



Planning Solutions Team
Planning and Regeneration
 Culture & Environment
 Directorate
 London Borough of Camden
 2nd Floor
 5 Pancras Square
 London
 N1C 4AG

www.camden.gov.uk/planning

Date: 18/04/2018
Our ref: 2018/0758/PRE
Contact: Samir Benmbarek
Direct line: 020 7974 2534
Email: samir.benmbarek@camden.gov.uk

Mr Aditya Kashikar
 Estates and Facilities Department
 St. Pancras Hospital
 4 St. Pancras Way
 London
 NW1 0PE
By email

Dear Mr Kashikar

Re: Highgate Mental Health Centre, Dartmouth Park Hill, London, N19 5NX

Thank you for submitting a pre-planning application enquiry for the above property which was received on 22nd February 2018 together with the required fee of £974.00

1. Drawings and documents

Pre-planning letter dated 12 February 2018
 871-12 Stand Alone S136 Suite 'Option 1a'
 871-14 Stand Alone S136 Suite 'Option 4'

2. Proposal

Erection of building to facilitate a Section 136 suite

It is noted that there are two options proposed. Option 1 is an adult suite, which can accommodate 5x patient rooms at a footprint of 231sqm. Option 2 would provide an additional children's suite with 2x patient rooms. The children's entrance and exit would be independent from the adults'. The footprint for option 2 would be 342sqm.

3. Site description

The application site is an empty section of land within the Highgate Mental Health Centre complex towards the northeast of the site by the main vehicular and pedestrian entrance from Dartmouth Park Hill. To the north of the section of land is existing (disabled) car parking, to the west and south is the main hospital building, short and long stay wings and to the east is another hospital building, which fronts onto Dartmouth Park Hill. The buildings to the west and east of the section of land are described as buildings that make a positive contribution to the Highgate Village Conservation Area.

The site is located within the Highgate Village Conservation Area and within the geographical area of the Highgate Neighbourhood Form. Dartmouth Park Hill acts as the borough boundary between the London Borough of Camden to the west and the London Borough of Islington to the east. Adjacent to the site within the LB Islington is the Whittington Hospital. The site is also located immediately south of Waterlow Park which is designated Metropolitan Open Land (MOL).

4. **Relevant planning history**
No planning application history.

5. **Relevant policies and guidance**

[National Planning Policy Framework 2012](#)

[The London Plan March 2016](#)

[Camden Local Plan 2017](#)

A1- Managing the impact of development
A2- Open Space
D1- Design
D2- Heritage
T1- Prioritising walking, cycling and public transport
T2- Parking and car-free development

[Camden Planning Guidance 2011/2013](#)

CPG1 (Design)
CPG6 (Amenity)
CPG7 (Transport)

[Highgate Conservation Area Appraisal and Management Strategy 2007](#)

6. **Introduction**

This written response is based on the drawings submitted in the “Drawings and Documents” section, a site visit conducted on 05 March 2018 and a pre-application meeting conducted on 04 April 2018. Should the pre-application scheme be altered, some of the advice given may become redundant as a result of this. This advice may not be considered relevant if adopted planning policies at national, regional or local level are changed or amended. Other factors such as case-law and subsequent planning permission may affect this advice.

7. **Assessment of Design of Proposed Building**

Policy D1 seeks high quality design in all developments. The Council will require that development respects the local context and character and are of high quality that compliments the local character. Furthermore, policy D2 will preserve and, where appropriate, enhance Camden’s diverse heritage assets and their settings including conservation areas.

In consideration of Camden Planning Guidance 1 (Design), developments in undeveloped pieces of land should consider the following:

- Ensure the siting, location, scale and design of the proposed development has a minimal visual impact on the existing setting;
- Use materials which complement the overall character of the surrounding area.

In review of the submitted drawings, aerial photography, site visit and above guidance, it is considered that both options of the proposal are acceptable in principle in this location subject to its detailed design. The proposed single storey building would not be visible when traversing along Dartmouth Park Hill due to its location within the complex, and the roof would be visible at certain vantage points when viewed from neighbouring Waterlow Park.

The administration block located to the west of the proposal and the eastern block along Dartmouth Park Hill are brick built 19th century hospital buildings which make a positive contribution to the character and appearance of the Highgate Village Conservation Area. However, it is considered that an existing late 20th century single storey office block of poor quality compromises the contribution made by the eastern block, which is located next door.

In order to respect the neighbouring buildings the proposed building would need to be set apart from them in order to conserve the setting of the two positive contributors and for them to remain fully visible when viewed from the entrance of the complex; within the grounds or when viewed from Waterlow Park.

No elevations or information on detailed design has been provided on the proposal and therefore a full assessment cannot be provided. It is recommended that the new building draws on the context of the two neighbouring buildings around it in regards to its materials and design; including the use of stock brick and timber framed windows. Either a pitched roof or a flat roof is supported subject to it being part of a high quality design that is not bulky or dominating in comparison to the two neighbouring buildings.

It is recommended that once confirmation has been given on which option will be proposed that further discussions are held to provide further feedback and advice on the proposal on design grounds. Overall, the principle of the building is acceptable but subject to a high quality designed building which draws context from its surroundings (i.e. the administration building and the eastern block) within its detailed design.

8. Open Space, Trees and Landscaping

Policy A2 (e) of the Camden Local Plan states in order to protect green spaces the Council will protect non-designated spaces with nature conservation, townscape and amenity value, including gardens, where possible.

The proposed building is to be located within some open space towards the northwest of the site near the main vehicular and pedestrian entrance. This portion of land appears to be the only quality green space within the Health Centre site. Due to its location by the main entrance and the administration block it is assumed that it is in use by patients, staff and visitors. Furthermore, green space would be regarded a factor within the existing setting and function of the mental health hospital as it provides amenity value to patients, staff and visitors.

The seven-room option (2) as proposed would take up the entirety of the existing open space. If this larger option is pursued then every effort should be made to maintain as much green space as possible. You are encouraged to explore options for consolidating the functions of the existing single storey building into the proposed building in order to minimise the built footprint across this part of the site.

Another possibility may be to build further into the existing car parking space at the north of the green space to provide more length to the building, therefore reducing its width and its take up of the existing green space while still achieving the necessary footprint required. The provision of remaining green space would also contribute towards the previous point of ensuring the independence of the building and the setting and space of the two neighbouring positive contributors.

The design of the proposals needs to include hard and soft landscaping and planting potential as integral considerations from the outset. Currently within the section of land for development, there are some saplings in place. It is encouraged that if space is available for trees and planting to be provided within the development. Hard and soft landscaping details would be required as part of the detailed design of the development to ensure a high quality

surrounding as well as a high quality building. Some green space should be proposed to remain for amenity purposes of patients, staff and visitors of the Highgate Mental Health Centre.

9. Adjoining Open Space (Metropolitan Open Land)

The application site is adjoined to the north by Waterlow Park that is designated as Metropolitan Open Land (MOL) within the London Plan. Policy A2 of the Camden Local Plan seeks to protect enhance and improve access to Camden's Parks, open spaces and other green infrastructure.

Although the site is not located within the MOL, policy A2(g) provides strong protection to maintaining the openness and character of the MOL. It is considered due to its immediate proximity to the MOL, that the proposal could to an extent affect the setting (including the openness and character) of Waterlow Park.

Therefore, as detailed within section 7 (Design), a high quality designed building is imperative (including its form, position, scale and detailed design) in order to preserve the character and appearance of the application site and avoid harm to the setting and character of the adjoining designated open land.

10. Adjacent Residential Amenity

Policy A1 of the Camden Local Plan seeks to ensure that the amenity of neighbouring properties is protected. It states that planning permission will not be granted for development that causes harm to the amenity of occupiers and neighbours in terms of loss of daylight, sunlight, outlook and privacy.

It is considered that the proposed building would not impact upon the residential amenity of neighbouring occupiers as there are no residential buildings within the complex or surrounding the section of land that is to be developed on.

Due to the proposals height, scale, massing and location (for both the 5x room or 7x room option), it is considered that the building would not adversely impact upon the amenity of the occupiers of the wing to the south of the development (which is known to accommodate short and long stay patients) in respect to daylight, sunlight, overlooking and outlook.

11. Transport and Servicing

Construction works and construction movement vehicles have the potential to disrupt the day to day functioning of the surrounding highway network for an extended period of time and will need to be carefully managed to ensure disruption is kept to a minimum. A construction management plan (CMP) would be required via a S106 agreement with an associated financial contribution of £3,136 to cover the costs of reviewing, monitoring and enforcing the CMP.

Adjacent to the development site is existing covered and secure cycle parking spaces which will need to be relocated within the complex to accommodate space for the building. As well as the relocation of the existing cycle parking spaces, additional cycle parking spaces would need to be provided for the proposed building at 1x space per every 5x staff in line with table 6.3 of the London Plan. Further details would be required on the type of cycle parking/storage and its fixtures.

There are 8x disabled parking spaces and 4x motorcycle parking spaces which will be removed to accommodate the development. It is expected that these parking spaces are to be provided elsewhere within the Highgate Mental Health Centre complex. This may

increase should the advice given in section 8 be considered in which the building may be built further into the car parking spaces.

12. Sustainability

Policy CC2 of the Camden local Plan details that the Council will expect all development to be resilient to climate change. All development should adopt appropriate climate change mitigation such as incorporating green roofing, maintaining and reducing surface water run-off and measures to reduce the impact of urban overheating.

It is strongly recommended that the roofing of the proposed development should incorporate measures of surface water off as well as to proposal a green roof to mitigate some sustainability concerns.

13. Conclusion

In conclusion, the principle of the building to facilitate a S136 suite is supported by the Council but subject to a very high quality development in respect to its detailed design; its character and setting in relationship to the 2x adjoining buildings; provision for green space and hard and soft landscaping elements as well as its impact upon the setting of the adjacent Metropolitan Open Land (Waterlow Park) where the building will be viewed from.

The proposed building would not harm the amenity of adjoining residential occupiers, as there is none adjacent to the proposed building. A CMP would be secured via a S106 legal agreement to monitor the impacts of the construction on the local highway network. The detailed design of the proposed building should respond contextually to the two positive contributors located on either side. It is strongly recommended that you undertake further pre-application discussions on design once the options for development have been examined further. Overall, the principle is supported subject to a high quality and considered design and impact on the open space within the site.

14. Planning application information

If you submit a planning application which addresses the outstanding issue detailed in this report satisfactorily, I would advise you to submit the following for a valid planning application:

- Completed form – Full Planning Permission
- An ordnance survey based location plan at 1:1250 scale denoting the application site in red.
- Floor plans at a scale of 1:50 labelled 'existing' and 'proposed'
- Roof plans at a scale of 1:50 labelled 'existing' and 'proposed'
- Elevation drawings at a scale of 1:50 labelled 'existing' and 'proposed'
- Section drawings at a scale of 1:50 labelled 'existing' and 'proposed'
- Design and access statement
- Sample photographs/manufacturer details of proposed materials and landscaping
- The appropriate fee £1,848 (for option 1) or £2,310 (Option 2).
- Please see [supporting information for planning applications](#) for more information.

We are legally required to consult on applications with individuals who may be affected by the proposals. We would put up notices on or near the site and, advertise in a local newspaper. The Council must allow 21 days from the consultation start date for responses to be received.

It is likely that that a proposal of this size would be determined under delegated powers, however, if more than 3 objections from neighbours or an objection from a local amenity group

is received the application will be referred to the Members Briefing Panel should it be recommended for approval by officers. For more details click [here](#).

This document represents an initial informal officer view of your proposals based on the information available to us at this stage and would not be binding upon the Council, nor prejudice any future planning application decisions made by the Council.

If you have any queries about the above letter please do not hesitate to contact Samir Benmbarek on 0207 974 2534

Thank you for using Camden's pre-application advice service.

Yours sincerely,

Samir Benmbarek

Planning Officer
Planning Solutions Team