



Development Management,
6th Floor,
River Park House,
225 High Road,
N22 8HQ

Your Ref: PRE/2022/0292

13 December 2023

Dear Sir/Madam,

Application for Full Planning Permission at Spring Lane Care Home, Muswell Hill. (Planning portal reference PP-12417394)

On behalf of Springdene Care Homes, please find enclosed an application for full Planning Permission for:

“Three-storey standalone building to provide Use Class C2 accommodation with basement link to existing care home, including underground link for additional care home bedrooms, amenity space, landscaping, new garden and cycle parking at existing Spring Lane Care Home, Muswell Hill”.

Background

Springdene Care Homes (the applicant) was set up in 1969 by a north London GP who developed a service for the community which has an excellent established reputation maintained by hand-picking and training very experienced managers and staff to exacting standards. The applicant has developed a number of care homes throughout the London area.

Springdene Care Homes has developed a conviction that the right balance of psychological, physical and environmental stimulation combined with a professional approach to care assist in leading a happy and fulfilling life.

Need for proposal

The rationale for developing a new building on site is to increase and improve the level of care and nature of care accommodation available on site to meet the varying care needs of the local population. The site comprises a main nursing home which offers a range of care suites, and this proposal seeks to provide larger care units suited to those residents or resident couples who have a higher level of independence, however still require easy access to the on-site care facilities and staff.

It follows on from recently approved planning permission (ref. HGY/2022/2494) which improves the existing host building by repositioning the front entrance, installation of new canopy, low wall and ramp and alterations to side entrance on Spring Lane. This is currently being implemented.

8 First Street
Manchester
M15 4RP
Tel: +44 161 200 5000
wsp.com

WSP UK Limited | Registered address: WSP House, 70 Chancery Lane, London WC2A 1AF
Registered in England and Wales No. 01383511

The strategy to improve the level of care and facilities forms part of a wider investment strategy by the care home provider across their current three care homes.

Designs have been revised following on from meaningful engagement with the LPA at pre application stage and now provide further improvements to the appearance and quality of the building so its design response minimises its impact on the significance of heritage assets and the Muswell Hill Conservation Area and to existing neighbouring dwellings. This has resulted in a proportionate reduction in bedroom numbers alongside a reduction in scale, massing and proposed building reorientation.

Application Documents

The application forms and certificate have been submitted via the Planning Portal and has been given the reference **PP-12417394**

The submission comprises a suite of documents as set out below, which fully explain and justify the development proposals. The scope of the application documentation was agreed through pre-application consultation with Haringey Council as the Local Planning Authority.

Validation Requirements

The application comprises:

- A copy of the planning application forms and certificates (WSP);
- Architectural Drawings (RDT Architecture);
 - Existing Site Location Plan Drawing Ref. 326PL RDT ZZ XX DR A 0001 PL1
 - Existing Site Location Plan - Aerial Photo Drawing Ref. 1326PL RDT ZZ XX DR A 0005 PL1
 - Existing Site Plan Drawing Ref. 1326PL RDT ZZ XX DR A 0100 PL1
 - Existing Constraints and Opportunities Plan Drawing Ref. 1326PL RDT ZZ XX DR A 0800 PL1
 - Proposed Site Plan Drawing Ref. 326PL RDT 01 XX DR A 1100 PL1;
 - Proposed Basement Floor Plan Drawing Ref. 1326PL RDT 01 B1 DR A 2000 PL1;
 - Proposed Ground Floor Plan Drawing Ref. 1326PL RDT 01 00 DR A 2100 PL2;
 - Proposed First Floor Plan Drawing Ref. 1326PL RDT 01 01 DR A 2200 PL2;
 - Proposed Second Floor Plan Drawing Ref. 1326PL RDT 01 02 DR A 2300 PL2;
 - Proposed Roof Floor Plan Drawing Ref. 1326PL RDT 01 03 DR A 2400 PL1;
 - Proposed Elevations - Sheet 1 Drawing Ref. 1326PL RDT 01 ZZ DR A 3000 PL1;
 - Proposed Elevations - Sheet 2 Drawing Ref. 1326PL RDT 01 ZZ DR A 3001 Proposed Elevations - Sheet 2 PL1;
 - Proposed Elevations - Sheet 3 Drawing Ref. 1326PL RDT 01 ZZ DR A 3002 PL1;
 - Proposed Elevations - Sheet 4 Drawing Ref. 1326PL RDT 01 ZZ DR A 3003 PL1;
- BREEAM Pre-Assessment (Harniss);
- Care Home Needs Assessment (Pinders);



- Community Infrastructure Levy Form;
- Design and Access Statement (RDT Architecture);
- Energy Statement (Harniss);
- External Daylight & Sunlight Study;
- Heritage Statement (WSP);
- Landscape Strategy/Landscape Masterplan (Place Design and Planning);
- Landscaping Layout Drawing Ref. 101 Rev B (TPM);
- Noise Assessment (Sandy Brown);
- Overheating Report (Harniss); and
- Phase 1 Geo-technical Assessment (RSK);
- Planning Statement (WSP);
- Sustainability Statement (Harniss);
- Transport Assessment (RPS);
- Urban Greening Factor Assessment (TPM Landscape)

The requisite planning application fee of **£4,110** has been paid in full via the planning portal.

I would be grateful for your written confirmation of the registration and validation of the application.
If you have any questions relating to this application, please contact me using the details above.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Mateo' followed by a stylized flourish.

Mateo Espinosa
Senior Planner MRTPI

DH/ME