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Dear Sir/ Madam,

Town and Country Planning Act 1990 (as amended)
Town & Country Planning (Development Management Procedure) (England) Order 2015

C&I New Mental Health Inpatient Facility - Submission of a Full Planning Application for New Substation and Generator at Highgate West Mental Health Centre, Dartmouth Park Hill, N19 5TR

Introduction

On behalf of our client, Camden and Islington NHS Foundation Trust, please find enclosed a full planning application (ref. PP-10160900) submitted for the construction of a new substation and generator in the existing car park of the Highgate West Mental Health Centre ('HWMHC').

The application is submitted electronically via the Planning Portal under reference PP-10160900 and seeks full planning permission for the following:

"Construction of a new substation and generator in connection with the new inpatient mental health facility at Highgate East."

In line with validation requirements, the following documentation is submitted in support of this application:

- Application Form;
- Existing and Proposed Plans, Elevations and Site Sections (prepared by Ryder Architecture);
- Planning, Design and Access Statement (within this Letter);
- Noise Impact Technical Note (prepared by GL Hearn);
- Tree Protection Plan and Arboricultural Method Statement (prepared by Barrell Consultants);
- Electrical Services Report (prepared by Bam); and
- Dartmouth Park Hill Service Tunnel Report (prepared by Bam).

The statutory planning application fee (£234.00) will be paid via Planning Portal.

Site Background

The Site is located within the existing car park at the south of the existing Highgate Mental Health Centre campus adjacent to an existing tank.

The Site currently provides parking for 13no. cars. There are existing trees which bound the south of the Site. There are also existing residential properties located to the immediate south at Lulot Gardens.

The recently approved new mental health facility on the opposite side of Dartmouth Park Hill (ref. P2020/0687/FUL and P2020/0761/LBC – London Borough of Islington) is under construction in consolidation with the existing mental health services currently provided at the Highgate West Mental Health Centre. The proposed new substation and generator are required in direct connection with the new mental health facility.

The new mental health facility is provided as part of the wider Project Oriel which is a wider NHS estate initiative facilitating the move of Moorfields Eye Hospital onto a new site at St Pancras Hospital. The project will see services move out of the current Moorfields site to a new “*integrated eye care, research and education facility*” run in partnership with University College London. As part of the same scheme, C&I have secured Department of Health funding to demolish buildings in St Pancras and move inpatient beds to the new location on the current Whittington Hospital site. The move of services is due to be completed by 2022 so that Moorfields can finish its project by 2025.

Proposals

The proposed development includes a new UKPN substation and a new generator tank to serve the new mental health inpatient facility on the opposite side of Dartmouth Park Hill which was permitted by the London Borough of Islington under ref. P2020/0687/FUL and P2020/0761/LBC.

Planning Policy Position

Section 38(6) of the Planning and Compulsory Purchase Act (2004) states that planning applications for development should be determined in accordance with the Statutory Development Plan unless material considerations indicate otherwise.

Any planning applications submitted to the London Borough of Camden ('LBC') will be considered against the Development Plan. The National Planning Policy Framework is also a material consideration.

Development Plan

For the purposes of determining planning applications at the Site, the Development Plan for LBC comprises the following:

- London Plan (2021);
- Camden Local Plan (2017); and
- Site Allocations Plan (2013).

Relevant policies relating to the proposals are referred to where appropriate below.

Planning Assessment

Principle of Development/ Proposed Use

The Site comprises existing brownfield and previously developed land on part of the existing campus at HWMHC. It is therefore considered that the principle of development is established, subject to other policies of the Development Plan.

Policy C1 states that the Council will support the provision of new or improved health facilities, in line with NHS requirements. As has been set out above, there is a specific requirement for the proposed development in connection with the new facility on the Whittington Hospital campus which is provided as part of the wider strategic works at St Pancras Hospital. **Policy GG3** also supports development which seeks to plan for appropriate health and care infrastructure to address the needs of London's changing and growing population.

Loss of Existing Use

The Site is an existing car park on the campus which contains an existing tank previously used to serve the HWMHC campus. The proposals will require the loss of 7no. parking spaces, however given the objectives of **Policy T2** in reducing car parking across the borough, this is considered to be acceptable.

Bulk, Scale, Massing

The proposals have been reviewed in detail to ensure that the proposed new substation and generator tank are as efficient as possible in terms of scale and size. The proposed built form is therefore the minimum required to ensure efficient and effective operation. There will be an increase in built form but considering that the Site is on an existing campus where building heights reach 4 storeys, this will not incur any significant impact on the surrounding area. There is also an existing substantial tree belt to the immediate south of the Site further increasing the screening of the Site and reducing visual impact on existing residential properties on Lulot Gardens to the south. In this respect, the proposals are in accordance with the requirements of **Policy D1**.

Noise Impact

This application is supported by a Noise Impact Memo prepared by GL Hearn which confirms that with the proposed acoustic screening around the proposed generator, noise impacts will be mitigated. The maximum screening possible is proposed to protect against any detrimental impact on the adjacent residential properties at Lulot Gardens. In any case, it should be noted that the generator is required for emergency use only. Regular testing is undertaken however this is undertaken for up to half an hour only during daytime hours. In this respect, the proposals are considered to be acceptable and in accordance with **Policy A1** and **A4**.

Trees

To accommodate the new substation and generator, it is necessary to remove two clusters of trees which have been assessed as Category B and C trees and therefore of limited value to the character of the area. Although visible in glimpses from outside the Site, they are suppressed by the prominent backdrop of larger trees located to the immediate south at Lulot Gardens. An Arboricultural Method Statement and Tree Protection Plan are submitted as part of the application and confirm that it is acceptable to remove the trees of limited value and also provide additional

guidance which should be followed to ensure the protection of those to be retained. In this respect, it is considered that proposals are therefore in accordance with **Policy A3**.

Transport Matters

As set out above, the proposals will result in the loss of 8no. existing parking spaces but as none of these are accessible spaces, this is considered acceptable and in accordance with policy requirements.

Summary

We trust the enclosed provides you with adequate information to progress and validate the application. Should you require any further information or clarifications, relating to either the specific proposed development included as part of this application, or the new mental health facility at the Whittington Hospital to which it relates, please do not hesitate to contact me.

Yours faithfully,



Jessica Wilson

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