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Valerie Okeiyi
Principal Planning Officer – Major Applications Team
London Borough of Haringey
5th Floor Alexandra House
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13 December 2022

By email only

Dear Valerie,

TOWN AND COUNTRY PLANNING ACT 1990

PLANNING APPLICATION FOR FULL PLANNING PERMISSION – FORMER MARY FEILDING GUILD CARE HOME, 103-107 NORTH HILL, LONDON, N6 4DP

As you will be aware, following extensive previous pre-application discussions with Officers of the London Borough of Haringey, the Council's Planning Committee unanimously resolved to grant planning permission for the redevelopment of the above site to provide a new care home, together with a well-being and physiotherapy centre at its meeting on 6 June 2022. Following the signing of the Section 106 Agreement, planning permission was granted on 7 October 2022 (LPA Ref. HGY/2021/3481).

Unfortunately, this planning permission has recently become the subject of a legal challenge on a specific technical matter. Such legal challenges are only on a point of process, and do not seek to challenge the acceptability of the process, and the Council is robustly defending its position.

We are re-submitting a planning application for exactly the same proposal so that we can secure planning permission once again if needed. We are not seeking any changes at all to the proposals and we have updated the supporting reports and technical assessments where required. We consider there have been no material changes in circumstances since permission was resolved to be granted in June 2022 and formally granted in October 2022.

Accordingly, on behalf of Highgate Care Ltd, the owner of the site and the applicant, please find enclosed a planning application seeking full permission for the following description of development:

“Demolition of existing buildings and redevelopment to provide a new care home (Class C2 – Residential Institutions), together with a well-being and physiotherapy centre. The proposed care home includes up to 70 bedrooms, hydrotherapy pool, steam room, sauna, gym, treatment/medical rooms, hairdressing and beauty salon, restaurant, café, lounge, bar, well-

being shop, general shop, car and cycle parking, refuse/recycling storage, mechanical and electrical plant, landscaping, and associated works.”

This planning application has been submitted via the Planning Portal and its reference is PP-11759983.

As discussed and agreed with Officers, the planning application is supported by the following documents:

1. Planning Application Form, Ownership Certificates and Agricultural Land Declaration;
2. Community Infrastructure Levy (CIL) Form;
3. Location Plan (1:1250) with the extent of the application site edged red;
4. Site Plan (1:500);
5. Topographical Survey;
6. Existing and proposed drawings;
7. Geolocated 3D Massing Model in fbx file format (Revit Model to be provided by DWA Architects);
8. Design and Access Statement (prepared by DWA Architects Ltd);
9. Planning Construction Method Statement in support of a Basement Impact Assessment (prepared by Elite Designers – Structural Engineering Consultants)
10. Heritage Assessment (prepared by KM Heritage);
11. Surface Water and Foul Drainage Strategy and completed Council drainage proformas (prepared by Ardent Consulting Engineers);
12. Ecological Impact Assessment (prepared by Tyler Grange);
13. Illustrative Landscape Masterplan, Landscape General Arrangement and Planting Schedules, including Urban Greening Factor Plan (prepared by Guarda Landscape);
14. Arboricultural Impact Assessment (prepared by Tyler Grange);
15. Sustainability and Renewable Energy Assessments, including an Energy Statement, Sustainability Statement, Dynamic Overheating Report, BREEAM Pre-Assessment, Whole Life Carbon Assessment (including GLA WLCA spreadsheet) and Circular Economy Statement (all prepared by Hodkinson Consultancy);
16. Transport Assessment (prepared by Markides Associates);
17. Daylight, Sunlight and Shadowing Assessment (prepared by DelvaPatmanRelder);
18. Statement of Community Involvement (prepared by Forty Shillings);
19. Independent Fire Strategy (prepared by Innovation Fire Safety);
20. Air Quality Assessment, including a statement re dust and emissions assessment (prepared by Air Quality Consultants);
21. Waste Management Plan – Commentary provided in the Transport Assessment, but to be addressed by way of a condition attached to the permission and
22. Crime Prevention Statement (included in DWA Architect's Design & Access Statement).

Please note that the planning application is also accompanied by illustrative CGI's prepared by DWA Architects and Actual Visual Representations (AVRs) prepared by Cityscape.

As this planning application is being submitted by the same applicant for the same development on the same site within 12 months of the previous planning application being granted, no planning application is applicable. Could you please confirm this is correct?



A care use has been on the site for at least 85 years and the proposal retains a care use on the site, the principle of which is supported by strategic and local development plan policies. The Council's written pre-application advice also confirms the principle of retaining a Class C2 care home on the site is supported and welcomed.

The proposal is to replace all the existing buildings, which are no longer fit-for-purpose and comprise an ad hoc mix of architectural styles and ages with modern, future-proofed, sustainable and energy efficient buildings of high quality with a coherent architectural style appropriate to and in keeping with the site and its context.

The proposal is predominantly for traditional, long-term accommodation for senior care (including dementia and palliative care). This will account for approximately 62% of the bedrooms (i.e., about 43 bedrooms). The well-being and physiotherapy centre will account for approximately 38% of the bedrooms (i.e., about 27 bedrooms) and will provide an attractive and relaxing environment in which residents can recuperate from operations with specialist staff and tailored care to increase their health span.

The proposals have been developed following an extensive and comprehensive pre-application process and have been developed and refined through lengthy and extensive engagement with numerous local stakeholders. The proposals have been carefully and sensitively prepared to minimise impacts on the site and its surroundings. So, we consider that the design, height, scale, massing, and layout of the proposals are of a high standard, contribute positively to the site itself and the distinctive character and amenity of the local area. This is a view shared by Council Officers in pre-application discussions and by the Council's independent and impartial Quality Review Panel.

In summary, we consider that the proposal is in accordance with the requirements of sustainable development set out in the NPPF, accords with strategic and local development plan policy. As a result, we trust the planning application is supported and permission granted following due consideration.

We trust that the submitted documentation is sufficient to enable the Local Planning Authority to register and validate the planning application. If so, we look forward to receiving your formal acknowledgement in due course. However, if you have any queries or would like to discuss any matter further, please contact me.

Your sincerely



NEERAJ DIXIT
Director – ND Planning Ltd

