
From: Hannah Thompson [REDACTED]
Sent: 07 June 2022 16:10
To: Kate Henry
Cc: Jessica Wilson
Subject: RE: 2022/1691/P - Highgate Mental Health Centre - CAAC objection

[EXTERNAL EMAIL] Beware – This email originated outside Camden Council and may be malicious Please take extra care with any links, attachments, requests to take action or for you to verify your password etc. Please note there have been reports of emails purporting to be about Covid 19 being used as cover for scams so extra vigilance is required.

Hi Kate,

Please see the table below responding to the key objection points summarised on the final page of CAAC's objection. Please let us know if you've any queries.

Also, thank you for sending over the additional comments you have received over the last week or so last night – we will provide a response to those comments separately.

Objection Comment	Response
1. The removal of five mature trees is unacceptable:	<ul style="list-style-type: none">• The trees to be removed have been assessed by a professional arboriculturist as being of low value with a limited amenity presence.• The public benefits are also considered to greatly outweigh the loss of these trees, and the loss is mitigated by replanting new in their place. Please refer to DAS p38.
2. Views from the listed Waterlow Park would be substantially or less than substantially harmed by the proposals.	<ul style="list-style-type: none">• Please refer to the submitted Planning Statement and Heritage Statement which both confirm that suitable and proportionate assessment of the impact on views has been undertaken (in accordance with pre-application advice received from the Council).• The Heritage Statement states that the scheme would not result in 'any less than substantial harm'; any harm is considered to be greatly outweighed by the public benefits of the scheme.
3. The settings and significance of the heritage assets, namely, Waterlow Park and Highgate Conservation Area, would be substantially or less than substantially harmed by the proposals which would not be	<ul style="list-style-type: none">• Please refer to the submitted Planning Statement and Heritage Statement which set out the substantial public health benefits which will outweigh the less than substantial harm to the

adequately offset by the public benefits. Harm to Highgate Cemetery and St Joseph's needs evaluation.	<ul style="list-style-type: none"> heritage assets. Therefore, the relevant tests of the NPPF have been met and the application is acceptable.
4. Harm to the settings and significance of the Hospital Buildings which are positive contributors should be mitigated by means of revisions to the proposed design.	<ul style="list-style-type: none"> Please refer to the Heritage Statement which concludes that impact on these buildings will be neutral and therefore the design is considered acceptable in this respect.
5. Clarity on the Hospital's overall longer term intentions for this site needs to be provided.	<ul style="list-style-type: none"> The Trust has no further development plans on this Site in the current Transformation Programme.
6. M10021-HUN-ZZ-XX-DR-A-07-0200 Existing and proposed elevations (North): where are the two buildings indicated in white on the site plan?	<ul style="list-style-type: none"> Please refer to Block Q and Block 4 on drawings 01-0310 & 01-311.
7. M10021-HUN-ZZ-XX-DR-A-07-0202 Existing and proposed elevations (E): where are the single storey building shown in profile and the two storey building with a pitched roof located on the site plan?	<ul style="list-style-type: none"> Please refer to Block Q and Block 4 on drawings 01-0310 & 01-311.
8. M10021-HUN-ZZ-XX-DR-A-07-0203 Existing and proposed elevations (S & W): where is the single storey building with a pitched roof and two windows located on the site plan?	<ul style="list-style-type: none"> Please refer to Block Q on drawings 01-0310 & 01-311. Please note the two windows are part of the new build.
9. M10021-HUN-ZZ-00-DR-A-0330: it would be helpful to have the section and grid lines shown. <ol style="list-style-type: none"> There is a dotted line to the west of the entrance but no explanation of what it indicates. The staircase from the main entrance lobby (pink area) has 11 treads/12 risers or more per half flight indicating a tall floor to ceiling height (see below). There is a shared break-out space (blue) with a short flight of stairs but it is not clear where it is coming from as there is a window where a fire door would be expected; the lobby appears to serve two en-suites. 	<ul style="list-style-type: none"> Please refer to section drawings and the indicative legend in the top right corner for the location of the section. Drawings 06-0012 and 06-0013; <ol style="list-style-type: none"> Dotted lines indicate a canopy/overhang. Please refer to the Design and Access Statement for additional notes (DAS, p13). Standard requirements for Mental Health facilities determined the building heights. HBN 03-01, 10.65 - Ceiling heights should be profiled so that light fittings, detectors etc are out of reach, and that no element can be used as a ligature point. Please refer to the Design and Access Statement for additional notes (DAS, p21). There is a link between the Place of Safety (P.O.S.) and the new Break Out Space of the new build to

	<p>maintain the fire escape routes from the P.O.S. This also allows all staff members (P.O.S. and the MHCAS) to make use of that space. Drawing 01-0330 indicates a door with a swing shown in a dotted line.</p>
<p>10. M100210HUN-ZZ-XX-DR-A-06-0012: the plenums at first floor level are considerably deeper than those on the ground floor. Are renewables incorporated?</p> <p>a. Section C (proposed): It is not evident what the relevance of the vertical dimensions in the new main entrance/stair area is. Is the floor level in that area the new main entrance level? It would be helpful to show the short flight from the fire lobby up to the break-out room level shown dotted here.</p> <p>b. Section D (proposed): It would be helpful to show the short flight of stairs (between gridlines 7 & 8). It is not clear what the ground beam levels, shown in turquoise, indicate in relation to the floor levels.</p>	<ul style="list-style-type: none"> Confirmed, plenums/ceiling voids of the first floor are considerably deeper on the First Floor due to building services incorporated within it and the amount of space required to bypass structural steel and avoid building services from clashing. a. Section C: confirmed – dimensions are not relevant. b. Section D: ground beams and retaining walls shown in turquoise indicate existing structures proposed for retention to avoid impacting the structure of the existing P.O.S. The short run of stairs will be between grids L and E.
<p>11. The new building in terms of its height is not subservient to the neighbouring Listed Buildings. The new building should therefore be lower than the eaves line of the existing buildings by some margin</p>	<ul style="list-style-type: none"> Building height is determined by the ceiling height requirements for Mental Health facilities and the requirement of level access to public buildings. Lowering the building height would either have a detrimental impact on the MHCAS user's safety or will have consequences such as bringing building services currently concealed within the ceiling voids on top of the roof. Please refer to building mass/elevation design process in DAS p25 and 26. Please also see reference to the Heritage Statement above which confirms that there is 'less than substantial harm' to heritage assets which is considered to be greatly outweighed by the benefits of the scheme.

Kind regards,
Hannah

Hannah Thompson
Graduate Planner

20 Farringdon Street, London, EC4A 4AB



Newsteer Ltd. accepts no liability for the content of this email, or for the consequences of any actions taken on the basis of the information provided, unless that information is subsequently confirmed in writing. If you are not the intended recipient you are notified that disclosing, copying, distributing or taking any action in reliance on the contents of this information is strictly prohibited

From: Kate Henry <Kate.Henry@camden.gov.uk>
Sent: 24 May 2022 21:02
To: Hannah Thompson [REDACTED]
Cc: Jessica Wilson [REDACTED]
Subject: RE: 2022/1691/P - Highgate Mental Health Centre - CAAC objection

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good evening,

FYI, the Highgate CAAC have objected to the proposals (see attached). Whilst we have previously said that verified views would not be necessary, it would be helpful if you could provide a response to the CAAC's comments.

Thanks,

Kate

Kate Henry
Principal Planning Officer

Telephone: 020 7974 3794



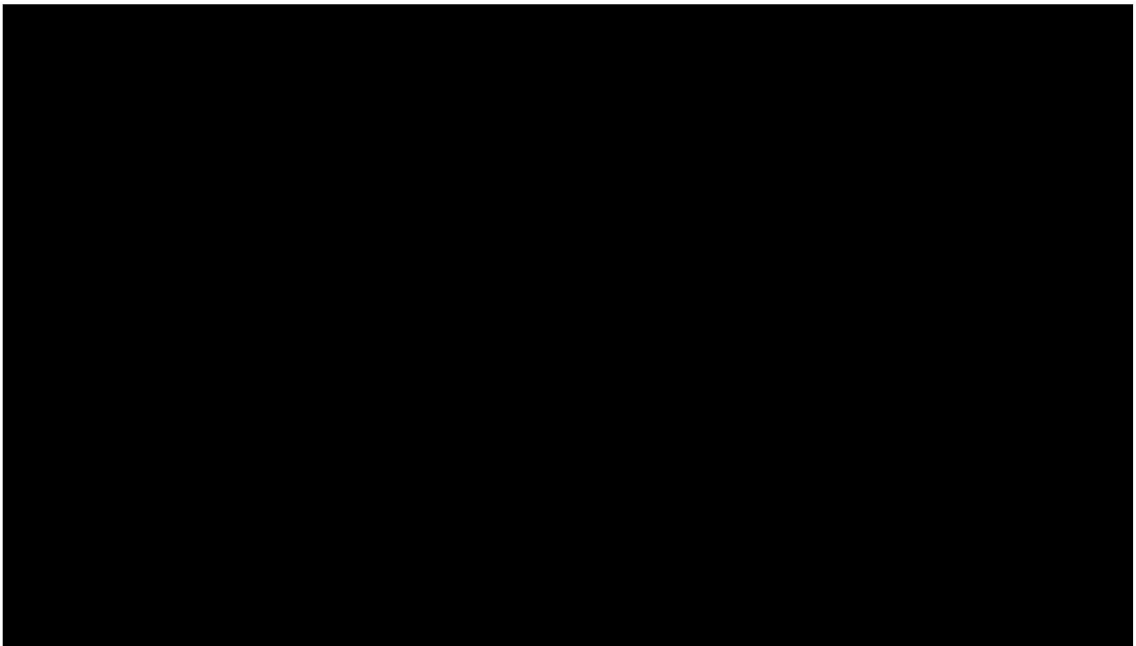
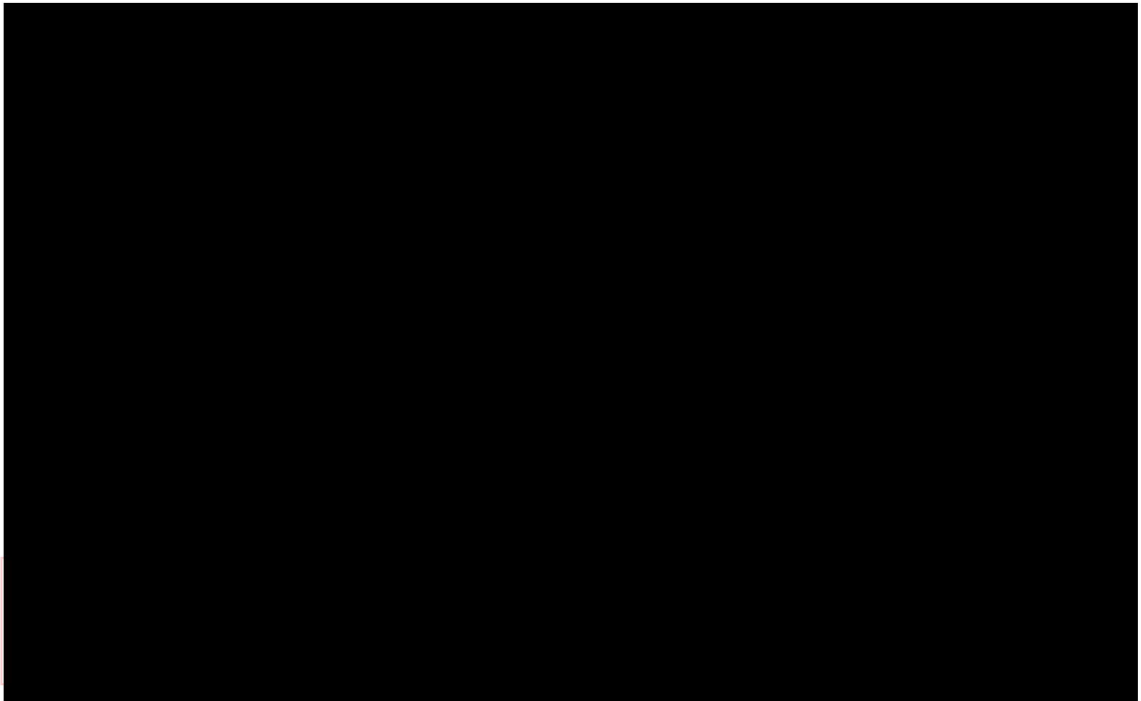
The majority of Council staff are continuing to work at home through remote, secure access to our systems. Where possible please communicate with us by telephone or email.

From: Hannah Thompson [REDACTED]
Sent: 18 May 2022 09:23
To: Kate Henry <Kate.Henry@camden.gov.uk>
Cc: Jessica Wilson [REDACTED]
Subject: RE: 2022/1691/P - Highgate Mental Health Centre

[REDACTED]

[REDACTED]

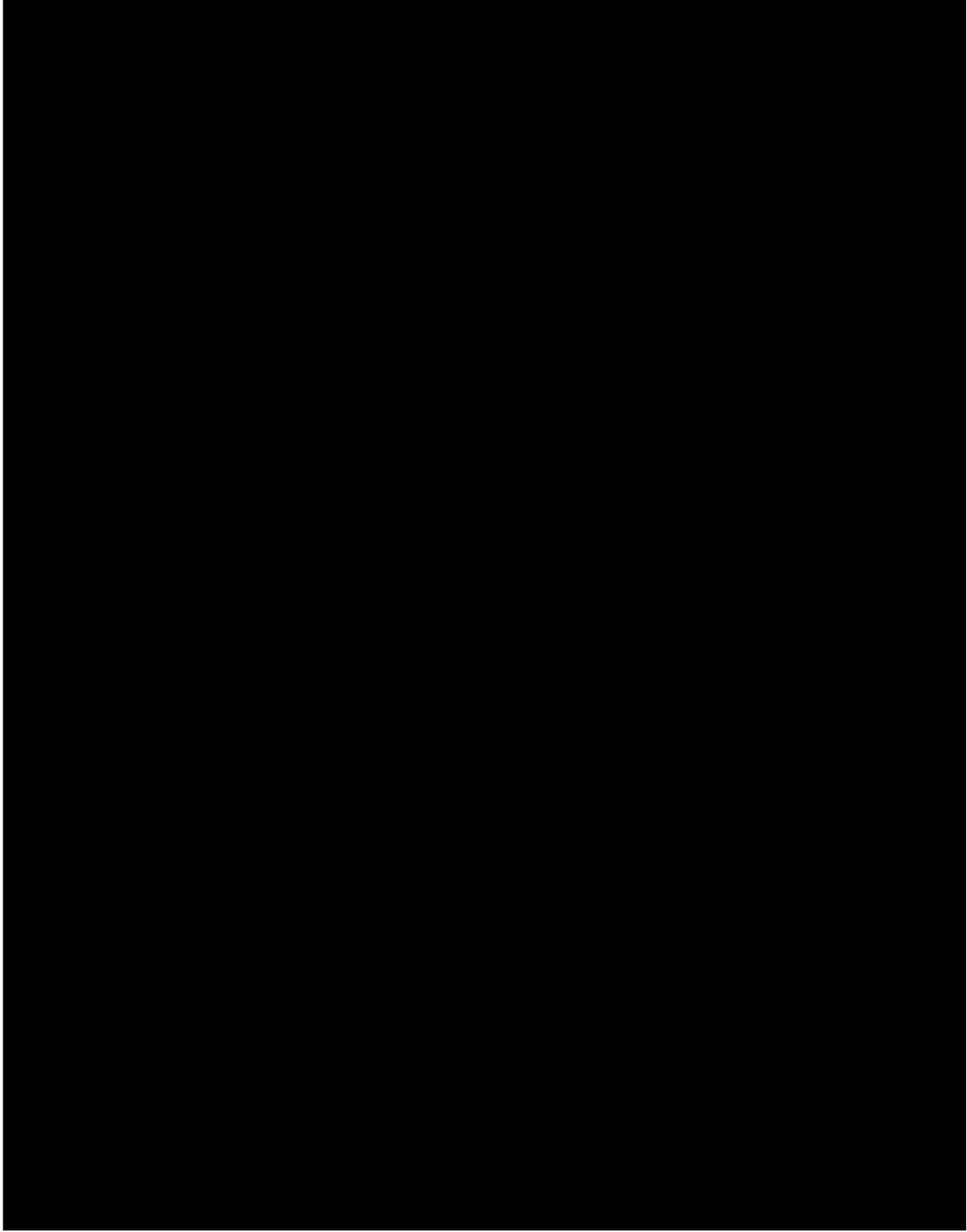
[REDACTED]



[REDACTED]

[REDACTED]

[REDACTED]



Newsteer Ltd. accepts no liability for the content of this email, or for the consequences of any actions taken on the basis of the information provided, unless that information is subsequently confirmed in writing. If you are not the intended recipient you are notified that disclosing, copying, distributing or taking any action in reliance on the contents of this information is strictly prohibited.

