



Officer Report

Application Number:	HGY/2024/0408
Application Type:	Approval of details reserved by a condition
Address:	44-46 Hampstead Lane, Hornsey, London, N6 4LL
Proposal:	Approval of details reserved condition 7 (Levels) of planning permission HGY/2022/2731 for demolition of the existing dwellings and erection of new care home (Use Class C2)
Case Officer:	Samuel Uff
Valid Date:	19/02/2024
Applicant:	c/o Agent c/o Agent
Agent:	Mr Allen Sacbucker

RECOMMENDATION

Approve

1. APPROVED DEVELOPMENT

HGY/2023/2731 – Demolition of existing dwellings and redevelopment to provide a 66 bed care home (Use Class C2); associated basement; side / front lightwells with associated balustrades; subterranean and forecourt car parking; treatment room; detached substation; side access from Courtenay Avenue; removal 4 no. trees; amended boundary treatment; and associated works – 02/02/2024.

2. CONSULTATION RESPONSE

Internal: None required

Public comments received from Highgate CAAC: "Highgate CAAC has concerns about the accessibility of the garden for people with mobility problems, such as wheelchair and walking frame users. The difference in levels between the basement access to the garden and the garden itself seems a potential problem which may not have been sufficiently resolved. Also, the garden itself may be too steep for some people with mobility problems to use with ease. What are the surfaces of the paths? Are the slopes sufficiently shallow to be used by wheelchairs, Zimmer frames and so-on?" (Officer Response: the condition is required to ensure that the relationship between the approved building and neighbouring sites / highway is not significantly different than assumed. Issues of level access to the rear garden and slopes will be determined in the detailed landscaping and in internal arrangement conditions)

3. ANALYSIS/ASSESSMENT

Condition 7 reads:

No development shall proceed until details of all existing and proposed levels on the site in relation to the adjoining properties be submitted and approved by the Local Planning Authority. The development shall be built in accordance with the approved details.

Reason: In order to ensure that any works in conjunction with the permission hereby granted respects the height of adjacent properties through suitable levels on the site in accordance with Policy D4 of the London Plan 2021, Policy DM1 of the Development Management Development Plan Document 2017, Policy SP11 of Haringey's Local Plan Strategic Policies 2017 and Policy DH2 of the Highgate Neighbourhood Local Plan 2017.

Pursuant to condition 7, the applicant has submitted floor plans and elevations to confirm that the levels will align with the assumed relationships with the surrounding sites and highway. There is a drop off to the rear of the site, that was assessed as part of the development. All documents have been reviewed and are considered to provide acceptable details. As such, the details submitted are considered acceptable and in line with the intentions of the condition.

The levels do not seek to reconsider the layout of rooms in relation to the gardens nor the gradient or design of garden, which are issues that would more aptly form part of the landscaping and internal design plans.

4. RECOMMENDATION

GRANT DISCHARGE OF CONDITION 7

It is considered that sufficient information has been submitted in support of this application to discharge condition 7. The recommendation is therefore one of approval to discharge the condition as sought by this planning application.