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LONDON BOROUGH OF CAMDEN

Agenda Item No:  
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ENW/DC/95/68

REPORT TITLE: New End Hospital redevelopment site NW3.

REPORT OF: Director of Environment

FOR SUBMISSION TO: Environment  
(Development Control) Sub-Committee

DATE:  
6th April 95

SUMMARY OF REPORT:

The report concerns the redevelopment of the vacant hospital site at New End by Berkeley Homes for 2 alternative residential schemes, one with 59 units, other with 57 units and a nursery block gifted to the Education Department. Extensive discussion and negotiation has resulted in the 57 unit scheme being acceptable to officers and English Heritage. However objections remain from Victorian Soc., Hampstead CAAC, and Heath & Old Hampstead Society on design/conservation terms. The 59 unit scheme without the nursery remains unacceptable due to lack of provision of education facility as required by planning brief and draft UDP policy.

The report examines the historical and conservation area context of this site and previous attempts to develop it, the current applications, and their assessment in terms of landuse, conservation/design, nursery provision, traffic, technical standards etc., and conclusions in terms of recommendations.

RECOMMENDATIONS:

1. That planning permission and listed building consent be granted for the 57 unit and nursery scheme (9300042R4) subject to conditions, informatives and a legal agreement, as referred to in paragraph 8 of the report.

2. That planning permission and listed building consent be refused for the 59 unit scheme (9401908) for the reasons referred to in paragraph 8 of the report.

Signed by Chief Officer: ..... *M. Jordan* .....

Date: ..... *30/3/95* .....

1.4 The main building elements, which are shown on the attached plans, are therefore:

- |              |   |
|--------------|---|
| Building "A" | The "Rotunda" ward block. 5 storeys dating from 1884. A very early example of the rare circular hospital ward plan. Listed Grade II.    |
| Building "B" | Kendall's Hall. 2/3 storeys dating from 1849 (with possibly some elements of an earlier building dating from 1800). Original workhouse. |
| Building "C" | A later addition to Building "B". Dispensary. 3 storeys.  |
| Building "D" | An infirmary extension of 1896. 4 storeys.  |
| Building "E" | Infirmary building of 1869. 4 storeys.  |
| Building "F" | Infirmary extension of 1874. 4 storeys.   |
| Building "G" | Ward block of 1878. 2 storeys.  |
| Building "H" | Married couples quarters of 1893. 3 storeys.  |
| Building "I" | Laundry and associated outbuildings. 1/2 storeys. Boilerhouse chimney of 1898.  |
| Building "J" | Single storey building.   |

1.5 The existing vehicular access/egress points to the site are from Heath Street and Streatley Place, with Heath Street being the main entrance/exit point. New End is one way west to east from Heath Street to Well Road, and Streatley Place is a pedestrian path running between New End and Heath Street/Back Lane.

1.6 The buildings immediately surrounding the site are predominantly residential. The site backs onto and is overlooked from the rears of a large number of residential properties to the west, south and north-east. To the west are 3/4 storey Grade II listed houses at 66-98 Heath Street. To the south are 2 storey cottages (nos. 1-13 Mansfield Place) whose small scale is dwarfed by the "Rotunda" and Buildings "E" and "F". To the north-east are 3/4 storey houses (10-30 New End) of which 10-14 and 30 are Listed Grade II. On the northern side of New End is a terrace of 2/3 storey residential flats/houses (nos. 1-15 New End).

flats), the retention of Buildings "E" and "F" for B1 use, the retention of the laundry block (part of Building "I") for community use, and the redevelopment of the remainder of the site for residential use in the form of a new block "C" (for 16 flats) and a new 6/7 storey block in the centre of the site for 26 flats and a nursery i.e. a total of 60 self-contained flats. (**"the Burrell-Foley scheme"**). The scheme also contained a playground and an underground car park with vehicular access from New End. The nursery and community provision was however not guaranteed by a legal agreement.

- 2.4 To some degree this second scheme can be regarded as providing a "benchmark" on which to base subsequent development proposals, bearing in mind the support for its approach by English Heritage and the Inspector. Nevertheless the applicants consider that the scheme is also not viable given the current financial climate, the high B1 content and the expensive car park proposals.

### 3.0 HISTORY OF THE CURRENT APPLICATIONS

- 3.1 On 18th January 1993 Berkeley Homes Ltd. submitted a new scheme (PL9300042, HB9370005, CA9360004) for retention of Buildings "A" and "B" and the redevelopment of the remainder of the site to provide new town houses around a courtyard; creating 38 houses/flats together with 39 carspaces and one shop unit on Heath Street frontage. (**"the John Reynolds Scheme"**). A very similar scheme for 39 residential units only together with carparking was also submitted (PL9300043, HB9370006, CA9360005). This second application was the subject of an appeal against non-determination in September 1993 and the appeal has been kept in abeyance pending further negotiations. These schemes received widespread opposition - see consultation responses set out in para. 5.1 below.
- 3.2 Several meetings took place during 1993 with officers of English Heritage and the Council who emphasised that this scheme was totally unacceptable on conservation and design grounds alone and negotiations almost reached stalemate. New architects, Hunt Thompson Associates, were appointed in September with a revised brief and negotiations progressed more fruitfully on a radically different scheme. This essentially entailed keeping Buildings "A, B" and "E/F", together with a more sympathetic treatment of the new build cottages, to provide a total of 65 residential units (**"the Hunt Thompson scheme"**).
- 3.3 A preliminary revised scheme was presented to Members of this Sub-Committee at an informal briefing on 23rd February 1994. Members' reaction was that in principle the scheme was generally on the right lines, but that they would prefer the retention of the laundry block and the provision of a public footpath through the site. They also indicated that they would require a justification for the demolition of the cottages (Buildings "G/H") in the centre of the site.

converted into one flat per floor together with a gymnasium in the basement, and a spiral escape staircase is added to the south elevation. Building "C/D" is replaced by a new part 3, part 4 storey terrace of houses and flats (to include a total of 18 residential units) along New End, including an arched vehicular entrance off the street under Building "C", and basement carparking under Building "D" for 25 cars. The existing tower feature of Building "D" at the Heath Street end is retained as a landmark. The design is intended to reflect the existing in terms of height, massing and architectural treatment. Building "E/F" is retained and converted into 14 flats; the existing toilet extension facing Mansfield Place is demolished and replaced by a smaller side wing. The centre of the whole site is cleared, involving the creation of new levels and the demolition of the cottages, laundry block and adjoining boiler rooms etc. but keeping the chimney as a landmark. The cottages (Buildings "G/H") are replaced by a new 2 storey terrace comprising 3 houses with gardens. A new 3 storey terrace is built along Streatley Place comprising 6 houses with gardens and a nursery with 2 playgrounds, all with split level entrances. The central courtyard around which these are arranged provides split level carparking for 34 cars, together with planting on both levels. Finally, pedestrian access is provided from Streatley Place, next to the chimney and nursery.

## 5.0 CONSULTATION

5.1 The original **"John Reynolds scheme"** attracted much criticism from all sides, notably English Heritage ("HBMC"), the Victorian Society ("VicSoc"), the Heath and Old Hampstead Society ("HOHS"), the Hampstead Conservation Area Advisory Committee ("HCAAC") and 14 neighbours. Objections were to the extent of demolition involved and the inappropriate design and layout of the new buildings. Only 6 letters supported the scheme, and these were keen to see the re-use of the derelict site. It is not intended to detail these objections here as this scheme has been superseded by later revisions.

### **"the Hunt Thompson scheme"**

## 5.2 R1 scheme

a) HCAAC, HOHS and VicSoc all objected on similar grounds, which can be summarised as: detailed design aspects of the elevations and increased bulk of Blocks C/D and the cottages in the centre and along Streatley Place, bulk of new extension to Block E, residential use and subdivision of "Rotunda" and Blocks E/F, no justification for demolition of Block D, laundry block and cottages and no benefit to the community or public access through the site as required by the Planning Brief. In conclusion, the respondents generally thought it was an unsympathetic and ill-thought out treatment of a particularly sensitive site.

b) Royal Fine Art Commission ("RFAC") preferred a non-

5.5 English Heritage by letter dated 24th March 1995 informally advised the Council that the scheme had now been agreed by the London Advisory Committee. HBMC are therefore prepared to authorise the grant of consent in respect of the listed building application and will raise no objection to the accompanying planning application, subject to the concurrence of the Secretary of State. Although HBMC have some concerns about the subdivision of the "Rotunda" and reservations about the demolition of Building "D" and the loss of the laundry, they are satisfied with the proposals for the Kendall's Hall and with the detailed treatment proposed for the "Rotunda" and the replacement block for Building "D". They consider that there is a pressing need to halt the current process of dereliction and to bring the site swiftly back into use. They have therefore concluded that the "balance of advantage does appear to lie in favour of accepting the current proposals", and consider that a legal agreement with the developers is essential to ensure that the development does not become a design and build contract and that associated environmental improvements should include repaving and new lighting on the perimeter of the site.

#### 6.0 ASSESSMENT

6.1 This section tackles the following issues in this order:

- a) the general principles on which development of this site must be assessed (and the general acceptability of the current scheme), in terms of land use and conservation/design issues
- b) detailed analysis of design issues for each block in the light of the various comments made by local groups as set out in paras. 5.2 and 5.3 above.
- c) proposed nursery and requirements of Education Dept.
- d) traffic issues, including pedestrian access
- e) compliance with technical standards, including landscape proposals

#### A. GENERAL PRINCIPLES

6.1 The site has proved to be an extremely difficult one to develop, given the complexity of constraints imposed by the Planning Brief, Listed Buildings and Conservation Area Legislation, Council Policy as expressed in the Borough Plan and the draft UDP and the expectations of the local community. This complicated nature is evidenced by the failure of two previous schemes which have proved ultimately unworkable due to their lack of viability in current market conditions and given the structural and geological constraints of the site. The current scheme has therefore to be looked at in the light of all these issues and particularly in the light of the need to produce a

into non-residential use - see paragraph 6.22 below.

- (d) B1 commercial uses are not provided - although proposed in the 1989 scheme, such uses are not favoured by draft UDP policy and the applicants maintain that this option is no longer economic and that there is no demand for B1 space in this location. Change of use of Buildings "E/F" into residential rather than B1 is possible and acceptable. However B1 use in the "Rotunda" would be advantageous in keeping the space open and reducing overlooking - see para. 6.12 below.

6.5 Comparative Table of Landuses between the 3 schemes:

	<u>Assael</u>	<u>Burrell-Foley</u>	<u>Hunt-Thompson (R4)</u>
Residential	85 units	60 units	57 units
Carspaces	92 spaces	92 spaces	57 spaces
B1 office	1625m <sup>2</sup>	4990m <sup>2</sup>	Nil
Education	nursery & sch. playground	nursery & sch. playground	nursery & sch. playground
Other	community hall	surgery	Nil

(All schemes provide public footpath).

- 6.6 The question of affordable housing has been put to the developers as a new request arising from the draft UDP. They maintain that the scheme is incapable of providing a proportion of social housing for viability reasons alone. Costings show that it is unlikely to attract Housing Corporation funding due to the expense of creating units on this complex historic site. Moreover the nature of the site, buildings and layout is considered to be not ideally appropriate for this. It has been argued by officers that the aim of retaining and restoring the Listed Buildings should be the main priority on this site, together with the provision of educational use. This, together with the physical constraints of this difficult site, are considered to justify an exception to this policy. Members agreed to adopt this approach at their last briefing on 4th October 1994 and to concentrate instead on educational provision as a community benefit.

- 6.7 The need for a nursery has arisen not only from the Planning Brief but also directly from the Education Department who are desperate for more space for the adjacent New End School which is expanding currently into two form entry and with full day care facilities for the under fives. The strategy is that the existing nursery and playground would be relocated and expanded into the new

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- 6.9 The proposal as revised is substantially better than the original John Reynolds Scheme and also the Assael Scheme in terms of the conservation of buildings: It now retains Buildings "E" and "F" (as well as Buildings "A" and "B", the retention of which have never been disputed) and the replacement buildings are more sympathetic in design and bulk. It should be borne in mind that it has taken over 6 months of negotiations to convince the developers of the need for the conservation of the existing non-listed buildings which are now to be retained and the appropriate design of new buildings where these are proposed. Discussions since have concentrated on the merits of retaining other non-listed buildings and on fine-tuning the design of new buildings to be more sympathetic to the unique character of the local townscape. However the scheme does entail the demolition of Building "D", an important townscape element on the New End frontage, and the laundry block, an interesting and unique structure of some charm on the site. The applicants argue that both are unsuitable for conversion to residential (for economic and physical reasons) and that there is no demand for other non-residential uses on this site. The Heath & Old Hampstead Society prefer the retention of all these buildings and the cottages. Officers of English Heritage and Camden have maintained that demolition should be a last resort and such demolition is, in the case of Building "D", a particularly sensitive issue in the light of PPG15. These two buildings are examined more closely in paras. 6.15-6.20 below. It should be noted that Members at the October 1994 briefing appeared to be satisfied with the principle of the replacement of Building "D" as envisaged but were still concerned at the loss of the laundry block.
- .10 It is accepted however that a certain degree of demolition and new build has to take place (particularly in respect of the proposed new cottages in Streatley Place and in the centre of the site) to fund the restoration of key listed buildings (see Paragraph 6.7 above) - this balance of demolition and restoration is broadly acceptable, given the unique circumstances of the site, the need to create space for facilities such as parking, and the applicants' justifications (economic and physical) for the loss of Buildings "C/D", "G", "H" and "I". It is considered that the replacement buildings are appropriate, both within the site and on street frontages, and that they preserve the character and appearance of the Conservation Area in line with Government guidance and the Council's policies in the draft UDP.
- 11 It should be noted that the officer from English Heritage who supported the Burrell-Foley Scheme has continued to be involved throughout all negotiations on this site and has supported the balance of conservation and new build in this scheme. Furthermore very recently, the London Advisory Committee its meeting on 3rd March 1995 considered the final scheme and has raised no fundamental objections.

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6.16 The applicant's case for demolition is based on the following factors:

- (a) the nature of the loadbearing structure makes it prohibitively expensive and structurally disruptive to accommodate off street parking within the building.
- (b) major structural alterations would be needed to convert the building to residential use in order to achieve satisfactory layouts and meet means of escape requirements, given its internal plan form and arrangements and the sloping street levels.
- (c) there are major limitations in accommodating sufficient car parking elsewhere on the site.
- (d) the retention of the Heath Street "tower" and the redevelopment of the remainder of the building would provide an opportunity to improve the character at street level (at present blank) with the building set-back and the introduction of front doors and double aspect residential units.

6.17 The proposed replacement building for Building "C/D" follows a similar form to the existing, with the ridge line of the roof following that of the "tower" end at Heath Street and stepping down for the section adjoining Kendall's Hall. Architecturally it uses a similar vocabulary to the existing and it retains a feeling of solidity which relates well to Kendall's Hall. From a townscape point of view the retention of the Heath Street "tower" safeguards key views of the site from the north and west. New End as a street will benefit from the setting back of the building and the better integrated and more open ground floor frontage. The proposed increased depth of the building is expressed as a series of weatherboarded bays to the rear, with terraces below. These are considered to be an improvement over the initial proposals. There have been a number of detailed design comments, which can be safeguarded by conditioning the detailed design of the elevations and materials. Officers have assessed the proposed demolition in the context of Government advice in PPG15 and the Council's guidance in the draft SPG. It is considered that the proposals on balance meet both sets of tests and are consistent with Council policy. In the context of the development of the site as a whole, the proposals on balance, not only provide the important opportunity for underground car parking, but also for double aspect residential units of a good standard that would not be achieved if the existing building were retained. In addition, it is considered that the proposed replacement buildings "preserve" the character and appearance of this part of the conservation area.

.18 **Buildings "E/F"**  
The proposals include the demolition and replacement of the later rear extension with a lower and smaller extension and minimal balconies facing along the rear of the Mansfield Place properties. This is welcome as it would improve the space around the Rotunda and its relationship with Building "E/F", particularly when viewed from Mansfield Place. Overlooking issues from this extension are discussed in para. 6.36 below.

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6.23 The proposals include the construction of six cottages and an educational building along the Streatley Place frontage. Streatley Place has a special character, derived in part from its narrowness and the variety in views and enclosure along its length. Key buildings are New End Primary School, New Court, Mansfield Place, Buildings "E/F" and the Cnimney. It is considered that the proposal to set back the houses along part of the frontage (but retain a hard edge for the nursery building) is consistent with the variety along the length of Streatley Place at present. The loss of the high wall on the north side of Streatley Place and its proposed replacement with six cottages and the educational building is not considered damaging to the character of Streatley Place. The creation of "defensible space" immediately in front of New End Primary School is considered to be important and should help provide a safer environment within this part of Streatley Place. It should be noted that the School have requested this section to be opened up and planted to improve light and security here. The proposed design, incorporating a variety of elements, is within the "cottage" vernacular of the area and relates well to both Mansfield Place and the school opposite; this design and setback form is similar to other short terraces of this nature elsewhere in this Conservation Area. The form, scale and design of the proposed replacement buildings is considered acceptable subject to condition requiring the submission of detailed design and materials.

C. PROPOSED NURSERY

6.24 Following requests from the Education Department and extensive discussions between Council officers, developers and the school governors since mid 1994, the latest revision now incorporates a nursery on Streatley Place effectively replacing the originally proposed two houses at the end of this terrace. The nursery is designed to cater for two separate age groups totalling 45 children, with separate entrances and play areas both internal and external. The location of the building on this site, with its split levels, is therefore ideal for this purpose: The ground floor and first floor contain separate play rooms, adjoining two playgrounds on rear and side split levels. The third floor attic accommodation comprises staff room and offices. The chimney which is to be retained is integral to the playground and is to be maintained by the developers; this matter is covered by the proposed legal agreement. The main entrance is via a lychgate feature on Streatley Place directly opposite the existing school entrance; additional entrances for the two play spaces are provided at rear and side. Two dedicated car spaces are provided in the car park for staff and visitors. Total internal floorspace is 265 m<sup>2</sup> with 9 m<sup>2</sup> external storage space plus a total of 109 m<sup>2</sup> external play space. The Education Department are satisfied with this, although they are concerned that the play space is somewhat sub-standard (i.e. 20 m<sup>2</sup> less than the existing one and 50 m<sup>2</sup> below their ideal preference), they nevertheless consider it to be acceptable given the context of the total package of benefits provided to the school.

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D. TRAFFIC ISSUES

- 6.29 In accordance with draft UDP standards, one car space per unit is provided plus two additional spaces for nursery staff and visitors. This is acceptable given the need to provide on-site car parking but at the same time finding adequate space for vehicles within this congested site and without car parking requirements impinging upon the need to retain existing listed buildings. The site entrance remains under a new build Block C arch on New End (as proposed in earlier schemes) with the advantage taken of existing sloping levels to create three distinct car park areas - 25 spaces are provided in the basement of the rebuilt Block D; a split level central courtyard containing 13 below and above each other on a terrace behind Kendalls Hall; and 8 behind the new Streatley Place cottages. The internal road linking these lower areas is at the minimum width allowable for a separate road and pavement and at the maximum gradient of 1:8 possible on this steep site yet allowing disabled access. There is adequate manoeuvring and servicing space and the design has been developed in accordance with requirements from the Highway Engineers.
- 6.30 The issue of retention of buildings and car park provision is inter-related: e.g. if Building "D" has to be retained, the implications are that 25 spaces would have to be found elsewhere on the site which is already mostly taken up with parking and servicing space; if Buildings "G" and "H" (the cottages) have to be retained, their disposition in the centre of the site would further squeeze the space for car parking available. The Heath & Old Hampstead Society have produced an alternative car parking plan in order to achieve the retention of Building "D", the laundry and the cottages (Buildings G/H/I), whilst at the same time providing a nursery. The applicants have provided a detailed critique of this - essentially there are insufficient car spaces, unacceptable road widths, new levels and gradients (1:6) and high retaining walls, loss of landscape opportunities, private gardens and aesthetic character to Kendalls Hall and the Laundry Block, and unacceptable proposed emergency access. Finally there is extra expense and structural implications of excavations proposed which are of concern given the high water table and geological instability on this site. The Council's traffic officers have examined the proposed alternative and the response which the applicants have made to it, and conclude that the proposed alternative would not be acceptable in terms of dimensions, gradients, carspace locations, entrances, emergency access, and manoeuvring space. For these reasons it is not considered that the HOHS alternative plan is a viable one given the various constraints and standards that have to be met.
- 6.31 Pedestrian routes are provided throughout the site linking the various elements. The developers have now agreed to keep the key route between the New End arched entrance and the Streatley Place entrance adjoining the nursery open for public access between dawn and dusk. This will also enable

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increase in overlooking and noise intrusion into the cottage gardens is inevitable because of the need to re-use these blocks and because of the peculiar circumstances of the site; although the Burrell-Foley scheme proposed offices here to overcome this, this perceived concern would still be apparent.

- (a) "Rotunda" - the lower floors are obscured from view by the cottage at no. 6 so that only the windows and balconies at second and third floor level are visible. The orientation is such that it is impossible to look directly into any cottage windows but there will be long views down into the front gardens.
- (b) Buildings "E/F" - again only the top two floors are visible over the roofs of the cottages and these are over 30 metres away from opposite windows at no. 7-12 Mansfield Place. The rear windows at nos. 1 to 5 are also unaffected due to the extreme angle between windows. Nevertheless this block is a very prominent and obtrusive feature looking down onto the cottages and their gardens and the applicants have revised the floor plans so that flats face east and only circulation corridors face Mansfield Place. It is considered that this can be reinforced by a condition requiring obscured glazing on this elevation to reduce the psychological impact perceived by introducing habitable space into these ward blocks. However a requirement to keep them fixed shut would be unreasonable for maintenance and ventilation purposes.
- (c) Building "E" extension - new french doors and balconies are introduced in this extension to take advantage of south facing views and sunlight, replacing the currently existing toilet windows. However, these have been reduced in size following objections. Because of the changes in levels there will be overlooking at a distance into the gardens from the upper two balconies but because of the orientation, there is no overlooking into windows. It would not be possible to introduce windows instead on the north west elevation due to serious problems of privacy between this block and the Rotunda flats.
- (d) Block H - no problems are anticipated here, as it is 30 metres away from New End houses.

#### vi) Landscape Issues

Plans submitted envisage a variety of hard and soft landscape on all remaining spaces scattered throughout the site. In addition to numerous private gardens and terraces, there will be a communal paved and planted areas between Blocks C/D, Building "A" and Buildings "E/F". The central courtyard mainly composed of car parking and manoeuvring

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layout and location. It is also considered that its retention will be aesthetically incongruous in its proposed context next to high buildings and below a very high retaining wall behind the car park. The need to provide car parking and access to UDP standards and the requirements of the school prevent a satisfactory alternative as proposed by the Heath & Old Hampstead Society.

7.6 The equation is finely balanced between the need to conserve as many buildings as possible, the need to provide an essential educational facility, and the need to ensure that any scheme remains financially viable and realisable, yet at the same time meets technical standards. It is considered in conclusion that on balance the latest scheme represents an adequate solution to these problems and has the guaranteed advantage of providing a much needed local educational resource and of restoring this long derelict site swiftly back into beneficial use. It is noted that the scheme also enjoys now the support of English Heritage and the RFAC.

7.7 The recommendation is therefore to grant planning permission subject to a legal agreement covering the issues set out below, for the scheme proposing 57 units and a nursery block. The alternative scheme with 59 units only is recommended for refusal due to the omission of any social/community benefit as required by draft UDP policy HG6 for developments in residential/mixed use areas and as required by the 1987 Planning Brief. The original duplicate Reynolds scheme is proposed to be withdrawn since the applicants no longer wish to pursue this and it has been superseded by later revisions. It is important that a decision is arrived at swiftly, bearing in mind the very imminent Public Inquiry set for 23rd May 1995 and the timescales required to submit proofs of evidence etc.

#### Legal Agreement

7.8 If Members are minded to grant planning permission, it is proposed to secure the implementation of the nursery to the satisfaction of the Education Dept. and other improvements, by means of a S.106 legal agreement. The following heads of agreement are proposed for inclusion:

- 7.9
1. Erection of new nursery building fitted out with services and gifted as a freehold site to London Borough of Camden Education Department (max. £400,000).
  2. Contributions to: start-up costs of nursery (£15,000); fixtures, fittings and equipment (£32,000); Education Dept. fees (£2000); landscaping of existing school environmental area and playground (£5000).
  3. Maintenance, insurance and repair liabilities for retained chimney in proposed nursery playground.

- public access thru site

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- retention of lighting in street, please  
- retention of SP - retention of site

1996. The implications of not providing this nursery is that annual expansion to complete 2-form entry operation will come to a halt.

- 7.13 This provision of nursery education to meet demand as a Council education objective is supported by the draft UDP in Policy SC10. Furthermore, it is considered that provision of social and community use such as a nursery is a necessary planning requirement in the development of the site to ensure the provision of a satisfactory mixed land use character with appropriate supporting local services and facilities for both the existing and proposed residential community: this approach is supported by draft UDP Policy HG6.
- 7.14 For the above reasons therefore, it is considered that the alternative 59 unit scheme should be refused planning permission on the grounds of lack of social/community provision in a mixed use development and failure to address educational requirements and therefore non-compliance with draft UDP policy. The associated listed building application for alterations, demolition etc. should also be refused for reason of lack of an acceptable replacement scheme.

Comments of the Borough Solicitor:

- 7.15 The Borough Solicitor does not have any comments to make on the content of this report.

8.0 RECOMMENDATIONS

- 8.1 That planning permission is granted for the part refurbishment and part redevelopment of the site to provide 57 self-contained residential units and a school nursery building and associated playgrounds, together with associated carparking and servicing for 59 cars and new vehicular access from New End and pedestrian access from Streatley Place, as shown on drawings \*\*\*, as revised on 24th May 1994, 15th July 1994, 21st September 1994 and 19th December 1994, (PL9300042R4),

subject to a legal agreement covering the issues contained in paragraph 7.8 above,

and subject to following conditions:

1. The details of the elevations and facing materials to be used on the buildings shall not be otherwise than as shall have been submitted to and approved by the Council before any work on the site is commenced.  
(SC13)
2. The whole of the car parking accommodation shown on the drawings shall be provided and retained permanently for the parking of vehicles of the occupiers and users of the remainder of the building, and the two car spaces adjoining the

Any trees removed without the Council's consent or dying or being severely damaged or becoming seriously diseased during that period shall be replaced as soon as reasonably possible and, in any case, by not later than the end of the following planting season, with trees of such size and species and in such positions as may be agreed with the Council, without prejudice to any further action the Council may consider appropriate to secure the protection of existing trees.  
(SC36)

9. Details of the design of building foundations and the layout, with dimensions and levels, of service trenches and other excavations on site insofar as these items may affect trees on or adjoining the site, shall be submitted to and approved by the Council's Planning, Transport & Employment Services before any works on site are commenced.  
(SC37)
10. The development shall be constructed in strict accordance with the drawings hereby approved.  
(SC57)
11. Notwithstanding the provisions of Article 3 of the Town and Country Planning General Development Order 1988 (as amended) or any Order revoking and re-enacting that Order, no development within Part 1 (Classes A-H) and Part 2 (Classes A-C) of Schedule 2 of that Order shall be carried out without the grant of planning permission having first been obtained from the Council.  
(SC58)
12. The west-facing windows on the second and third floors of Blocks E/F shall be glazed in obscured glass and permanently retained as such.
13. A method statement, including details of the access/egress for construction vehicles, in respect of the works of demolition which are approved concurrently as part of the scheme for which planning permission is hereby granted and the construction of all new buildings shall be submitted to and approved by the Council before any works start on site.
14. A working party shall be established comprising representatives from the owners of the development, the architects and contractors, relevant officers from the Council's Environment Department and English Heritage, and residents living in adjoining dwellings. The working party shall meet once a month to discuss issues relating to the demolition and construction of the new development.

3. Noise from demolition and construction works is subject to control under The Control of Pollution Act 1974. You are advised to consult the Council's Planning, Transport & Health Service, Pollution Team, Town Hall, Argyle Street entrance, Euston Road, WC1H 8EQ, (tel: 071-278 4444), or to seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within normal working hours and by means that would minimise disturbance to adjoining premises.  
(SI11)
4. In good time, prior to the start of construction (or if appropriate, demolition) on site, the contractor shall discuss and agree with the Council's Traffic Management Section (tel: 071- 860 5629) detailed arrangements for the transportation of goods and materials to and from the site. The Council will prosecute those responsible for any breaches of the provisions of the Highways and Litter Acts which occur as a result of construction on the site.  
(SI12)
5. Your attention is drawn to the need to consult the Council's Engineering & Consumer Protection Service, Waste Management Team, Town Hall, Argyle Street entrance, Euston Road, WC1H 8EQ, (tel: 071-278 4444) regarding arrangements for the disposal of refuse.  
(SI13)
6. If a revision to the postal address becomes necessary as a result of this development, application under Part 2 of the London Building Acts (Amendment) Act 1939 should be made to the Council's the Planning, Transport & Employment Services, (Street Naming & Numbering) Camden Town Hall, Euston Road, WC1H 8EQ (tel: 071-860 5613).  
(SI24)
7. In the light of this decision, it is assumed that no further action need be taken on the existing unrevised duplicate application (ref:9300043/ 9370006/9360005) and therefore it will be considered as withdrawn.  
(SI26)
8. Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted.  
(SI41)

8.2 That listed building consent is granted for alterations to Buildings "A" and "B", together with the demolition of Buildings "C", "G", "H" and "I", the partial demolition of

66/29

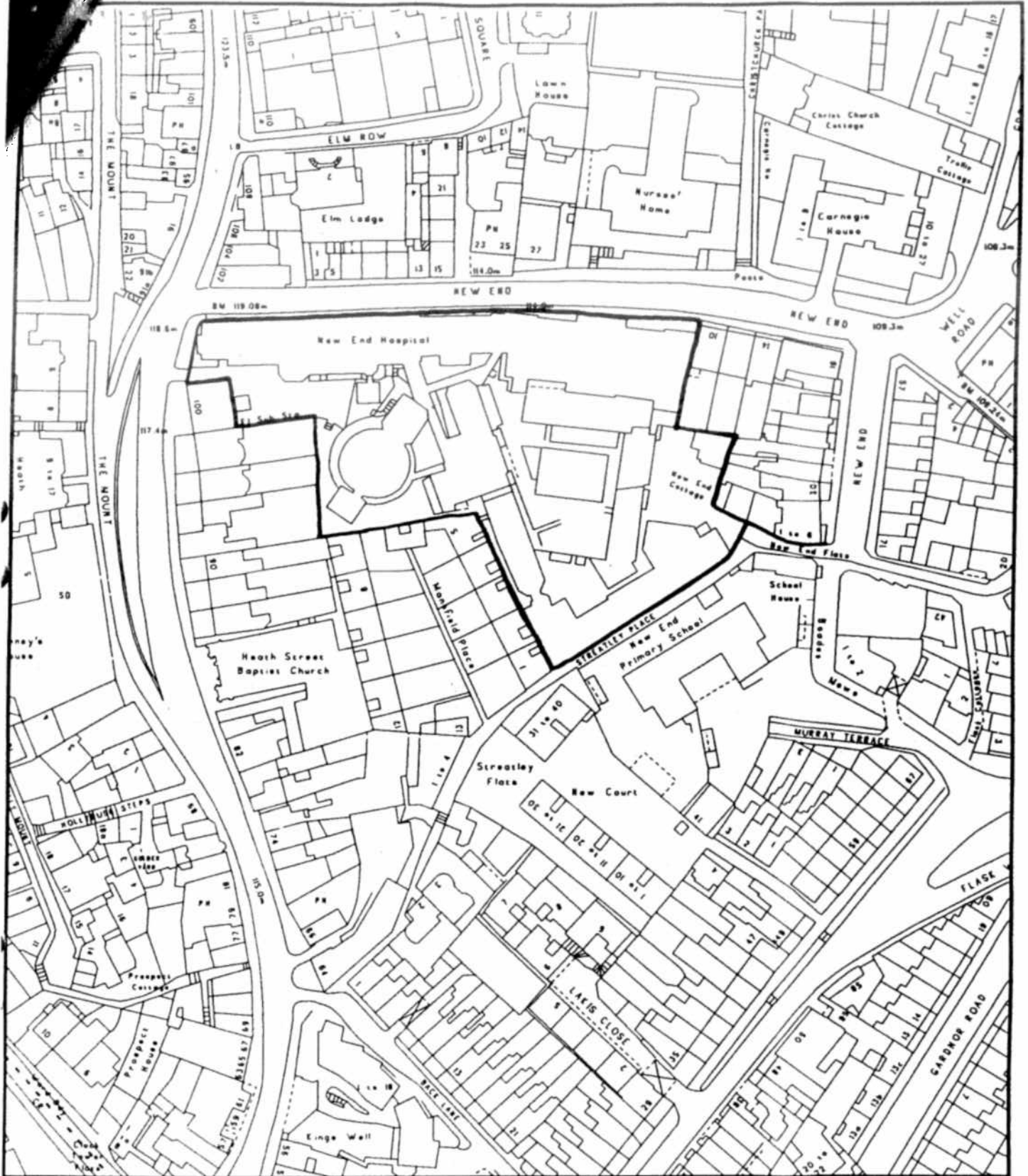
9.0 LOCAL GOVERNMENT ACT 1972 - ACCESS TO INFORMATION

- 9.1
1. Results of public consultations
  2. Report from applicants dated 14th March 1995
  3. Letter from HBMC dated 24th March 1995

9.2 Contact Officers: Charles Thuairé  
0171-860-5562

David March  
0171-860-5955

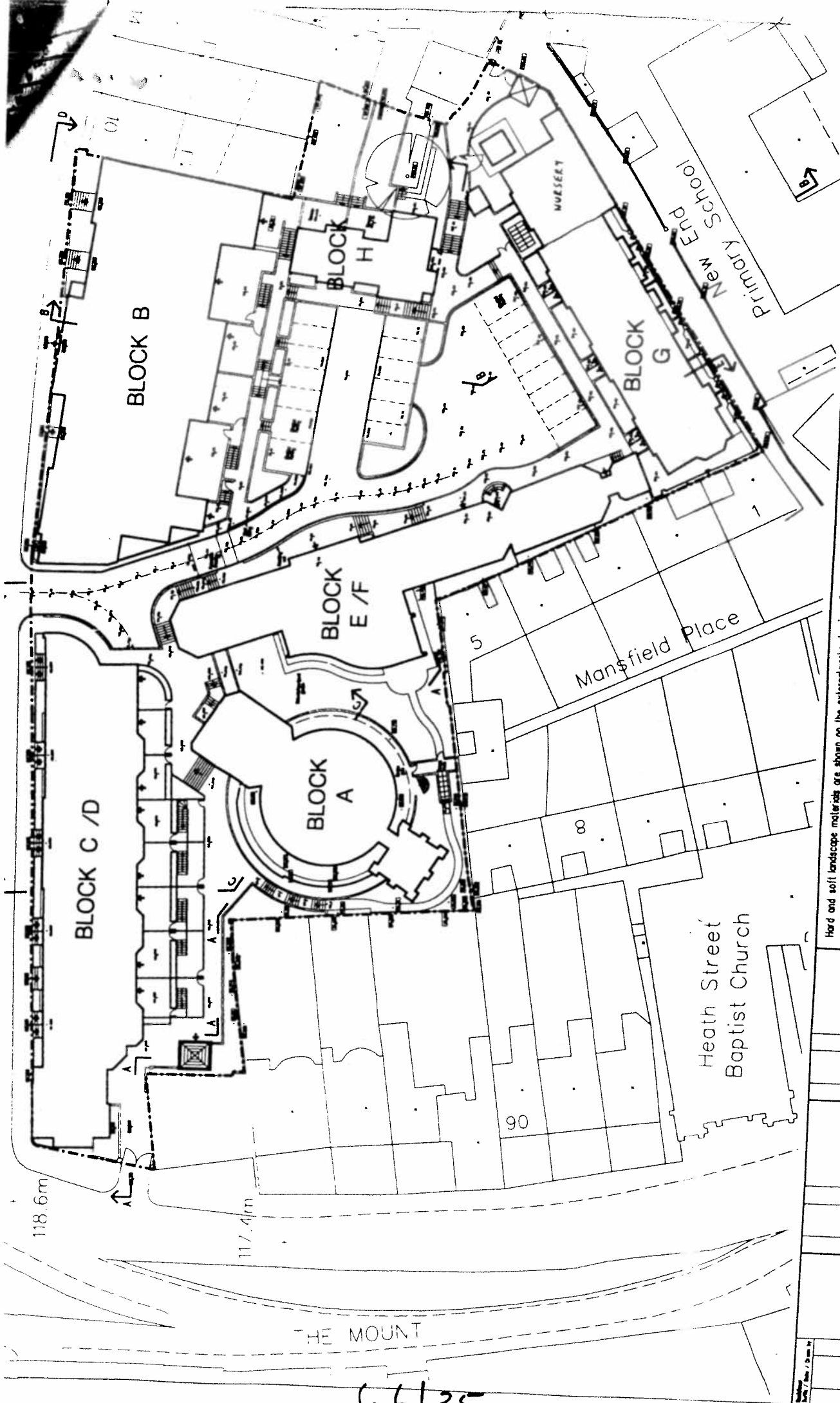




**NEW END HOSPITAL SITE**

**London Borough of Camden**

Planning Transport & Health Services  
Town Hall Extension  
Argyle Street Entrance  
London WC1H 8EQ



Hard and soft landscape materials are shown on the external works drawings. See drawing series A1(021) onwards.  
 Site sections see drawings A1(005) and A1(006)

*PROPOSED PLAN.*

NEW END HOSPITAL  
 PROPOSED SITE PLAN  
 UPPER SITE PLAN

BLANK	D
A 1(076)	
200	MAR 94
DI	

6.6/25