

Application ref: 2018/4834/P
Contact: Samir Benmbarek
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Date: 29 March 2019

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

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www.camden.gov.uk/planning

FDE Architects
25 Rectory Road
London
E17 3BG

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Highgate Mental Health Centre
Dartmouth Park Hill
London
N19 5NX

Proposal: Erection of single storey building to facilitate inpatient suites (Use class D1) including the installation of mechanical plant; erection of link to new building with associated alterations; alterations to existing car park and landscaping works to mental health centre complex

Drawing Nos: 871-P: 101; 102; 103; 104; 105; 106; 107; 108C; 109C; 110; 111A; 112; 113; 114; 115; 117. 871-217. Unnumbered cast stone image and detail; Unnumbered material images. Design and Access Statement by FDE Architects dated October 2018 (Revised March 2019). Plant Noise Assessment by Cole Jarman (Ref:18/0627/R1).

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and

Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

871-P: 101; 102; 103; 104; 105; 106; 107; 108C; 109C; 110; 111A; 112; 113; 114; 115; 117.871-217. Unnumbered cast stone image and detail; Unnumbered material images. Design and Access Statement by FDE Architects dated October 2018 (Revised March 2019). Plant Noise Assessment by Cole Jarman (Ref:18/0627/R1).

Reason: For the avoidance of doubt and in the interest of proper planning.

- 4 The proposed windows shall be constructed in line with the drawings hereby approved and the building shall be clad in accordance with the brick samples (Daneshill Yellow and Farnham Red) submitted to and hereby approved, unless otherwise confirmed in writing by the Local Authority.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 5 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

a) Sample panel board of the brickwork to show bond and mortar, including typical detailing (utilising a traditional header and stretcher bond) at dimensions of 2sqm to be erected on site.

b) Manufacturer's specification details of all facing materials (other than brick) (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).

c) Typical details including elevations and sections at 1:10 of, external doors, railings, and as well as entrance canopy at 1:50.

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of

the London Borough of Camden Local Plan 2017.

- 6 The cumulative sound level from the proposed external building services and fixed plant shall be 10dB below (15dB if tonal) the lowest background sound level assessed at 1m outside the windows of the nearest affected receptor at any time. The proposed plant shall be installed and constructed to ensure compliance with the limits and mitigation measures identified in the Cole Jarman noise report (Report ref: 18/0627/R1).

Reason: To ensure that the amenity of occupiers of the surrounding premises is not adversely affected by noise from mechanical installations/ equipment, in accordance with Policy A4 of the Camden Local Plan 2017.

- 7 Prior to the operation of the MVHR units and the extract, in duct silencers shall be installed in line with the recommendations set out in the Cole Jarman noise report (Report ref: 18/0627/R1). The silencers shall thereafter be retained and maintained in line with manufacturers specifications.

To ensure that the amenity of occupiers of the surrounding premises is not adversely affected by noise from mechanical installations/ equipment, in accordance with Policy A4 of the Camden Local Plan 2017.

- 8 Before the relevant part of the work commences, details of the 3x cycle parking spaces shall be submitted to and approved by the local planning authority. The approved facility shall thereafter be provided in its entirety prior to the first occupation of any of the development, and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T1 of the London Borough of Camden Local Plan 2017.

- 9 Prior to the commencement of above ground works, full details of hard and soft landscaping, tree replacements and means of enclosure of all un-built, open areas have been submitted to and approved by the local planning authority in writing. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policies A2, A3, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 10 Any trees or plants which within a period of 5 years from the occupation of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the site maintains a high quality of landscaping which contributes to the visual amenity and character of the area, in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 11 Prior to first use of the building hereby permitted, confirmation of the necessary water network upgrade works shall be submitted to and approved by the local authority. Such details shall include confirmation that either: (i) all water network upgrades required to accommodate the additional flows from the development have been completed; or (ii) a housing and infrastructure phasing plan has been agreed with Thames Water to allow additional properties to be occupied. Where a housing and infrastructure phasing plan is agreed no occupation shall take place other than in accordance with the agreed housing and infrastructure phasing plan.

Reason: In order to ensure that the development does not give rise to no or low water pressure in an area with limited capacity and that works to accommodate additional demand are completed so as to protect the existing water environment in accordance with policy CC3 of the London Borough of Camden Local Plan 2017

Informative(s):

- 1 Reasons for granting permission:

The scale and footprint of the proposed Section 136 building is considered as appropriate within its setting on a piece of open space within the Highgate Mental Health Centre complex and with its relationship with its neighbouring buildings on the site. The building would be single storey and would be read as a subservient building to the main hospital building and the eastern wing building rather than compete with it within a confined setting. A link would also be constructed from the main reception building to the proposed single storey building that is also considered acceptable in its scale.

The new building would be constructed from yellow stock brick and red stock brick detailing within the brick bands and window arches. Specific brick choice samples have been provided that are considered appropriate and are secured by condition. The proposed building would also feature aluminium sash windows. The appearance of the building overall bears resemblance to the neighbouring hospital buildings. The entrance of the building would be recessed from the front elevation with a canopy above and would be constructed with corten steel and recessed textured blockwork. Brickwork samples have been submitted to officer's for review in which the proposed brickwork is considered appropriate.

A condition requiring a further sample panel of the proposed brickwork including features as well as a condition requiring the submission of samples of all facing materials will be secured upon approval to ensure a building of high quality design. Overall, the design of the proposed building is considered acceptable and is not considered to impact upon the character and appearance of the Dartmouth Park Conservation Area.

The site is located immediately south of Waterlow Park which is designated Metropolitan Open Land (MOL). The site is also at a lower ground level than the park as the lands slopes to the south. As the building has been considered to be appropriately designed, is single storey in height and would not be readily

visible from the park due to the difference in ground levels; it is considered that the proposal would not have a harmful impact upon the setting of the neighbouring MOL.

As the proposal is located within the hospital complex, it would not impact on the amenity of residential occupiers as there are none located adjacent to the application site. It is further considered that the proposed building would not impact upon the amenity of the users of the hospital, in particular long-stay patients.

The application proposes the installation of mechanical plant to service the proposed building. The application was accompanied by an acoustic report that demonstrates the proposed plant will be acceptable in regards to noise standards with additional mitigation. This mitigation would be in-duct silencers. Overall, the proposal is considered acceptable in environmental health considerations subject to conditions. These conditions are the implementation of the in-duct silencers prior to the use of the mechanical plant; and to ensure that the cumulative sound from the proposed building services and fixed plant to be 10dB below(15dB if tonal) the lowest background sound level. This is to ensure that there are no adverse impacts to adjoining residential occupiers or hospital patients.

- 2 The proposal would be developed upon existing car-parking spaces. As a result the existing car park would be reconfigured which would result in a net loss of 1x car-parking space. This is considered acceptable overall within transport considerations and disabled parking spaces are still provided along with an ambulance parking space. The revised vehicular access to the proposed building is considered acceptable and would not impact upon everyday vehicular journeys these alterations are not located within the public highway and within the site. A construction management plan and a highways contribution are not required in this instance.

Existing cycle parking spaces are to be retained and relocated within the site to accommodate the proposed building. 3x cycle parking hoops are to be proposed along with the existing cycle parking facilities which can accommodate an additional 3x cycles. Subject to a condition for details of the parking hoops (including its siting), the proposal is considered acceptable in regards to cycle parking.

The proposal would be developed on an existing piece of green space within the hospital site. This green space is located by the vehicular and pedestrian entrance of the complex and due to its location in between the complex entrance and the main building, it is considered that this would be in use by patients, staff and visitors and provides some amenity value as such. The proposal has incorporated hard and soft landscaping around the proposed building including tree planting. This is considered to mitigate the loss of the valuable small green space while continuing to provide amenity value to the hospital site. Further details to be submitted on hard and soft landscaping will be secured upon condition as will a condition to ensure that any planting that dies within five years after the occupation of the development will be replaced within the next planting season.

The local area is subject to the existing issues of low water pressure and comments received from Thames Water have raised concern that the new units will necessitate additional water network updates. Given this concern and the potential for disruption to the local water environment, a condition in line with Thames Water's request has been added.

The proposal has been reviewed by the Council's Accessibility Officer who raises no objection to the development in regards to access, including the provision and layout of the disabled car parking spaces.

1x comment has been received prior to making this decision which was duly noted. The application site's history and relevant appeal decisions were taken into account when coming to this decision.

Special attention has been paid to the desirability of preserving and enhancing the character and appearance of the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

Therefore, the proposed development is in general accordance with policies C1, C6, A1, A2, A3, D1, D2, CC3 T1 and T2 of the London Borough of Camden Local Plan 2017. The proposal also accords with the London Plan 2016 and the National Planning Policy Framework 2019.

- 3 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 4 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 5 A Trade Effluent Consent from Thames Water will be required for any Effluent discharge other than a 'Domestic Discharge'. Any discharge without this consent is illegal and may result in prosecution. Pre-treatment, separate metering, sampling access etc, may be required before the Company can give its consent.
- 6 A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate

what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 02035779483 or by emailing wwriskmanagement@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk/wastewaterquality

- 7 Thames Water require the existing and proposed point of connection into the foul network as well as the pre and post development flow rates and whether the connection will be pumped or via gravity. This information can then be utilised to assess the impact the development will have on the sewerage network.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2019.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey grid background.

Daniel Pope
Chief Planning Officer