development proposals within Flood Zones 2 and 3a.

7.12.2 The application site is located within Flood Zone 1, therefore identified as having a low risk of flooding. The site is located in an area with very low risk of surface water flooding and the site is not located within a Critical Drainage Area.

7.12.3 A Flood Risk Assessment (FRA) has nevertheless been submitted with the application. The flood risk from all sources has been assessed and the proposed development will incorporate a suitable SuDS solution to ensure that the proposals do not increase flood risk.

7.12.4 In summary the site is at low risk of flooding and the proposed development therefore complies with relevant flood risk policies. Please refer to the supporting FRA for further details.

7.13 FINANCIAL CONTRIBUTIONS

Mayoral Community Infrastructure Levy (CIL)

7.13.1 The Mayor of London introduced a CIL to help fund Crossrail and the latest charging schedule was adopted in April 2019. Haringey is identified in zone 2 of the schedule where there is a charge of £60 per sq.m. However, as the development will be used for the provision of health services there is a nil rate and the development is not CIL liable.

Haringey CIL

7.13.2 Haringey introduced their CIL on 21 July 2014. Their charging schedule was updated in March 2022 and those updates took effect on 01 September 2022. The application

site is located in the western zone of the Council's charging schedule which similarly specifies a nil rate for health facilities.

Other obligations

7.13.3 Paragraph 57 of the NPPF states that planning obligations should only be sought where they meet all of the following tests:

- Necessary to make the development acceptable in planning terms;
- Directly related to the development; and
- Fairly and reasonably related in scale and kind to the development.

7.13.4 The tests above are known as the "CIL Tests" after the Community Infrastructure Levy Regulations which made them statutory requirements.

Affordable Housing

7.13.5 Policy H13 of the London Plan states that specialist older persons housing should deliver affordable housing. However, it confirms in the supporting text that this does not apply to accommodation that is aligned with care home provision, specifically where personal care and accommodation are provided together as a package with no clear separation between the two. As this application proposes specialist 'care home' accommodation, the London Plan requirement for affordable housing is not engaged.

7.13.6 Policy DM13 of Haringey's Development Management Policies document states that the Council will seek the maximum reasonable amount of affordable housing provision on individual private residential and mixed-use schemes with site capacity to accommodate 10 dwellings. This is reflected in Policy SP2 of the Strategic Policies document which similarly states that affordable housing will be required on sites that are capable of delivering 10 units or more.

7.13.7 However, the latterly adopted Planning Obligations SPD confirms at paragraph 6.27 that *'residential care homes and nursing homes, where the accommodation is non-self-contained are not subject to the affordable housing policy'*.

Carbon Offset Fund

7.13.8 The proposed development will achieve a 37% regulated CO2 reduction against 2021 Part L baseline, a 16% regulated CO2 reduction by efficiency measures and a 41% reduction by renewable sources. This will require payment in lieu to the carbon offset fund, as detailed in the supporting Energy & Sustainability Statement.

7.13.9 It is expected that the Heads of Terms includes a payment in lieu to the carbon offset fund.

Other Public Benefits

- 7.13.10 The proximity to other nearby boroughs (Camden, Barnet) is acknowledged, but this application is committed to being a Haringey led facility. As a result, reasonable S106 clauses, which would enable a cascade approach to a percentage of rooms being made available to Haringey residents in the first instance, would be welcomed. It is expected that this would require a mechanism to ensure that if there is no interest from Haringey residents the space would be let to residents from other boroughs in order to ensure beds would not be left vacant.
- 7.13.11 The applicant is also committed to internships and apprenticeships for local residents, and this could be secured by s106 legal agreement.
- 7.13.12 It is estimated that circa 40 jobs will be created as a consequence of this development.
- 7.13.13 Preference will be given to the use of local suppliers and local small businesses integrated into the supply chain, boosting the local economy.
- 7.13.14 It is also the applicant's intention to share best practice advice and establish benchmarks for quality of care for the Borough of Haringey via the Haringey Dementia Action Alliance, The Dementia Hub, the Dementia Steering Committee and local branches of AGEUK, Dementia Action and Alliance and the Alzheimer's society. The provision of a specified number of internships and apprenticeships to local residents with a Care Training Centre, affiliated with the University of West London, could also be secured by s106 legal agreement.

8. SUMMARY & CONCLUSION

- 8.1 The application seeks permission for the redevelopment of land at 44-46 Hampstead Lane from two large residential properties to an 66 bed specialist care home.
- 8.2 The development will meet an identified demand for high quality care home accommodation within this location, resulting in a strong uplift in Haringey's housing supply whilst optimising the use of previously developed land.
- 8.3 The proposals have been prepared through a detailed pre-application process. The proposed development has evolved in response to the feedback received and seeks to meet planning policy requirements and to respond positively to its local context.
- 8.4 The proposed development would accord with the general principles of the National Planning Policy Framework. The site will contribute to creation of a socially and economically inclusive community, whilst also enhancing its environmental quality. The proposed development is a high quality, site specific design that will enhance the character and appearance of the site and its contribution to the surrounding area and heritage context.
- 8.5 Careful consideration has been given to the nature of the site including its relationship to its immediate surroundings, and the amenities of neighbouring occupiers. Accordingly, the development provides a well-designed scheme which responds positively to its surrounding townscape and neighbouring development, whilst make an effective use of this site.
- 8.6 In summary, the proposed development fulfils the three dimensions of sustainable development as defined by the NPPF.
- 8.7 As part of the promotion of sustainable development, the NPPF requires that housing is located where it will enhance or maintain the viability of communities and be within a sustainable location. The application site in this instance would be within reasonable walking distance of existing local services and facilities and would also be close to existing bus routes which would provide opportunities to access further services and facilities in adjacent centres.
- 8.8 It is further noted that the development would provide much needed accommodation for older persons which in turn would contribute to the acute housing need identified by Haringey. The proposal will also relieve pressure on the local community and health facilities by providing a safe, appropriate, and accessible space for residents to access care and support. Overall, taking the above into account, it is considered that the social benefits of the development would weigh substantially in support of the proposal.
- 8.9 The construction activities associated with the development would generate employment opportunities for the local community and would have associated benefits for local services and suppliers in the short term (longer term in relation to the maintenance of buildings). In the longer term, the development would support the local

economy in terms of the use of local shops, services and facilities, and potentially result in new investment in the area. As such it is considered that the economic benefits would weigh in support of the application.

- 8.10 Important landscape features such as hedges and trees will largely be retained and have been factored into the design evolution of the scheme. The site is well screened by mature landscaping which could be strengthened by additional planting where necessary. In light of the above factors, the presumption in favour of sustainable development applies and the proposal is fully in accordance with national and local planning policy in all other regards.
- 8.11 This Planning Statement should be read alongside the other supporting documentation and drawings which have been submitted as part of the Full Planning Application.