

REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE

1. APPLICATION DETAILS

Reference No: HGY/2021/2727

Ward: Muswell Hill

Address: Cranwood 100 Woodside Avenue N10 3JA

Proposal: Demolition of existing building and redevelopment of site to provide 41 new homes (Use Class C3) within 3 buildings ranging from 3 to 6 storeys in height, with associated vehicular access from Woodside Avenue, wheelchair parking, landscaping, refuse/recycling and cycle storage facilities. New stepped access to Parkland Walk from Woodside Avenue.

Applicant: LB Haringey

Ownership: Council

Officer contact: Christopher Smith

Date received: 10/09/2021

- 1.1 The application is being reported to the Planning Sub-Committee for determination as it is a major planning application where the Council is applicant.

1.2 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The proposed development seeks to deliver the aspirations of Site Allocation SA51 by providing high-quality new housing on this underutilised former care home site. The development would provide 41 new homes including 32 much needed affordable homes (79% by habitable room) which will be delivered as affordable (Haringey) Council Rent properties. As such, the development is wholly supported in land use terms.
- The development would be of a high-quality design which responds appropriately to the local context including the setting of the nearby conservation area and other heritage assets, including local archaeology. The development is also supported by the Council's Quality Review Panel.
- The development would provide high quality residential accommodation which would be of an appropriate size, mix and tenure within a landscaped environment featuring new public realm areas including an improved Parkland Walk and new children's play space.
- The development has been designed to avoid any material adverse impacts on the amenity of nearby residential occupiers and the adjacent school regarding a loss of sunlight and daylight, outlook or privacy and excessive noise, light or air pollution.

- The parking provision of four parking spaces for use of the occupiers of the wheelchair accessible dwellings is acceptable due to the site's good access to public transport and local amenities, provision of car clubs and cycle parking, and sufficient availability of on-street parking. The increase in local parking pressure would not be excessive.
- The development has been designed to include of a range of sustainability measures and achieve a 90% reduction in carbon emissions. Block A has the potential to achieve Passivhaus certification. The development would achieve a suitable urban greening factor, and ecology on and adjacent to the site would be protected and enhanced.
- All other relevant policies and considerations, including equalities, have been taken into account.

2. RECOMMENDATION

- 2.1 That the Committee resolve to GRANT planning permission and that the Head of Development Management or the Assistant Director of Planning, Building Standards & Sustainability is authorised to issue the planning permission and impose conditions and informatives subject to the commitment to provide the measures set out in para 2.10 of the report below.
- 2.2 That delegated authority be granted to the Head of Development Management or the Assistant Director Planning, Building Standards and Sustainability to make any alterations, additions or deletions to the recommended measures and/or recommended conditions as set out in this report and to further delegate this power provided this authority shall be exercised in consultation with the Chair (or in their absence the Vice-Chair) of the Sub-Committee.
- 2.3 That the commitments in resolution (2.1) above are to be confirmed in writing no later than 31st July within such extended time as the Head of Development Management or the Assistant Director Planning, Building Standards & Sustainability shall in her/his sole discretion allow; and
- 2.4 That, following the written confirmation referred to in resolution (2.1) within the time period provided for in resolution (2.3) above, planning permission be granted in accordance with the Planning Application subject to the attachment of the conditions.

To Note

- 2.6 Planning obligations are usually secured through a S106 legal agreement. In this instance the Council is the landowner of the site and is also the local planning authority and so cannot legally provide enforceable planning obligations to itself.
- 2.7 As this is a council scheme, it is not possible for planning obligations to be secured at this stage. In order to ensure so far as practicable that any requirements that would normally be secured through a s106 agreement are provided, it is proposed that appropriate planning conditions be imposed on the planning permission including a condition that will enable the LPA to secure any required planning obligations in the event that part or all the land is transferred to a third party. A draft s106 agreement will be attached to the condition.

- 2.8 It is recognised that the Council cannot commence to enforce against itself in respect of breaches of planning conditions and so prior to issuing any planning permission measures will be agreed between the Council's Housing service and the Planning service, including the resolution of non-compliances with planning conditions by the Chief Executive and the reporting of breaches to portfolio holders, to ensure compliance with any conditions imposed on the planning permission for the proposed development.
- 2.9 The Council cannot impose conditions on planning permission requiring the payment of monies and so the Director of Housing, Regeneration and Planning has confirmed in writing that the payment of contributions for the matters set out below will be made to the relevant departments before the proposed development is implemented.
- 2.10 Agreed Measures:
- Affordable housing/Social rented housing
 - Employment and Skills contribution and associated obligations
 - Highways works
 - TMO
 - Travel Plan
 - Travel Plan Monitoring Contribution - £3,000
 - Car Club - a credit of £50 per annum for a period of three years from the Occupation Date in respect of each Residential Unit to the Occupiers of each Residential Unit up to a maximum of two
 - Obligations monitoring fee

CONTENTS

3. PROPOSED DEVELOPMENT AND SITE LOCATION DETAILS
4. CONSULTATION RESPONSE
5. LOCAL REPRESENTATIONS
6. MATERIAL PLANNING CONSIDERATIONS
7. COMMUNITY INFRASTRUCTURE LEVY
8. RECOMMENDATION

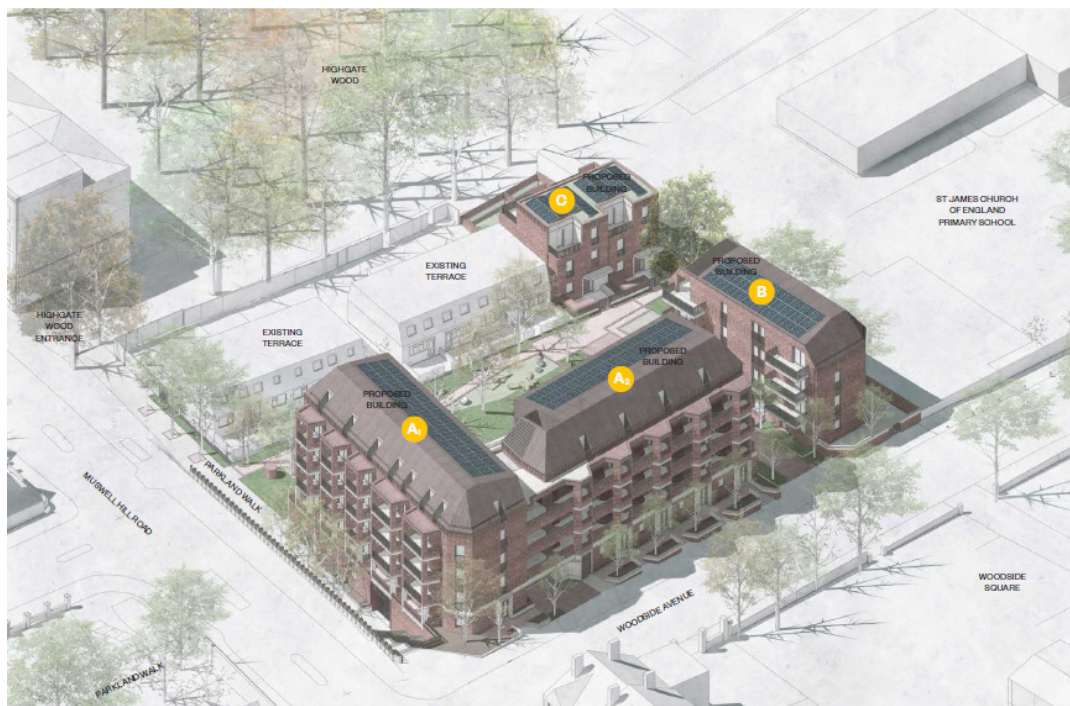
APPENDICES:

- Appendix 1 Planning Conditions and Informatives
- Appendix 2 Plans and Images
- Appendix 3 Consultation Responses – Internal and External Consultees
- Appendix 4 Summary of Representations
- Appendix 5 QRP Reports
- Appendix 6 Development Forum minutes
- Appendix 7 Pre-application Committee minutes

3. PROPOSED DEVELOPMENT AND SITE LOCATION DETAILS

3.1 Proposed development

- 3.2 This is an application for the demolition of existing buildings and redevelopment of site to provide 41 new homes (Use Class C3) within 3 buildings ranging from 3 to 6 storeys in height, with associated vehicular access from Woodside Avenue, wheelchair parking, landscaping, refuse/recycling and cycle storage facilities.



- 3.3 Block A is a six-storey building located at the corner with Woodside Avenue and Muswell Hill Road. It would appear as a five-storey building from surrounding streets as the lower ground floor is located below street level. It has two access points – one from Woodside Avenue and another from Parkland Walk. Block A would include all 32 (79% by habitable room) of the proposed Council-rent affordable dwellings.
- 3.4 Block B is a four-storey building located to the west of the site. It would be separated from Block A by a new access road (Cranwood Lane) and would be accessed from that new road. Block C refers to the two new three storey terraced houses that would appear as an extension to the existing terraced row.
- 3.5 The development would include 14 one-bedroom units (34.1%), 19 two-bedroom units (46.3%) and eight three-bedroom units (19.5%). Five of the new dwellings would be wheelchair-accessible (12.2%). Four 'blue badge' parking spaces would be provided in addition to 77 cycle parking spaces.
- 3.6 The development would achieve close to zero carbon and Block A would be eligible for Passivhaus certification. The development has been designed in a contemporary manner with finishing materials of red brick walls, zinc clad roofs and pre-cast concrete plinths and banding. Additional detailing in metal and ceramic is also proposed.

3.7 The development would be provided with a significant amount of new planting including street trees and play and amenity spaces to the south. A new stepped access to Parkland Walk from Woodside Avenue would also be provided.

3.8 Site and Surroundings

3.9 The application site is a former Care Home located on the corner of Woodside Avenue and Muswell Hill Road. To the west is St James's Church of England Primary School, to the south is a row of terraced houses some of which are in Council ownership, and close by to the north is the former St Luke's Hospital site where residential development has now been completed. The surrounding area is largely characterised by a mix of residential development.

3.10 The application site and the terraced housing to the south are located within Site Allocation SA51 of the Site Allocations DPD 2017 for redevelopment comprising new residential development and improved connections through the site linking Highgate Wood and the Parkland Walk.

3.11 The Muswell Hill Conservation Area sits to the north of the site. The former St Luke's Hospital is a designated Historic Park and contains several locally listed buildings. The site fringes but is not located within the designated conservation area.

3.12 Highgate Wood is located to the south of the site, which is a Historic Park, designated Metropolitan Open Land, a Site of Importance for Nature Conservation (of Metropolitan Importance) and an Archaeological Priority Area. The Parkland Walk Designated Green Chain runs close to the east of the site.

3.13 The PTAL of the site is 2. The site is a short walk to Highgate London Underground station and has access to a wide range of local amenities including education and medical facilities, local shops and leisure amenities, parks and woodland.

3.14 Relevant Planning and Enforcement history

3.15 The most recent planning history in relation to the site is as follows.

3.16 HGY/2019/2568. Temporary change of use of part of the former Care Home (Use Class C2) to night shelter (Use Class Sui Generis) for a maximum period of two years, accommodating a maximum of 25 people per night. Grant permission 12/11/2019.

4. CONSULTATION RESPONSE

4.1 Quality Review Panel

4.2 The scheme has been presented to Haringey's Quality Review Panel on three occasions. The Panel's written responses are attached in Appendix 5.

4.3 Planning Committee Pre-Application Briefing

4.4 The proposal was presented to the Planning Sub-Committee at a Pre-Application Briefing on 9th March 2020. The minutes are attached in Appendix 7.

4.5 Development Management Forum

4.6 A virtual meeting was held on 27th January 2021. The main topics raised were around design, massing/height, bike storage, parking stress, play space provision, loss and replacement of trees, proximity to Highgate Wood / Parkland Walk, energy and lifts in the new buildings. Details and summaries of the comments made and how they were addressed are available in Appendix 6.

4.7 **Planning Application Consultation**

4.8 The following were consulted regarding the application:

Internal

- 1) LBH Conservation: No objection.
- 2) LBH Design: Supports the application.
- 3) LBH Carbon Management: No objections, subject to conditions.
- 4) LBH Nature Conservation: No comments, subject to conditions.
- 5) LBH Trees: No objections, subject to conditions.
- 6) LBH Building Control: No objections.
- 7) Lead Local Flood Authority: No objections.
- 8) LBH Transportation: No objections, subject to conditions.
- 9) LBH Waste Management: No objections.
- 10) LBH Pollution: No objections, subject to conditions.
- 11) LBH Parks: No objections.
- 12) LBH Adult Social Services: No objections.

External

- 13) Transport for London: No objections, subject to conditions.
- 14) Health & Safety Executive: No objections.
- 15) London Fire Brigade: Satisfied with the application.
- 16) Thames Water: No objections, subject to conditions and informatives.
- 17) City of London: No objections, subject to conditions.
- 18) Greater London Archaeological Advisory Service: No objections, subject to conditions.
- 19) Metropolitan Police Designing Out Crime Officer: No objections, subject to conditions.

5. LOCAL REPRESENTATIONS

5.1 The application has been publicised by way of a press notice and a number of site notices which were displayed in the vicinity of and around the site and 453 individual letters sent to surrounding local properties. The number of representations received from neighbours, local groups, etc in response to notification and publicity of the application were as follows:

No of individual responses: 244
Objecting/Commenting: 229
Supporting: 15

5.2 The following local groups/societies (other than those consulted above) made representations

- Woodlands Conservation Area Action Group
- Friends Of The Parkland Walk
- Muswell Hill & Fortis Green Association
- The Highgate Society
- Cranley Gardens Residents Association

5.3 The following Councillor(s) made representations:

- Councillor Connor
- Councillor Hinchcliffe

5.4 The following issues were raised in representations that are material to the determination of the application and are addressed in the next section of this report:

- Overdevelopment of the site
- Underdevelopment of the site allocation
- Excessive size, scale and massing
- Excessive height
- Inappropriate design
- Out of keeping with local character
- Negative impact on nearby conservation area
- Increased overshadowing
- Increased overlooking
- Loss of privacy
- Excessive noise
- Excessive pollution
- Lack of parking
- Lack of infrastructure for electric vehicles
- Increased traffic congestion
- Loss of highway safety
- Increased flooding
- Lack of drainage
- Loss of trees and negative impact on retained trees
- Lack of urban greening
- Lack of appropriate play equipment
- Lack of access to nearby woodland
- Negative impact on adjacent woodland and green chain link
- Negative impact on biodiversity and ecology
- Increased number of pedestrians
- Increased demand for local services
- Negative impacts from construction works
- Resident comments have not been fully considered

5.5 The following issues raised are not material planning considerations:

- Loss of a private view
- Impact on property values
- Procedural matters
- Online files cannot be viewed

6 MATERIAL PLANNING CONSIDERATIONS

Statutory Framework

- 6.1 Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires planning applications to be determined in accordance with policies of the statutory Development Plan unless material considerations indicate otherwise.

Considerations

- 6.2 The main planning considerations raised by the proposed development are:

1. Principle of Development
2. Affordable Housing and Housing Mix
3. Design and Appearance
4. Heritage Impact
5. Residential Quality
6. Impact on Neighbouring Amenities
7. Transport, Parking and Servicing
8. Urban Greening, Trees and Ecology
9. Sustainability, Energy and Climate Change
10. Flood risk and Drainage
11. Land Contamination
12. Fire Safety

Principle of development

National Policy

- 6.3 The National Planning Policy Framework 2021 (NPPF) establishes the overarching principles of the planning system, including the requirement of the system to “drive and support development” through the local development plan process. It advocates policy that seeks to significantly boost the supply of housing and requires local planning authorities to ensure their Local Plan meets the full, objectively assessed housing needs for market and affordable housing.

Regional Policy – The London Plan

- 6.4 The London Plan 2021 Table 4.1 sets out housing targets for London over the coming decade, setting a 10-year housing target (2019/20 – 2028/29) for Haringey of 15,920, equating to 1,592 dwellings per annum.
- 6.5 London Plan Policy H1 ‘Increasing housing supply’ states that boroughs should optimise the potential for housing delivery on all suitable and available brownfield sites, including through the redevelopment of surplus public sector sites.
- 6.6 London Plan Policy H4 requires the provision of more genuinely affordable housing. The Mayor of London expects that residential proposals on public land should deliver at least 50% affordable housing on each site.

- 6.7 London Plan Policy D6 seeks to optimise the potential of sites, having regard to local context, design principles, public transport accessibility and capacity of existing and future transport services. It emphasises the need for good housing quality which meets relevant standards of accommodation.

Local Policy

- 6.8 The Haringey Local Plan Strategic Policies DPD 2017 (hereafter referred to as Local Plan) sets out the long-term vision of the development of Haringey by 2026 and also sets out the Council's spatial strategy for achieving that vision.
- 6.9 Local Plan Policy SP2 states that the Council will aim to provide homes to meet Haringey's housing needs and to make the full use of Haringey's capacity for housing by maximising the supply of additional housing to meet and exceed the minimum target including securing the provision of affordable housing.
- 6.10 The Development Management DPD 2017 (hereafter referred to as the DM DPD) supports proposals that contribute to the delivery of the strategic planning policies referenced above and sets out its own criteria-based policies against which planning applications will be assessed. Policy DM10 seeks to increase housing supply and seeks to optimise housing capacity on individual sites. Policy DM13 makes clear that the Council will seek to maximise affordable housing delivery on all sites.
- 6.11 The application site forms part of site allocation SA51 in the Site Allocations DPD 2017. SA51 is identified as being suitable for new residential development and improved connections linking Highgate Wood and Parkland Walk through the disposal of a vacant care home.
- 6.12 SA51 has the following Site Requirements and Development Guidelines:

Site Requirements

- No requirement for the care home building to be retained
- The electricity sub-station will need retaining or re-locating
- Uses on the site will be residential and, subject to consultation, an expansion of the existing St. James' school
- An enhanced entrance to Highgate Wood will be created as part of a new piece of urban realm including a new school entrance
- The development should extend the Parkland Walk through the site
- A new cycling route around the edge of Highgate Wood should be created

Development Guidelines

- Development should be sensitive to the setting of the nearby Highgate Wood and the Muswell Hill Conservation Area
- The main building of the pumping station to the west is also locally listed
- New development should respect the established scale, massing and layout of the Muswell Hill Conservation Area and the development at St Luke's Hospital
- There is scope to reinstate the street frontage and create an appropriate frontage on Muswell Hill Road and Woodside Avenue
- The building line formed by the existing residences alongside Woodside Avenue should be maintained but can come closer to the pavement edge

- A north-south connection linking the route through St Luke's development should be established
- A new piece of urban realm space should be created on Muswell Hill Road in the south-eastern corner of the site linking the entrance into Highgate Wood, the entrance to the new school, and providing a connection to the Parkland Walk link
- Particular attention should be paid to the amount of footway outside of the school, and ensuring it is large enough to facilitate school drop offs and collections
- Views of Highgate Wood across the site from Muswell Hill should be maintained
- Contamination studies should be undertaken
- A piling statement will be required prior to the undertaking of piling
- A flood risk assessment will be required

Assessment

6.13 Masterplanning and Site Allocation

6.14 Policy DM55 of the DMDPD states that, where developments form only a part of allocated sites, a masterplan shall be prepared to demonstrate that the delivery of the site allocation, in this case SA51, and wider area objectives would not be frustrated by the proposal. This application covers the northern and western parts of the site allocation but does not include the existing terraced houses on the southern side of the site.

6.15 An aerial view contained within the Design and Access Statement (p22 – see image below) shows that the remaining part of the site allocation SA51 on which these houses are located could be redeveloped in a similar manner to the proposed new terraced housing within Block C. If developed in such a way a potential future development would accord with the proposed development and would not prejudice the requirements of the site allocation overall. As such, it is considered that the requirements of Policy DM55 have been met.



6.16 Other Site Allocation Objectives

- 6.17 The proposed development would include an enhanced connection to Highgate Wood and Parkland Walk as required by the 'site requirements' of SA51– principally through the installation of a new stepped access onto Parkland Walk from the corner of Woodside Avenue and Muswell Hill Road. An improved pedestrian access route through the site connecting Woodside Avenue and Muswell Hill Road also enhances local connectivity. In respect of the other 'site requirements', it has been confirmed by the Council's Education team that there is sufficient capacity in local schools that means an expansion to the adjacent St James' school is not required. There is an existing entrance to Highgate Wood on Muswell Hill Road and access to this entrance would be enhanced through the provision of new landscaping around the site. The existing road layout would not be amended by the proposal and any new cycle route around Highgate Wood would need to be provided comprehensively, outside of the application site boundary and with the support of the City of London who own and manage the Wood. As such, the cycle route is considered to be outside of the scope of this application.
- 6.18 The development also meets the relevant 'development guidelines' described above, including respecting the setting of Highgate Wood and the Muswell Hill Conservation Area and creating a more suitable building frontage onto surrounding streets. Further detail on these points is provided in the relevant sections below.
- 6.19 As such, it is considered that the proposed development would be acceptable in principle in land use terms, and in terms of its accordance with the requirements of Policy DM55 and Site Allocation SA51.

6.20 Provision of New Housing

- 6.21 Policy DM10 of the DM DPD states that the Council will support proposals for new housing on sites allocated for residential development and the site is designated as being suitable for new residential development by Site Allocation SA51.
- 6.22 The Council's Housing Strategy 2017-2022 states that the Council will aim to prioritise the delivery of new affordable rented homes in the west of the borough. The site is one of several that the Council has identified as being suitable for new Council housing as part of its 2018 commitment to delivering a thousand (1,000) new Council homes at Council rents by 2022.
- 6.23 This proposal would provide 41 residential properties including 32 affordable homes which will be delivered as genuinely affordable Haringey Council Rent properties. This equates to 78% affordable housing on a unit basis and 79% on a habitable room basis. Upon delivery, Haringey Council will be responsible for the on-going management and maintenance of the affordable homes.
- 6.24 This is a substantial contribution to the Council's affordable housing objectives as described above and would help meet the stated need for low-cost Council rented housing in this part of Haringey. Furthermore, the surrounding area is an established residential area which includes a range of tenures, including private rent, owner-occupied and Council rent properties. The proposal would contribute to the creation of a mixed and balanced community in this area.

6.25 In summary, the proposed residential development of this underutilised brownfield site is supported and would deliver on the aspirations of the Site Allocation (SA51). The principle of an affordable residential development on the site is strongly supported by national, regional, and local policies. The provision of 41 units would make an important contribution towards meeting the Council's housing target in line with Policies H1, SP2 and DM10 and would also make an important contribution towards the Borough-wide target of 40% affordable housing.

6.26 Loss of Specialist Housing Facility

6.27 Policy DM15 of the DM DPD sets out that proposals for development that would result in the loss of special needs housing (including care facilities) will only be granted permission where it can be demonstrated that there is no longer an established local need for this type of accommodation or adequate replacement accommodation will be provided. The buildings on site have not been occupied as a care facility since 2011 and Site Allocation SA51 states that "there is no requirement for the care home building to be retained". Therefore, in this case the loss the former care home is acceptable in principle.

Affordable Housing and Housing Mix

6.28 *Affordable Housing Provision*

The NPPF 2021 states that where it is identified that affordable housing is needed, planning policies should expect this to be provided on site in the first instance. The London Plan also states that boroughs may wish to prioritise meeting the most urgent needs earlier in the Plan period, which may mean prioritising low-cost rented units of particular sizes. Policy DM13 of the DM DPD states that developments with capacity to accommodate more than ten dwellings should provide affordable housing and highlights a preference for social and affordable rented accommodation.

6.29 The development would include 32 affordable housing units in Council rented tenure which is 78% (79% by habitable room) of the total number of 41 homes. These would all be provided within a single block (Block A) which helps to keep management costs and service charges low. Five three-bedroom affordable units would be provided which means that 15% of the total amount of affordable housing would be suitable for families.

6.30 This proposal forms part of the Council's Housing Delivery Programme which seeks to optimise the provision of affordable accommodation for Council rent to meet local need. It aims to address the Council's housing waiting list through the provision of a wide range of housing typologies and to address issues relating to the over and under occupation of the existing housing stock to ensure the effective use of public assets and funding. The Council's Housing Strategy 2017-2022 states that the Council will aim to prioritise the delivery of new affordable rented homes in the west of the borough. In this respect, the proposed provision of affordable housing units for Council rent meets an identified need.

6.31 *Housing Mix*

DPD Policy DM11 states that the Council will not support proposals which result in an over concentration of 1 or 2 bed units overall unless they are part of larger

developments or located within neighbourhoods where such provision would deliver a better mix of unit sizes.

Eight of the proposed units would have three-bedrooms which means they would be suitable for families. This is 19.5% of the total housing provision. This is a significant proportion which would avoid an overconcentration of smaller units in the area, contribute towards meeting the demand for family housing in the area and ensure a mix of housing provision for residents.

6.32 *Housing Tenure*

6.33 Policy DM12 of the DM DPD states that mixed tenure development proposals must be designed to be 'tenure blind' to ensure that homes across tenures benefit from the same design quality, space standards and building materials.

6.34 The proposed development includes a split of Council rented and market sale housing within three blocks with a similar visual appearance as viewed from the street. The same high-quality design approach has been applied to each block regardless of tenure. Amenity and play areas would be accessible to all. As such, the development would appear 'tenure-blind'.

6.35 As such, it is considered that the proposed provision of affordable housing, and the overall mix and tenure of housing provided within this development, is acceptable.

Design and Appearance

National Policy

6.36 Chapter 12 of the NPPF 2021 states that that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

6.37 It states that, amongst other things, planning decisions should ensure that developments function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development, and should be visually attractive due to good architecture, layouts, and appropriate and effective landscaping.

Regional Policy – London Plan

6.38 The London Plan 2021 policies emphasise the importance of high-quality design and seek to optimise site capacity through a design-led approach. Policy D4 notes the importance of scrutiny of good design by borough planning, urban design, and conservation officers (where relevant). It emphasises the use of the design review process to assess and inform design options early in the planning process (as has taken place here).

6.39 Policy D6 concerns housing quality and notes the need for greater scrutiny of the physical internal and external building spaces and surroundings as the density of schemes increases due the increased pressures that arise. It also requires development capacity of sites to be optimised through a design-led process.

Local Policy

- 6.40 Policy SP11 of the Haringey Local Plan requires that all new development should enhance and enrich Haringey's built environment and create places and buildings that are high quality, attractive, sustainable, safe and easy to use.
- 6.41 Policy DM1 of the 2017 DPD requires development proposals to meet a range of criteria having regard to several considerations including building heights; forms, the scale and massing prevailing around the site; the urban grain; and a sense of enclosure. It requires all new development to achieve a high standard of design and contribute to the distinctive character and amenity of the local area.
- 6.42 DPD Policy DM6 concerns building heights. It expects all development proposals to include heights of an appropriate scale, responding positively to local context and achieving a high standard of design in accordance with Policy DM1. For buildings projecting above the prevailing height of the surrounding area it will be necessary to justify them in urban design terms, including being of a high design quality.
- 6.43 *Quality Review Panel (QRP)*
- 6.44 The development proposal been presented to the QRP three times prior to the submission of this application. The most recent review took place on 2nd December 2020. The Panel's summarising comments of this latest review are provided below.
- 6.45 *"The Quality Review Panel welcomes the opportunity to consider the scheme for Cranwood House as it continues to evolve. It feels that the proposals are coming together well, and it commends the attention to detail that is articulated within the drawings. The panel is supportive of the approach to scale, massing, architectural expression, public realm and landscape design. The proposals strike a successful balance between respecting the scale of the local context while optimising the development potential of the site for much-needed housing. Proposed public realm improvements to the pedestrian route running adjacent to the site along Muswell Hill Road, linking the Parkland Walk (North) to Highgate Wood, will represent a significant benefit to the local community. The panel also applauds the aspiration to design the buildings to Passivhaus standards and feels that the scheme could be an exemplar in this regard."*
- 6.46 *"As design work continues, scope remains for refinement of some aspects at a detailed level: the architectural detail at eaves/parapet level of Buildings A, B and C; the three-dimensional design of the gallery/deck spaces, including lighting design; and the design of the public realm and the interface with private areas. Opportunities to further adopt and reinforce links to local heritage within the detailed design of materials and elements would also be welcomed."*
- 6.47 *"The panel offers warm support for the scheme, subject to resolution of the detailed points outlined below."*
- 6.48 Since the date of the third review the proposal has been amended to address the most recent comments from the QRP. The table below provides a summary of key points from the most recent review, with officer comments following:

<i>Panel Comments</i>	<i>Officer Response</i>
Massing / Development Density	

While the height of the development's frontage onto Muswell Hill Road is greater than the prevailing height in the locality, the development sits below pavement level, in the former railway cutting, which reduces the visual impact on the street. The proposals strike a successful balance between respecting the scale of the local context while optimising the development potential of the site.	Comments supporting the design are noted.
The panel welcomes the increase of an additional storey to the two new townhouses (Building C), bringing them to three storeys in height.	Comments supporting the design are noted.
Place-making / Public Realm / Landscaping	
The panel commends the detailed landscape designs, although it feels that further attention could be given to the thresholds between private and public space. The way in which these are 'graded' through the design of the landscape - from planters on the edge of plots, to gardens and the courtyard - will help to make a high-quality, liveable environment.	Comments supporting the quality and layout of the landscaping are noted. The landscaping has been designed to facilitate public routes through the site.
The panel notes that the landscape within and around the site will need to be well maintained and managed. Careful consideration and management of parking provision will also be required. Including electric vehicle charging points within the parking spaces may be prudent.	The landscaped areas will be properly managed by the Council and this can be secured by condition. All spaces would have active or passive electric vehicle charging facilities.
The creation of a high-quality pedestrian route along the edge of the site at Muswell Hill Road will represent a real benefit to the local community. This also offers an opportunity to rationalise - and minimise - existing street clutter, such as the utility boxes located near the main entrance.	Comments supporting the improved quality of public realm on Muswell Hill Road are noted.
Provision of a new wall/parapet on	Comments supporting the improved

Muswell Hill Road, together with high quality planting, will enhance the streetscape and will offer further opportunities to reinforce links to the heritage of the site. This could include signage or motifs that celebrate the Parkland Walk, or the route of the former railway.	quality of public realm on Muswell Hill Road are noted. Final design and heritage references would be secured by condition.
Layout / Architectural Expression	
The scheme layout and architectural expression of the current proposals are promising, although scope for refinement at a detailed level remains.	Comments supporting general layout and architectural approach for the development are noted.
Further refinement of the gallery/deck areas would help to create well-designed areas that have good levels of natural daylight and allow views through into the courtyard. Adjusting the depth of these gallery spaces (particularly at the junction of the two wings of Building A), through varying or cutting back the overhang of the deck above, would increase the quality and liveability of these areas, and avoid them feeling 'institutional'. Reducing the depth of the deck above the main entrance could also allow for a greater perceived view through to the courtyard, for those entering or passing by.	The depth of the roof over the top access deck has been reduced in depth, and the design of the deck on the lower levels around the stairs has been cut back in places, to increase natural daylight and improve views through to the courtyard. All the access decks are designed to be spacious, containing seating areas and space for personalisation by residents to prevent them feeling 'institutional'.
As part of this work, breaking the roofline at the junction of the two wings of Building A - through reducing or removing the roof element of the uppermost gallery - would achieve greater visual separation of the two blocks, while 'opening up' the gallery space to the sky.	Reducing or completely removing the deck over the top access deck has been investigated by the architects. It was found that completely removing it increased the proposal's apparent bulk and harmed its proportions, whereas reducing its depth and modifying the design of the deck at every floor around the stairs achieved the desired results including greater visual separation between the two blocks and opening the top floor more to the sky.
The lighting design of the deck and gallery areas should also be very carefully considered, to avoid nuisance to neighbours. A view of the	Lighting design is considered carefully and detailed proposals for the external landscape lighting are shown in the Design and Access Statement page

proposals at night-time – particularly along Woodside Avenue – should be submitted as part of the application, to illustrate the lighting design strategy.	197. Lighting will be secured and controlled by condition. The applicant has provided a Computer-Generated Image that shows the lighting arrangements would not be excessive or detrimental to residential amenity.
The panel welcomes the use of different textures and enriched details that reference the local area within the architectural expression. Further opportunities for incorporating visual clues to the site's heritage would be supported. This could include the choice of materials, the use of motifs, text or signage, and the design of gates and balconies.	The detailed design of the proposed building includes many textural and craft elements in the detailed design. Features included use of ceramic tiles, soldier course banding, indented eaves and brick details and custom metal entrance gates. The manner in which the materiality reflects the local area is described in the relevant section below.
Further refinement of the precast concrete band at the top of the balconies and bays would be supported, to ensure that it does not obscure the brick details at eaves level when seen from below. It will be a visually prominent feature of the building and finding ways to soften or articulate its appearance of this element would be beneficial.	The pre-cast concrete band at the top of the balconies has been refined since the final QRP. It would have a shallower depth of concrete, chamfered lower corner, capping from a flashing detail and stepping back in plan over the stairs and access deck.
The parapet detail on the two new town-houses (Building C) is currently very simple, and the panel feels that this would benefit from further articulation or detail to help reinforce the visual links between the townhouses and Buildings A and B.	An indented brick detail has been added to the Building C parapets, similar to that at the eaves of Building A.
Overall, the attention to detail within the scheme is highly commendable; it is important that the emphasis on high-quality materials and details is retained throughout the technical design and construction process. The panel would support officers achieving this through planning conditions.	Comments supporting the detailed design of the proposed development overall are noted. High quality materials would be secured through a condition.
Design for Inclusion / Sustainability / Healthy Neighbourhoods	
As at the previous review, the panel commends the ambition to design	Comments supporting the highly sustainable quality and low energy

the development to Passivhaus standards and feels that the Cranwood House development has the potential to be an exemplar scheme for the wider industry.	demand of the development are noted.
It understands that achieving these standards has informed the choice of materials, especially at roof level where the use of contemporary materials and detailing will enable substantial levels of insulation within the mansard roof.	Comments supporting the sustainability objectives and material choices of the development are noted.

6.49 As set out above, the applicant has sought to engage with the QRP during the pre-application stage, and the development proposal submitted as part of this application has evolved over time to respond to the detailed advice of the panel. It is considered points raised by the QRP have been addressed to an appropriate extent.

6.50 *Assessment*

6.51 Height, Bulk and Massing

6.52 Policy D9 of The London Plan 2021 states that buildings of six storeys or more may be considered as tall buildings and that Councils should define what is considered a tall building in their local plans. Tall buildings are defined in the Council's DM DPD as being those buildings of 10 storeys or greater. The proposed development is formed of three blocks which would not exceed ten storeys, which is the definition of a tall building as defined by the Council. As such, the proposed development by definition would not include a tall building.

6.53 The existing building is a disused former care home that is an uncharacteristic low-rise feature of the street-scene, has a poor relationship with surrounding streets and does not represent the best use of an under-developed site.

6.54 The lowest floor of the building would be set below ground level, exploiting the lower land levels here which exist as the site was formerly part of a railway cutting. This means that the development would appear in most local views as being no greater than four storeys in height with roof level accommodation. This is only slightly above the prevailing building heights on Muswell Hill Road which are of 3 and 4 storeys. In local views from the north and south on Muswell Hill Road the building would not appear significantly greater in height than existing buildings on that street.

6.55 The buildings within the development would step down from an apparent four plus roof to three storeys plus roof on the western edge of the site, as viewed from Woodside Avenue, with a further drop to three storeys in the site's south-western corner. The development would form an appropriate bookend in views from the west on Woodside Avenue, with the development as a whole stepping up from the edge of the school towards the main road. As such, it would not appear visually dominant or out of keeping given the three storey properties on Muswell Hill Road that are visible at the termination of Woodside Avenue. The proposed new dwellings to the south-

west corner of the development would appear as a successful contemporary continuation of the existing terrace of properties on the southern border of the site.

- 6.56 Within the amenity area to its south, Blocks A and B would appear as having a full six storey height. However, this would not be readily apparent from the surrounding area. Furthermore, the articulation of windows on the northern sides of Blocks A and B and the relatively shallow pitch of the roof contribute further towards reducing the apparent massing and scale of the proposed development.
- 6.57 The site benefits from significant separation distances (minimum 21 metres) to neighbouring properties on its northern, eastern and western sides that makes the site suitable for a comprehensive development that includes a slight increase in height and massing compared to nearby properties.
- 6.58 Therefore, as the proposed height represents a gentle increase over the heights of buildings in the immediate surroundings and features a detailed design that has been carefully considered within the local context, it is considered that the proposed buildings would be of a scale, bulk and design that is not out of character with the wider neighbourhood.
- 6.59 Form, Composition and Materiality
- 6.60 Earlier developments in the surrounding area are generally from the Edwardian and Inter-War periods and feature red brick, projecting bay windows, vertical proportions and pitched roofs. Woodside Square opposite the site to the north is a successful contemporary interpretation of these historic characteristics that integrates new development into the local area.
- 6.61 This design of this proposal takes cues from its existing surroundings, but also reflects its identity as a tenure-blind and highly sustainable development that predominantly consists of Council rented housing.
- 6.62 Variegated red brick reflects the prevailing material in the local area. Soldier courses around windows emphasise these openings and give the buildings an apparent permeability and lightness. Zinc cladding harmonises with the brick whilst providing a visually lighter roof, reducing its visual prominence. Reconstituted stone helps to separate the development into a clear bottom, middle and top, thus breaking up the massing of the built form whilst also marking bays and entrances. This design feature also reflects the white rendered elements found in the local area.



- 6.63 Detail and craft have been integrated into the buildings through the provision of stepped and glazed brick elements and the provision of ornamental steel gates to entrances. These materials combine to form a visually impressive contemporary building that would form a local feature on this road junction, whilst also marking the entrance to the nearby Woodland and the Parkland Walk.



- 6.64 Public Realm

- 6.65 The proposed development would include high-quality improvements to public realm areas including new tree planting and landscaping both around and through the site.

The pedestrian access route to the existing terraced houses would be transformed into a verdant route through the site connecting Woodside Avenue and Muswell Hill Road via a re-landscaped and planted Cranwood Lane.

- 6.66 Woodside Avenue would benefit from increased activity associated with new residential front doors that open directly onto that road in addition to increased passive surveillance from the new houses. Planters would also bring an increased verdant character to that street.

Woodside Avenue



- 6.67 A new stepped access would be provided from Woodside Avenue, at the corner with Muswell Hill Road, into Parkland Walk. This would increase the access options, in tandem with the existing ramped access from the south, into Parkland Walk. Additional planting to Parkland Walk would be provided in the form of stepped raised beds and new trees. A new handrail would also be installed to the existing ramped access to further improve accessibility in this area.

Parkland Walk



6.68 The public realm improvements around this site would be substantial and would add further to the high design quality of this proposed development.

6.69 Summary

6.70 The proposed development would replace an uncharacteristic low-rise feature of the street-scene on an under-developed site with a high-quality building of contemporary design that is reflective of local characteristics, brings activity onto surrounding streets and is representative of its highly sustainable nature. The height, scale and bulk of the development would make the best use of the available space on and around the site and would not appear out of keeping with the surrounding area. It would appear as a positive feature within the local built environment and would bring significant improvements to the adjacent public realm.

6.71 The development is supported by the Quality Review Panel. The Council's Design Officer supports the development by stating that: *"This proposal can justifiably be described as an exceptionally well designed, thoughtfully composed, elegantly proportioned, complementarily materialled and detailed development that will add a new landmark to this area of Muswell Hill"*.

6.72 As such, it is considered that the development is acceptable in design terms.

Heritage Impact

6.73 The application site does not fall within a Conservation Area and there are no listed structures or buildings on the site. However, Muswell Hill Conservation Area sits to the north of the site and St Luke's Hospital is a designated Historic Park and contains several locally listed buildings.

6.74 *Policy Context*

6.75 London Plan Policy HC1 seeks to ensure that development proposals affecting heritage assets and their settings, should conserve their significance. This policy applies to designated and non-designated heritage assets. Local Plan Policy SP12 and DMDPD Policy DM9 set out the Council's approach to the management, conservation and enhancement of the Borough's historic environment, including the requirement to conserve the historic significance of Haringey's heritage assets and their settings.

6.76 DPD Policy DM9 states that proposals affecting a designated or non-designated heritage asset will be assessed against the significance of the asset and its setting, and the impact of the proposals on that significance; setting out a range of issues which will be taken into account. In relation to extensions or alterations to residential buildings, including roof extensions, Policy DM9 requires proposals to be of a high, site specific, and sensitive design quality, which respect and/or complement the form, setting, period, architectural characteristics, detailing of the original buildings, including external features such as chimneys, and porches. The policy also requires the use of high-quality matching or complementary materials, in order to be sensitive to context.

6.77 *Legal Context*

- 6.78 There is a legal requirement for the protection of Conservation Areas. The legal position on the impact on these heritage assets is as follows, Section 72(1) of the Listed Buildings and Conservation Areas Act 1990 provides: "In the exercise, with respect to any buildings or other land in a conservation area, of any functions under or by virtue of any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area." Among the provisions referred to in subsection (2) are "the planning Acts".
- 6.79 Section 66 of the Act contains a general duty as respects listed buildings in exercise of planning functions. Section 66 (1) provides: "In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."
- 6.80 The Barnwell Manor Wind Farm Energy Limited v East Northamptonshire District Council case tells us that "Parliament in enacting section 66(1) intended that the desirability of preserving listed buildings should not simply be given careful consideration by the decision-maker for the purpose of deciding whether there would be some harm, but should be given "considerable importance and weight" when the decision-maker carries out the balancing exercise."
- 6.81 The judgment in the case of the Queen (on the application of The Forge Field Society) v Sevenoaks District Council says that the duties in Sections 66 and 72 of the Listed Buildings Act do not allow a Local Planning Authority to treat the desirability of preserving listed buildings and the character and appearance of conservation areas as mere material considerations to which it can simply attach such weight as it sees fit. If there was any doubt about this before the decision in Barnwell, it has now been firmly dispelled. When an authority finds that a proposed development would harm the setting of a listed building or the character or appearance of a conservation area or a Historic Park, it must give that harm considerable importance and weight.
- 6.82 The Authority's assessment of likely harm to the setting of a listed building or to a conservation area remains a matter for its own planning judgment but subject to giving such harm the appropriate level of weight and consideration. As the Court of Appeal emphasised in Barnwell, a finding of harm to the setting of a listed building or to a conservation area gives rise to a strong presumption against planning permission being granted. The presumption is a statutory one, but it is not irrebuttable. It can be outweighed by material considerations powerful enough to do so. An authority can only properly strike the balance between harm to a heritage asset on the one hand and planning benefits on the other if it is conscious of the strong statutory presumption in favour of preservation and if it demonstrably applies that presumption to the proposal it is considering.
- 6.83 In short, there is a requirement that the impact of the proposal on the heritage assets be very carefully considered, that is to say that any harm or benefit needs to be assessed individually in order to assess and come to a conclusion on the overall heritage position. If the overall heritage assessment concludes that the proposal is harmful then that should be given "considerable importance and weight" in the final balancing exercise having regard to other material considerations which would need to carry greater weight in order to prevail.

6.84 *Assessment of Impact on Heritage Assets and their Setting*

- 6.85 The setting of a heritage asset is defined in the glossary to the NPPF as: "The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral". There is also the statutory requirement to ensure that proposals 'conserve and enhance' the conservation area and its setting.
- 6.86 The Muswell Hill Conservation Area is characterised by two to three storey buildings. The locally listed buildings on the former St Luke's Hospital site are set away from the street to the north. Although an undeveloped frontage is an important characteristic of the former St Luke's Hospital site the application site has a more typical urban street frontage that is set back only slightly from the public realm. The proposed development would follow that more common urban development typology.
- 6.87 As noted above the proposed building would be a maximum of six storeys in height, but due to its siting in a former railway cutting, it would only project above existing street level by four storeys, plus an angled roof level. This increase is a step-up from the built form within the conservation area. Although the building would appear prominent in views from within the conservation area, and within this heritage context (and that of the locally listed buildings and historic park at St Luke's), the intrusion of a building of this height and scale into the setting of the conservation area and its associated harm would be predominantly outweighed by the permeable nature and high quality of the contemporary design, use of materials that are common in the local vernacular, and positive visual amenity benefits brought by new landscaping and public realm.
- 6.88 It is therefore considered that there would be some harm to the setting of the conservation area, but that this would be at a low level of less than substantial harm to its setting, which bears a medium level of significance. There would also be a low level of less than substantial harm to the setting of the other nearby heritage assets of low and medium significance in the local area, including the locally listed buildings on St Luke's Hospital.
- 6.89 This low level of harm overall must be considered in the context of the substantial need for this development and the substantial public benefits it would bring, including 32 new affordable dwellings for Council rent, new market housing, improved access and connectivity to Parkland Walk and Highgate Wood, and wider public realm improvements.
- 6.90 As such, the Council's Conservation Officer has reviewed the proposal and notes that the proposed development would deliver substantial public benefits that will largely outweigh the modest impact of the new buildings on the setting and significance of the surrounding heritage assets and the proposed scheme is fully supported from conservation grounds.
- 6.91 Therefore, given the Conservation Officer's comments and the balanced assessment of the proposal as described above the application is considered acceptable in terms of its impact on built environment heritage assets as it would have a low level of harm

on the setting and significance of nearby heritage assets, which would be clearly outweighed by the substantial need and public benefits of the proposal.

6.92 *Archaeology*

6.93 Policy HC1 of the London Plan states that development proposals should identify assets of archaeological significance and use this information to avoid harm or minimise it through design and appropriate mitigation. Policy DM9 of the DM DPD states that all proposals will be required to assess the potential impact on archaeological assets and follow appropriate measures thereafter in accordance with that policy.

6.94 The site is located adjacent to the Highgate Wood and Queen's Wood Archaeological Priority Area (APA). An Archaeological Desk-Based Assessment has been submitted with the application.

6.95 The Greater London Archaeological Advisory Service (GLAAS) has been consulted on this application. GLAAS advises that the development proposal could cause harm to archaeological remains and field evaluation is required to determine appropriate mitigation. GLAAS recommends that a condition securing a two-stage investigation process would provide an appropriate safeguard in the event that this application is approved. This would ensure that a site evaluation is undertaken following which, if heritage assets of archaeological interest are found, a 'stage 2' investigation shall take place prior to the commencement of works on site.

6.96 As such, with the imposition of a condition on any grant of planning permission requiring details of a two-stage investigation process to be submitted for assessment, the proposed development would be acceptable in terms of its impact on heritage assets.

6.97 **Residential Quality**

6.98 *General Layout*

6.99 The Nationally Described Space Standards set out the minimum space requirements for new housing. The London Plan 2021 standards are consistent with these. London Plan Policy D6 requires housing developments to be of high-quality design, providing comfortable and functional layouts, benefiting from sufficient daylight and sunlight, maximising the provision of dual aspect units and providing adequate and easily accessible outdoor amenity space. It provides qualitative design aspects that should be addressed in housing developments.

6.100 The Mayor of London's Housing SPG seeks to ensure that the layout and design of residential and mixed-use development should ensure a coherent, legible, inclusive and secure environment is achieved. Policy DM1 requires developments to provide a high standard of amenity for its occupiers.

6.101 In general terms, the development is of a very high-quality layout and residential standard, having been through a rigorous design process including assessment by the Quality Review Panel.

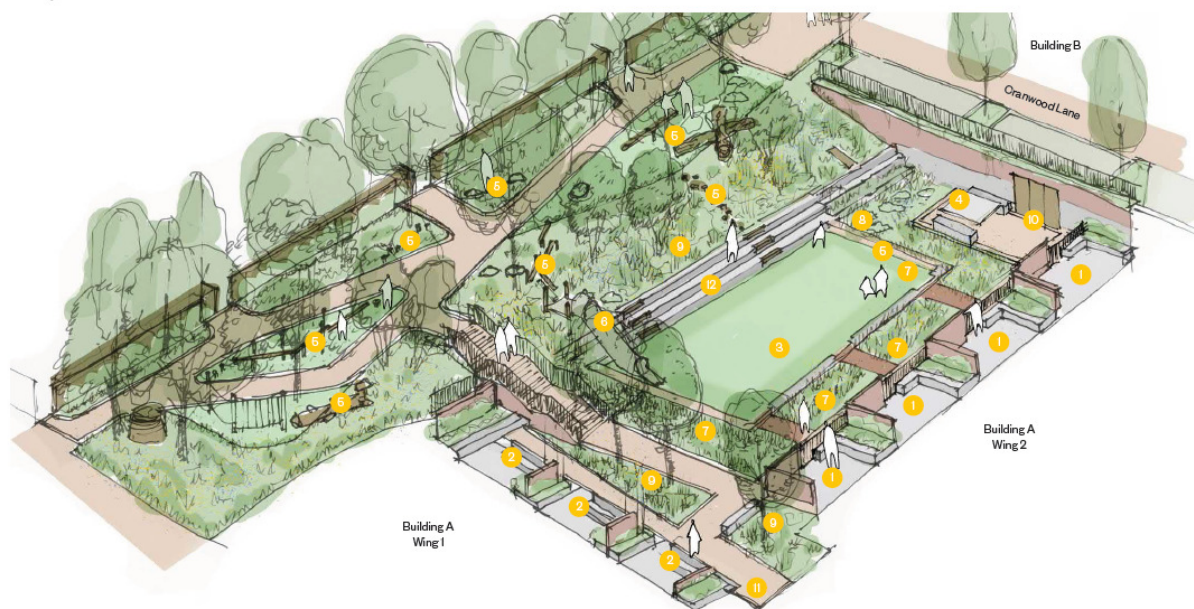
6.102 All properties meet the internal space standards requirements of the London Plan. All of the proposed units would be dual-aspect or greater. A substantial proportion (32%) of the new homes would be triple aspect properties.

6.103 *Amenity and Children's Play Space*

6.104 Standard 26 of the Mayor's Housing SPG requires that all homes should benefit from a private amenity space of at least 5sqm (or greater as required) and the proposed development meets this requirement through the provision of balconies and rear gardens/courtyards as appropriate. In addition to the private spaces, a large communal amenity space of 830sqm is also provided for residents, which includes play and shared lawn areas.

6.105 Policy S4 of the London Plan seeks to ensure that all children and young people have safe access to good quality play and informal recreation space, which is not segregated by tenure. At least 10sqm per child should be provided to all qualifying developments.

Courtyard



6.106 A large play area would be provided to the southern side of the development which provides 265sqm of 'natural' play space for children. The majority of this space is for younger children (0-11 years of age) with play space for older children being available in the existing nearby green spaces (see table below). Further details of the play space layout and equipment would be secured by condition.

<i>Age Range</i>	<i>Play Space Requirement</i>	<i>On-site Provision</i>
0-4	142sqm	143sqm
5-11	105sqm	106sqm
12+	65sqm	16sqm (further space available in nearby green spaces)



6.107 *Access and Security*

6.108 London Plan Policy D5 requires all new development to achieve the highest standard of accessible and inclusive design, seeking to ensure new development can be used easily and with dignity by all. London Plan Policy D7 requires that 10% of new housing is wheelchair accessible and that the remaining 90% is easily adaptable for residents who are wheelchair users. DPD Policy DM2 also requires new developments to be designed so that they can be used safely, easily and with dignity by all.

6.109 12% of the properties (five dwellings) have been designed to achieve wheelchair user dwelling standards in accordance with Building Regulations requirement M4(3), which exceeds the 10% policy target.

6.110 The Designing Out Crime Officer of the Metropolitan Police was consulted prior to the submission of this application. Steps and paths have been designed to ensure access routes are clear and easily navigated to encourage passive surveillance throughout and around the site. New lighting will be provided. Defensible space has been designed to avoid hiding spaces. All access doors will have audio-visual control systems.

6.111 *Outlook, Privacy and Day/Sunlight*

6.112 The residential units would all be dual aspect at a minimum which enables light to permeate into the dwellings for significant parts of the day throughout the year. All properties also have access to a good quality amenity space which will receive good access to light throughout the year. Separation distances from the main habitable rooms of the proposed dwellings to existing buildings are at least 20 metres to the north and east, 15 metres to the south, and are at least 35 metres across the

proposed internal courtyard. These distances are significant and mean that outlook and privacy levels for the proposed units are excellent.

6.113 *Air Quality and Noise*

6.114 Air quality levels at this site are predicted to be below statistically significant levels which makes the site suitable for residential accommodation. There are no significant noise-creating uses in the vicinity other than local roads. The Noise Impact Assessment submitted with the application confirms that appropriate internal noise levels can be achieved, in accordance with the required British Standard, through the installation of suitable glazing and ventilation methodologies.

6.115 As such, the residential quality of the proposed development is of a very high quality and in accordance with the policies referenced above and is therefore considered to be acceptable.

Impact on Neighbouring Amenity

6.116 London Plan Policy D6 outlines that design must not be detrimental to the amenity of surrounding housing, in specific stating that proposals should provide sufficient daylight and sunlight to surrounding housing that is appropriate for its context, while also minimising overshadowing. London Plan Policy D14 requires development proposals to reduce, manage and mitigate noise impacts.

6.117 DPD Policy DM1 'Delivering High Quality Design' states that development proposals must ensure a high standard of privacy and amenity for a development's users and neighbours. Specifically, proposals are required to provide appropriate sunlight, daylight and aspects to adjacent buildings and land, and to provide an appropriate amount of privacy to neighbouring properties to avoid material levels of overlooking and loss of privacy and detriment to amenity of neighbouring resident.

6.118 *Day/Sunlight, Privacy and Outlook*

Due to its location at a four-way road junction, the proposed development is separated from existing residential properties to the north and east by at least 20 metres and from those to the south by 15 metres, which means any day/sunlight impact from the building would be very limited. The terraced houses to the south of the development site have their main habitable areas and private amenity spaces located to the rear (south) of their properties and as such they would remain unaffected by the new building which is located to the north. As such, it is considered that the day and sunlight to nearby residential properties would not be significantly affected by this development proposal. For similar reasons, the privacy and outlook of existing residential properties would also not be significantly affected.

6.119 Block B has been designed with high level window sills on its western elevation to minimise overlooking into the adjacent school grounds. The provision of internal hardware such as kitchen worktops next to those windows would further reduce the possibility of direct overlooking into the school grounds. As such, the privacy of the school would not be significantly affected by the proposal whilst ensuring a good standard of amenity for residents and an acceptable elevation within the streetscene.

6.120 *Air Quality, Noise and Light*

- 6.121 Policy DM23 states that developments should not have a detrimental impact on air quality, noise or light pollution.
- 6.122 The Air Quality report submitted with this application confirms that the impact of the proposed development on local air quality would be 'not significant'. The development therefore complies with Policy SI1 of the London Plan in that respect.
- 6.123 A residential development of 41 units would not create a significant amount of new noise in the local environment.
- 6.124 The development would incorporate new lighting into key areas including along Parkland Walk and at entrance cores, in order to improve safety and security for residents, visitors and passers-by. This would be designed sensitively to maximise safety whilst minimising unnecessary light spill. This matter can be adequately controlled by condition.
- 6.125 It is anticipated that light emitted from internal rooms would not have a significant impact on neighbouring occupiers in the context of the urbanised local area.
- 6.126 As such, the air quality, noise and light impact on neighbouring properties and the adjacent school would not be significant.
- 6.127 *Construction Impact*
- 6.128 Any dust, noise or other disturbances relating to demolition and construction works would be temporary nuisances that are typically controlled by non-planning legislation. The demolition and construction methodology for the development would be controlled by condition to minimise its impact on existing residential properties and the adjacent school.
- 6.129 Therefore, it is considered that the impact of the proposed development on the amenity of neighbouring properties and the neighbouring school is acceptable.

Transport, Parking and Servicing

- 6.130 London Plan 2021 Policy T1 requires all development to make the most effective use of land, reflecting its connectivity and accessibility by existing and future public transport, walking and cycling routes, and to ensure that any impacts on London's transport networks and supporting infrastructure are mitigated. Policies T4, T5 and T6 of the same document set out key principles for the assessment of development impacts on the highway network in terms of trip generation, parking demand and cycling provision.
- 6.131 Local Plan Policy SP7 states that the Council aims to tackle climate change, improve local place shaping and public realm, and environmental and transport quality and safety by promoting public transport, walking and cycling and seeking to locate major trip generating developments in locations with good access to public transport. This is supported by DPD Policy DM31.
- 6.132 The proposed development would retain a vehicle access to the south-west corner of the site from Woodside Avenue. Double yellow lines would be provided adjacent to

this access road. Four 'blue badge' parking spaces would be provided, all of which would have access to electric vehicle charging points. The six existing parking spaces on-site would be removed. 75 cycle parking spaces would be provided within the buildings, with another two spaces available on street.

6.133 The PTAL of the site is 2. The site is not located within a CPZ although the St Luke's CPZ is located immediately to the north of the site.

6.134 *Assessment*

6.135 Access

6.136 The new vehicle access would be located in a very similar position to the existing site vehicle access. Double yellow lines will be required on Woodside Avenue to allow for waste vehicle manoeuvring. This will lead to an equivalent loss of three parking spaces on that street.

6.137 Transport Impact

6.138 The low level of parking would help to restrain the potential impacts on the highway network. The provision of 41 units is expected to increase demand for parking on-street. This will be discussed further in the sections below.

6.139 Car Parking

6.140 The London Plan states that residential dwellings in sites with PTAL 2/3 should have between 0.75 to 1 parking space per unit. The appropriate provision for each site should be guided by the PTAL, likely car ownership, and how the provision of measures that will encourage the uptake of sustainable transport modes, such as high-quality cycle parking, car club provision, high quality walking and cycling connections, and a Travel Plan will reduce car ownership and usage at the development.

6.141 The Transport Assessment submitted with this application expects car use from the occupiers of the development to be limited and the future occupiers of the private sale units would be made aware of the lack of available off-street parking on purchase. As such, demand for parking from this development is expected to be very low.

6.142 It is acknowledged that further on-street parking demand would arise as the result of the removal of the existing car parking area on-site (which is currently in use but is not authorised or allocated parking) and due to the loss of three on-street parking spaces resulting from the provision of the double-yellow lines.

6.143 The development would be supported by a range of sustainable transport initiatives, including good quality cycle parking, access to a car club, and a travel plan for the scheme, that would keep demand for car parking low.

6.144 The local area has good provision of a range of amenities, including schools, health facilities, green spaces and the retail and leisure amenities of Muswell Hill, which would reduce the need for a private vehicle.

- 6.145 Parking stress surveys of the area surrounding the site were undertaken in October 2020. The surveys found that overnight capacity of streets was at 88% (of 294 spaces) within 200 metres of the site, which means that 34 parking spaces would be available for the residents of the proposed development to use. This number of spaces is considered sufficient to accommodate the parking demand for the proposed development. The Council's Transportation Officer estimates that, should this development be granted permission, there would still be approximately 20 spaces available in local streets overnight within the survey area once the building is fully occupied.
- 6.146 Policy T6.1 of the London Plan requires 3% of dwellings to be provided with a disabled parking bay at the outset of the development, with a potential provision of 10% available if this is needed. Four spaces would be provided with this development which is marginally below the 10% requirement. In practice it is common that not all disabled parking spaces are required by disabled occupiers and as such this marginal shortfall is accepted in this case.
- 6.147 Should there not be full take up from the accessible units, it will be possible for occupiers of the family-sized units to use the disabled parking spaces instead. If demand for parking from disabled residents subsequently increases these disabled occupiers would have priority access to the parking spaces available on-site.
- 6.148 Cycle Parking
- 6.149 75 long stay cycle parking spaces and 2 visitor spaces will be provided with cycle stores on the lower ground floor of Building A, the ground floor of Building B, and individual stores for the dwelling houses in Block C. This meets the numerical requirements of the London Plan for long and short stay cycle parking spaces. Additional short stay cycle parking should be provided, for convenience, adjacent to Block B if possible. This can be secured by condition. Details of the exact layout and arrangement of the cycle stores can also be secured by condition.
- 6.150 Servicing
- 6.151 The size of bin stores for all buildings meets the Council's requirements. The storage areas for Blocks B and C would be positioned so that the reversing of waste collection vehicles into the site would be required. This reflects the existing arrangement that would continue in this case. The waste collection arrangements are supported by the Council's Waste Management team.
- 6.152 *Summary*
- 6.153 There will likely be some additional parking demands materialising outside of the site as a result of this development's restrained level of car parking provision. These demands are not expected to be excessive, and some parking capacity would remain on local streets once the development is fully occupied. Due consideration has been given to the expected demographic of the future occupiers, the site's good accessibility to local shops, services and facilities, the provision of high-quality cycle parking to meet the requirements of the London Plan, and the provision of other sustainable transport initiatives including a car club facility and travel plan.

6.154 As such, it is considered that the application is acceptable in transport and parking terms, and in terms of its impact on the public highway.

Urban Greening, Trees and Ecology

Policy Context

6.155 Policy G5 of The London Plan 2021 requires major development proposals to contribute to the greening of London by including urban greening as a fundamental element of site and building design. London Plan Policy G6 seeks to manage impacts on biodiversity and aims to secure biodiversity net gain.

6.156 Local Plan Policy SP11 promotes high quality landscaping on and off-site and Policy SP13 seeks to protect and improve open space and providing opportunities for biodiversity and nature conservation.

6.157 DPD Policy DM1 requires proposals to demonstrate how landscape and planting are integrated into the development and expects development proposals to respond to trees on or close to a site. Policy DM21 expects proposals to maximise opportunities to enhance biodiversity on-site.

Urban Greening Factor

6.158 The existing site is predominantly covered in hardstanding. The proposed development would therefore provide substantial improvements to the soft landscaping on-site and in its immediate environs through the provision of street trees, lawn areas, rain gardens and native planting. The landscaping provision can be secured by condition to secure a high-quality scheme with effective long-term management.



6.159 An assessment of the Urban Greening Factor (UGF) has been provided by the applicant based on the surface cover types within the application boundary, which includes perennial planting and semi-natural vegetation. The proposal delivers an

UGF of 0.45, which is above the requirement for residential development of 0.4 as set out in London Plan Policy G5 and therefore this policy requirement is satisfied (see image above for indicative plan of planting and drainage features).

Trees

- 6.160 London Plan Policy G7 requires existing trees of value to be retained, and any removal to be compensated by adequate replacement. This policy further sets out that planting of new trees, especially those with large canopies, should be included within development proposals.
- 6.161 DPD Policy DM1 requires proposals to demonstrate how landscaping and planting are integrated into a development as a whole, responding to trees on and close to the site.
- 6.162 A total of 20 trees will need to be removed to facilitate the development. None of these are Category A trees of the highest quality and only 8 are Category B trees. There are no trees of high quality and value that would be removed as part of this proposal. Trees will be retained on-site where possible. 47 trees will be planted within the site and in the surrounding public realm, which is a significant net increase in trees overall. Maintenance of the new trees for their first five years will be secured by condition.
- 6.163 The Council's Tree Officer has confirmed that this is acceptable and notes that the new trees will help mitigate the loss of existing canopy cover, increase biodiversity, improve the local environment and enhance the quality of life for existing and future residents.

Ecology and Biodiversity

- 6.164 Policy G6 of the London Plan 2021 states that developments should aim to secure biodiversity net gain. Policy DM14 of the DM DPD states that development proposals which are on or adjacent to designated ecological areas should protect and enhance the nature conservation value of a site.
- 6.165 Bat and bird boxes would be installed, and native flora would be used, amongst other biodiversity improvements, in the comprehensive new landscaping throughout the development. The biodiversity on the site would increase as the result of the proposed development and this net gain will be secured through condition.
- 6.166 The existing site has the potential to support protected species including bats. A survey was carried out and no bat roosts were recorded on site. The development could obstruct bat commuting routes but this and other ecological impacts of the development can be adequately mitigated if required, through the provision of new planted commuting routes for example. The Council's Nature Conservation Officer has commented on this application and raises no objections subject to the recommendations of the Preliminary Ecological Appraisal, which includes a requirement for further bat surveys, being undertaken in support of this application. This will be secured by condition.
- 6.167 The site is located adjacent to Highgate Wood. The majority of the development would be separated from the wood by the existing row of terraced houses. As such,

the development would not have a significant impact on that nearby Historic Park, Ecological Corridor and Site of Importance for Nature Conservation. The City of London, which owns and manages Highgate Wood, has been consulted and raises no objections to this application. The City has requested conditions and informatives to ensure the new boundary treatments, external illuminations, construction management and tree protection measures are designed and managed effectively to ensure that this important local asset is adequately protected. These conditions will be secured.

- 6.168 Therefore, subject to conditions the application is acceptable in terms of its impact on trees, ecology and biodiversity, and its provision of urban greening.

Sustainability, Energy and Climate Change

- 6.169 The NPPF requires development to contribute to the transition to a low carbon future, reduce energy consumption and contribute to and conserve the natural environment.
- 6.170 London Plan Policy SI2 states that major developments should be zero carbon, and in meeting the zero-carbon target a minimum on-site reduction of at least 35 per cent beyond Building Regulations is expected. Local Plan Policy SP4 requires all new developments to introduce measures that reduce energy use and carbon emissions. Local Plan Policy SP11 requires all development to adopt sustainable design and construction techniques to minimise impacts on climate change and natural resources.
- 6.171 DPD Policy DM1 states that the Council will support design-led proposals that incorporate sustainable design and construction principles and Policy DM21 expects new development to consider and implement sustainable design, layout and construction techniques.
- 6.172 The proposed development has sought to adopt a highly progressive approach in relation to sustainability and energy to ensure that the most viable and effective solution is delivered to minimise carbon emissions.

6.173 *Carbon Reduction*

- 6.174 Policy SP4 of the Local Plan Strategic Policies, requires all new development to be zero carbon. The London Plan 2021 further confirms this in Policy SI2.
- 6.175 The applicant has submitted an Energy and Sustainability Statement in support of this application. Photovoltaic panels would be provided on building roofs and the development would be heated with air source heat pumps.
- 6.176 The overall predicted reduction in CO₂ emissions for the development shows a substantial improvement of approximately 90% in carbon emissions from the 2013 baseline model. This represents an annual saving of approximately 45 tonnes of carbon from a baseline of 50.2 tonnes a year.
- 6.177 The development has been designed to achieve Passivhaus accreditation for Block A and close to Passivhaus levels for Blocks B and C. As such, the fabric efficiency of the buildings would be exceptional and far beyond the minimum 10% reduction

against Building Regulations that is required by policy, which is strongly supported by the Council's Climate Change Officer.

- 6.178 Communal air source heat pumps would provide hot water and heating to Blocks A and B through underfloor heating. Individual air source heat pumps would be provided to the houses within Block C. This would result in a reduction in 19.6 tonnes (39%) of carbon dioxide. Photovoltaic panels across the site would result in a reduction of 11.4 tonnes (23%) of carbon dioxide.
- 6.179 The remaining carbon (5.3 tonnes per year) for this development must therefore be offset by way of a financial contribution at a rate of £2,850 per tonne of carbon. This figure is £15,105.
- 6.180 The whole life carbon of this development has also been minimised through integrating appropriate features, including a minimised building volume and reduced slab thicknesses, into the building's design.
- 6.181 *Overheating*
- 6.182 The development would not overheat based on current weather pattern modelling. This is based on a series of mitigating measures being built into the development including natural ventilation, high g-value glazing, mechanical heat recovery systems being installed and low pipework heat losses. Active cooling (air conditioning) of the development would not be required.
- 6.183 Future overheating scenarios have also been considered and addressed. The Climate Change Officer supports the overheating mitigating measures proposed.
- 6.184 *Summary*
- 6.185 The proposal satisfies development plan policies and the Council's Climate Change Officer supports this application subject to the conditions. As such, the application is considered acceptable in terms of its sustainability.

Flood Risk and Drainage

- 6.186 Local Plan Policy SP5 and DPD Policy DM24 seek to ensure that new development reduces the risk of flooding and provides suitable measures for drainage.
- 6.187 The site is located within Flood Zone 1 which has the lowest risk of flooding. Surface water infiltration into the site is not feasible due to the presence of clay across it. Bioretention areas and a water retention basin are proposed to manage surface water runoff. These will also treat the surface water and create additional biodiversity features. The submitted Flood Risk Assessment and Drainage Strategy includes details of future maintenance of these features. Given the proposed SUDS measures described above the Lead Local Flood Authority has raised no objections to the proposed development.
- 6.188 Thames Water has raised no objections to the proposal, subject to conditions and informatives.

Land Contamination

- 6.189 DPD Policy DM23 requires proposals to demonstrate that any risks associated with land contamination can be adequately addressed to make the development safe.
- 6.190 The Council's Pollution Officer has reviewed the submitted Ground Investigation Report and other relevant documentation and advises that there are no objections to the proposal in terms of its land contamination risk, subject to conditions.
- 6.191 Therefore, the application is considered acceptable in terms of its land contamination risks.

Fire Safety

- 6.192 Policy D12 of the London Plan states that all development proposals must achieve the highest standards of fire safety. To this effect major development proposals must be supported by a fire statement.
- 6.193 The Fire Statement submitted with the application confirms that sprinklers will be installed to Blocks A and C. It confirms that a fire suppression system is suitable for Block B. Evacuation lifts will be provided to Blocks A and B. Blocks A and B would also be fitted with dry risers, which is in excess of the statutory requirements for Block B. Fire fighting vehicles can stop either on Woodside Avenue or on the new access road.
- 6.194 The London Fire Brigade has been consulted on this application and has confirmed that it is satisfied with the fire safety of the proposed development.
- 6.195 As such, the application is acceptable in respect of its fire safety.

Conclusion

- 6.196 The proposed development seeks to deliver the aspirations of Site Allocation SA51 by providing high-quality new housing on this underutilised former care home site. The development would provide 41 new homes including 32 much needed affordable homes (79% by habitable room) which will be delivered as affordable (Haringey) Council Rent properties. As such, the development is wholly supported in land use terms.
- 6.197 The development would be of a high-quality design which responds appropriately to the local context including the setting of the nearby conservation area and other heritage assets, including local archaeology. The development is also supported by the Council's Quality Review Panel.
- 6.198 The development would provide high quality residential accommodation which would be of an appropriate size, mix and tenure within a landscaped environment featuring new public realm areas including an improved Parkland Walk and new children's play space.
- 6.199 The development has been designed to avoid any material adverse impacts on the amenity of nearby residential occupiers and the adjacent school regarding a loss of sunlight and daylight, outlook or privacy and excessive noise, light or air pollution.

- 6.200 The parking provision of four parking spaces for use of the occupiers of the wheelchair accessible dwellings is acceptable due to the site's good access to public transport and local amenities, provision of car clubs and cycle parking, and sufficient availability of on-street parking. The increase in local parking pressure would not be excessive.
- 6.201 The development has been designed to include of a range of sustainability measures and achieve a 90% reduction in carbon emissions. Block A has the potential to achieve Passivhaus certification. The development would achieve a suitable urban greening factor and ecology on and adjacent to the site would be protected and enhanced.
- 6.202 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION

7. COMMUNITY INFRASTRUCTURE LEVY

- 7.1.1 Based on the information given on the plans, the Mayoral CIL charge will be £129,230.76 (2,141sqm x £60.36) and the Haringey CIL charge will be £788,144.92 (2,141sqm x £368.12 (Indexation included)). Social housing relief has not been included in these calculations which will need to be applied for in due course. This will be collected by Haringey on implementation of the development and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index. An informative will be attached advising the applicant of this charge.

8. RECOMMENDATION

GRANT PERMISSION subject to conditions in Appendix 1

Registered No. HGY/2021/2727

Applicant's drawing No.(s) Existing: BVES-A4-Misc, 3649-LB-XX-XX-DP-A-1100, 3649-LB-XX-XX-DP-A-1010, 3649-LB-XX-XX-DP-A-1020, 3649-LB-XX-B1-DP-A-1030, 3649-LB-XX-00-DP-A-1031, 3649-LB-XX-01-DP-A-1032, 3649-LB-XX-XX-DE-A-1040, 3649-LB-XX-XX-DE-A-1041, 3649-LB-XX-XX-DS-A-1050; Proposed Plans: 3649-LB-XX-B1-DP-A-1200-GA, 3649-LB-XX-00-DP-A-1201-GA, 3649-LB-XX-01-DP-A-1202-GA, 3649-LB-XX-02-DP-A-1203-GA, 3649-LB-XX-03-DP-A-1204-GA, 3649-LB-XX-04-DP-A-1205-GA, 3649-LB-XX-RF-DP-A-1206-GA; Proposed Elevations: 3649-LB-XX-XX-DE-A-1300-GA, 3649-LB-XX-XX-DE-A-1301-GA, 3649-LB-XX-XX-DE-A-1302-GA, 3649-LB-XX-XX-DE-A-1303-GA, 3649-LB-XX-XX-DE-A-1304-GA, 3649-LB-XX-XX-DE-A-1305-GA, 3649-LB-XX-XX-DE-A-1306-GA, 3649-LB-XX-XX-DE-A-1307-GA; Proposed Sections: 3649-LB-XX-XX-DS-A-1400-GA, 3649-LB-XX-XX-DS-A-1401-GA, 3649-LB-XX-XX-DS-A-1402-GA; Landscape Plans: 3649-LB-XX-00-DR-L-9000 (Rev. P02), 3649-LB-XX-00-DR-L-9001 (Rev. P02), 3649-LB-XX-00-DR-L-9002 (Rev. P02), 3649-LB-XX-XX-DS-L-9100, 3649-LB-XX-XX-DD-L-9200, 3649-LB-XX-XX-DD-L-9201, 3649-LB-XX-XX-DD-L-9202; Supporting documents also approved: Planning Statement, Design & Access Statement, Flood Risk Assessment and Drainage Strategy, Statement of Community Involvement, Daylight & Sunlight Report, London Plan Fire Statement, Air Quality Assessment, Noise and Vibration Impact Assessment Report, Ground Investigation Report, Asbestos Demolition Survey, Unexploded Ordnance Desk Survey,

Preliminary Ecological Appraisal, Bat Survey Report, Tree Survey and Arboricultural Impact Assessment, Energy and Sustainability Assessment, Embodied Carbon Assessment, Mechanical and Electrical Services, RIBA Stage 3 Civil and Structural Engineering Report, Townscape, Heritage and Visual Impact Assessment, Archaeological Desk-Based Assessment, Transport Assessment, Investigation of Underground Services, CCTV Survey Route Inspection document.