

STATEMENT OF COMMUNITY INVOLVEMENT

44-46 Hampstead Lane, London, N6 4LL

September 2022

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EXECUTIVE SUMMARY

- 1.1 This Statement of Community Involvement has been prepared in support of an application for full planning permission for the redevelopment of the site from two residential dwellings (Use Class C3) to an 66 bed specialist 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 provides a record of pre-application and full planning application engagement that was carried out on the previous proposals for the redevelopment of the site to provide an 80-bed care home which has now been reduced as per the above
- 1.3 Targeted public engagement activities have taken place to present the previously proposed care home scheme to key local stakeholders. This has taken place in conjunction with previous pre-application discussions with London Borough of Haringey.
- 1.4 Consultation provided the opportunity for local stakeholders to provide feedback on the proposals for 44-46 Hampstead Lane.
- 1.5 The applicant remains committed to engaging with the local community and stakeholders throughout the application process and thereafter, subject to planning permission.

CONSULTATION PROCESS

- 2.1 The consultation process was carried out in conjunction with pre-application meetings with London Borough of Haringey planning and design officers.
- 2.2 Engagement with local residents and the wider community has comprised of a targeted mailout to key local stakeholders.
- 2.3 The previous planning application was posted on Haringey's application website under reference HGY/2021/2703 where neighbours and key stakeholders could assess the previous application and comment in support, neutral or objection.
- 2.4 Whilst a consultation period for a full planning application is 28 days, comments are considered throughout the lifetime of the whole application.

CONSULTATION ON THE PROPOSAL

3.1 The consultation consisted principally of letter and emails sent to a list of local stakeholders.

3.2 The letters were sent to key local community groups and residents associations and offered an overview of the proposed redevelopment of the site, the rationale for the application as well as inviting them to a virtual meeting to discuss the proposals.

3.3 The letters were sent to a range of local stakeholders, including:

- Courtney Avenue Security Association
- The Highgate Society
- The Highgate Conservation Area Advisory Committee

3.4 Meetings were held with both the Highgate Society and the Highgate Conservation Area Advisory Committee to discuss the proposals and ascertain their feedback.

3.5 Over the consultation period of the previous planning application (ref: HGY/2021/2703) a number of objections were raised which have now been taken into consideration and influenced this application based on the previous comments and consultation periods.

FEEDBACK

4.1 Several points of discussion were recurrent across the responses. The table below details the feedback received and the response provided.

DISCUSSION POINT		RESPONSE
Principle of development	The representations make reference to this as an objection but have not identified where harm would be caused; rather they seek assurance that the consideration of the application will not be limited care home use.	The application will be considered as submitted and the local authority of course have the ability to impose restrictive planning conditions where they are content that alternative uses within the C2 use would be harmful.
Compatibility of use	Concerns were raised that the provision of a care home use would not be suitable within a residential area.	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 Knight Frank which identifies a distinct need and under-supply of care home accommodation within both the catchment and the wider borough of Haringey.
Loss of existing buildings	Loss of the architectural and artistic interests of the existing properties as well as residential dwellings.	The architectural and artistic interest of the buildings are low and the buildings make a neutral contribution to the character and appearance of the area however the scheme looks to improve the appearance of the existing site. Notwithstanding the above, 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.
Design, scale, bulk and massing	Subjective matters regarding the size, scale, massing, architectural features and design.	The design scale and bulk of this application has been reduced significantly in both height and depth.
Overdevelopment	The proposal being too large for the existing site.	The depth and overall footprint of the proposed building has been reduced to be more suitable to the existing site.
Inadequate BIA	Concerns regarding the results of the basement impact assessment	A full Basement Impact Assessment has been carried out which concludes that all potential impacts can be mitigated

	and how that affects the surrounding area.	by appropriate design and standard construction practice.
Noise, dust and traffic from construction	During construction phases of the development would bring harmful noise, dust and traffic to the surrounding area.	A site hoarding will be erected to mitigate noise and dust impact, whilst fine water spray will also be deployed throughout the duration of construction to minimise any dust.
Parking and trip generation from operation	Trips associated with the proposed use will create greater pressure on surrounding parking.	The bed size of the proposal has been reduced and therefore requires fewer trips and parking however it is considered not to negatively impact the surrounding area in terms of highways.
Parking surveys	Previous parking surveys were held on quiet days and not on night with local events which resulted in inaccurate results.	Parking surveys to be undertaken on days that represent 'typical' conditions. Furthermore, concerts/events are likely to take place later in the evening when the demand associated with the proposal is expected to be reduced.
Staff and visitor parking	The number of staff and visitor parking will spill out onto the streets therefore impacting surrounding parking and highways.	The proposal has a reduced number of beds which will require fewer staff as well as fewer visitors. The end operator will ensure staff arrival/departure does not overlap and each resident would typically be visited 1-2 times a week which the proposed scheme has capacity for.
Inadequate provision of parking	Under provision of parking resulting in parking in nearby areas.	There are no minimum car parking standards for care homes and therefore the number of parking has been calculated on evidence based. The site does benefit from a local bus stop which can reduce car parking for staff and or visitors.
Neighbour amenity	The proposal would be detrimental in terms of overlooking, overbearingness, loss of light and privacy	North facing views towards Courtenay Avenue 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. The depth and height has been reduced in order to mitigate both overlooking, light, overbearingness and privacy.
Increased traffic	The proposal will put pressure on the surrounding streets, creating traffic.	The nature of the proposal will not increase the traffic of a surrounding area, travel plans and parking assessments have been carried out.
Safety of school pupils	Highgate school and Highgate junior school are both within the vicinity of the development and	Vehicle movements would be controlled by banksmen and will always give priority to pedestrians; therefore,

	often a route taken by school children.	nobody will be forced into the road. Dust will also be controlled through hoarding and fine water spray.
Access to the site	does not consider the impact on the junction of Hampstead Lane and Courtenay Avenue. The proposal would result in a marked increase in the number of vehicles using the entrance to Courtenay Avenue both during construction and operation phases	It should be noted that only 1 of the 4 accesses into the site is from Courtenay Avenue with the others accessed from Hampstead Lane. It is also be noted that all of these vehicle accesses are existing.
Drainage	The impact of the basement would impact the drainage capacity and increase flood risk	The application site is located within Flood Zone 1 and is 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. A Flood Risk Assessment (FRA) has nevertheless been submitted with the application.
TPO trees	The proposal will result in the loss of existing TPO trees on site.	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.
Light pollution	Light created from the operation of the proposed use will impact the amenity of the surrounding area.	The site is in active residential use and the proposal will be entirely compatible with that use. Light pollution is not expected to be any more evident than is currently experienced with the existing residential use.

NEXT STEPS

- 5.1 The applicant is committed to continuing engagement with local people throughout the process. As well as working with London Borough of Haringey, the applicant will continue to keep site neighbours informed in advance of construction commencing (subject to planning permission being granted). Furthermore, they will continue to respond to requests for information / questions and offer key stakeholders the opportunity to meet to discuss the proposals.

SUMMARY AND CONCLUSION

- 6.1 The consultation process has provided key local stakeholders the opportunity to meet and share their thoughts about the proposals for the redevelopment of 44-46 Hampstead Lane.
- 6.2 Conversations with neighbours and stakeholders have been productive and will continue to inform the Applicant's approach to the proposals.