

Application ref: 2021/4204/P
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Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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London
WC1H 9JE

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planning@camden.gov.uk
www.camden.gov.uk/planning

Newsteer
c/o HubHub
20 Farringdon Street
EC4A 4AB

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Whittington Hospital
Highgate Wing

Dartmouth Park Hill
London
N19 5TR

Proposal: Construction of electricity substation and generator with associated tank.

Drawing Nos: Site Location Plan 0410 P04, 3650 P04, 3651 P04, 3050 P04, 20175-BT1 (6051 & 10007-00Rev P02). Newsteer: Cover letter 27/08/2021. Bam: Dartmouth Park Hill Service Tunnel Report. GL Hearn: Technical Note 10/08/2021. C&I New In-Patient Hospital Tunnel. Barrell Tree Consultants: Arboricultural assessment and method statement. Barrell Tree Consultants: Manual for managing trees on development sites, Tree protection plan.

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 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 The development hereby permitted shall be carried out in accordance with the following approved plans Site Location Plan 0410 P03, 0410 P04, 3650 P04,

3651 P04, 3050 P04, 20175-BT1 (6051 & 10007-00Rev P02). Newsteer: Cover letter 27/08/2021. Bam: Dartmouth Park Hill Service Tunnel Report. GL Hearn: Technical Note 10/08/2021. C&I New In-Patient Hospital Tunnel. Barrell Tree Consultants: Arboricultural assessment and method statement. Barrell Tree Consultants: Manual for managing trees on development sites, Tree protection plan.

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

- 3 Noise emitted from the development hereby permitted shall not increase the minimum assessed background noise level (expressed as the lowest 24 hour LA90, 15 mins) by more than 14 dB one metre outside any premises.

Reason: To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by noise from mechanical installations/ equipment in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 4 The emergency generator hereby permitted may be operated only for essential testing, except when required by an emergency loss of power.

Reason: To ensure that the amenity of occupiers of the development site and surrounding premises is not adversely affected by vibration in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 5 Testing of emergency generator hereby permitted may be carried out only for up to one hour in a calendar month, and only during the hours 09.00 to 17.00 hrs Monday to Friday and not at all on public holidays.

Reason: To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by noise from mechanical installations/ equipment in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 6 Prior to the commencement of works on site, tree protection measures shall be installed and working practices adopted in accordance with the Arboricultural Impact Assessment and Method Statement by Barrell Tree Consultancy dated 30th September 2020 ref. 20175-AA-AS. All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with BS5837:2012 and with the approved protection details. The development shall be monitored by the project arboriculturalist.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 of the Camden Local Plan 2017 and policy OS2 of the Highgate Neighbourhood Plan 2017.

- 7 Prior to the end of the next available planting season following the completion of development, at least six trees shall be planted in accordance with details of replanting species, position, date and size, where applicable, that have first

been submitted to and approved by the local planning authority in writing.

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 and A3 of the London Borough of Camden Local Plan 2017 and policy OS2 of the Highgate Neighbourhood Plan 2017.

Informatives:

1 Reasons for granting permission:

The proposed installation of the electricity substation, generator and associated generator tank is considered acceptable. The installation is required in connection with the recently approved new mental health facility on the opposite side of Dartmouth Park Hill (within the London Borough of Islington boundary, refs: P2020/0687/FUL and P2020/0761/LBC).

The installation shall be connected to the opposite side of the road via an existing service tunnel with no impact on the public realm. The substation shall have a footprint of approximately 8m by 4.7m, the maximum height shall be 1.4m above ground level. The generator and tank shall have a footprint of approximately 9.7m by 4.2m, the maximum height shall be 3m above ground level.

A emergency generator noise impact assessment submitted alongside the application has been checked by the Council Planning Pollution Officer. Conditions 3, 4 and 5 would ensure that the noise impact of the development on local amenity is minimised, as required by policy A1 of the Camden Local Plan.

The proposal includes the removal of two clusters of low value trees (total of 6 Birch trees, category B and C), however other mature trees surrounding the site shall be retained shielding views of the installation following development. Council Tree Officers have raised no objection subject to condition 7 which would secure replacement trees, in accordance with policy A3 of the Local Plan and policy OS2 of the Highgate Neighbourhood Plan.

The application site is within the Highgate Conservation Area, the local Advisory Committee (Highgate CAAC) commented on the scheme in relation to noise impacts and appearance of the installation, but raised no objection. Given the predominantly enclosed location and proposed use associated with the hospital, the development is considered to preserve the character of the conservation area. Council Conservation Officers were consulted on the scheme and raised no objections.

The proposal includes the loss of 7 standard car parking spaces from the existing car park site, 6 spaces shall be retained which is considered to be acceptable, as confirmed by the Council Transport Officer.

The proposed substation building shall be single storey and positioned perpendicular to existing windows and so is not considered to have any

negative affect. The taller element of the installation, the generator and associated tank, is much narrower at the upper level and so not considered to have a significant impact. By virtue of the nature, scale and location of the works, the proposed development is not considered to cause any significant additional impacts on the amenity of adjoining residential occupiers in terms of loss of light or outlook.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the adjacent 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.

No objections were received prior to making this decision. The planning history of the site and relevant appeal decisions have been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, A3, D1 and D2 of the Camden Local Plan 2017 and the relevant policies of the Highgate Neighbourhood Plan 2017. The proposed development also accords with the London Plan 2021 and the NPPF 2021.

- 2 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).
- 3 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

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 2021.

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 'DP', is positioned above the typed name and title.

Daniel Pope
Chief Planning Officer