

Application ref: 2022/2169/P
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Date: 13 July 2022

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Newsteer Ltd
C/O Newsteer Real Estate Advisers
HubHub London
20 Farringdon Street
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EC4A 4AB

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 4 temporary buildings (2 two storey and 2 single storey) to accommodate site welfare and office facilities associated with the Camden and Islington New Mental Health inpatient facility currently under construction on the Whittington Hospital site, for a period of 18 months

Drawing Nos: CIOBC-BAM-XX-FN-DR-X-0005; CIOBC-BAM-XX-FN-DR-X-0006;
CIOBC-BMD-XX-XX-DR-S-20201 - C01; HMHCW RYD- 00 00 DR A 1001 - C1; High Gate West Standard drying room Rev 0; High Gate West Temporary Toilets Rev 0; 16 Bay Containex Rev 0; Tree protection plan 19165-8; Temporary Planning Permission Site Welfare Set Up Highgate West - Statement prepared by BAM Construction Limited, dated May 2022; Powrmatic Vision Range Twin Duct Packaged Heat Pump Air Conditioners (undated); Arboricultural assessment & method statement, dated 11/05/2022

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

Condition(s) and Reason(s):

- 1 The temporary structures and associated works hereby permitted shall be

removed and the land restored to its former condition on or before 31/01/2024.

Reason: The type of structures is not such as the Council is prepared to approve, other than for a limited period, in view of their appearance. The permanent retention of the structures would be contrary to the requirements of policies D1 and D2 of the Camden Local Plan 2017.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: CIOBC-BAM-XX-FN-DR-X-0005; CIOBC-BAM-XX-FN-DR-X-0006; CIOBC-BMD-XX-XX-DR-S-20201 - C01; HMHCW RYD- 00 00 DR A 1001 - C1; High Gate West Standard drying room Rev 0; High Gate West Temporary Toilets Rev 0; 16 Bay Containex Rev 0; Tree protection plan 19165-8; Temporary Planning Permission Site Welfare Set Up Highgate West - Statement prepared by BAM Construction Limited, dated May 2022; Powrmatic Vision Range Twin Duct Packaged Heat Pump Air Conditioners (undated); Arboricultural assessment & method statement, dated 11/05/2022.

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

- 3 Details of hard and soft landscaping to be carried out following the removal of the buildings from the site shall be submitted to the Council for approval within 6 months of the date of this decision. Such details shall include details of any proposed earthworks including grading, mounding and other changes in ground levels. The details shall also include details of at least 2 replacement trees. 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 and policy OS2 of the Highgate Neighbourhood Plan 2017.

- 4 All hard and soft landscaping works shall be carried out in accordance with the approved landscape details by not later than the end of the planting season following the removal of the buildings from the site. Any trees or areas of planting (including trees existing at the outset of the development other than those indicated to be removed) which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following 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 landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policies A2, A3, D1 and D2 of the London Borough of Camden Local Plan 2017 and policy OS2 of the Highgate Neighbourhood Plan 2017.

- 5 Prior to the commencement of works on site, tree protection measures shall be installed and working practices adopted in accordance with the Arboricultural

Assessment and Method Statement ref. 19165-AA6-PB by Barrell Tree Consultancy dated 11th May 2022. 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 in accordance with the approved report.

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 and policy OS2 of the Highgate Neighbourhood Plan 2017.

- 6 The approved cycle storage facilities (4 spaces) shall be provided in their entirety prior to the first use of any of the temporary buildings and retained throughout the development.

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

- 7 Noise levels at a point 1 metre external to sensitive facades shall be at least 10dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 15dB(A) below the LA90, expressed in dB(A).

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission-

The proposal is for 4 temporary buildings to accommodate site welfare and office facilities associated with the Camden and Islington New Mental Health inpatient facility currently under construction on the Whittington Hospital site (in the London Borough of Islington), for a temporary period of 18 months.

The application site is within the Highgate Village Conservation Area and the landscaping at the Whittington Estate to the south is locally listed. The proposed temporary buildings would be located at the south-western corner of the hospital site, between a range of 3 storey 1980s hospital buildings and 1970s housing blocks. The buildings would be well screened from the Whittington Estate housing block by substantial trees.

The proposed construction office / canteen and the toilet block would be double

stacked and the 2 drying rooms would be single storey. The application site is the only option available for accommodating these facilities in order to construct the new mental health inpatient unit across the road at the Whittington Hospital site. There would be 15 regular BAM staff in the office and up to 20 sub-contractor staff at any one time. There would be a maximum of 140 operatives using the welfare facilities in groups of a maximum of 50 at a time. The cabins would be surrounded by Heras fencing for security with a security pad control at the main gate. The impacts in landuse and transport terms of this temporary facility are considered acceptable.

The proposed structures would be typical portacabin-style modular units that are temporary in character and appearance and would be relatively well screened from view. Any harm to the conservation area is considered 'less than substantial' and the harm would be significantly outweighed by the public benefits of the proposal (i.e. the building of the inpatient facility at the adjacent hospital site) and the fact the buildings are only temporary (a condition will limit the permission to 18 months until Jan 2024).

The proposed works involve the removal of 2 trees: T6 (Cat B) and T7 (Cat C). Both trees are internal to the site and are not considered to significantly contribute to the character and appearance of the conservation area. The loss of canopy cover and visual amenity could be mitigated against by replacement planting following the removal of the buildings, which will be secured by condition. A further condition will secure the tree protection methods.

No car parking would be provided for the temporary facilities, which is welcomed. The proposals include the provision of 4 cycle parking spaces, which is in excess of the London Plan standards. These will be secured by condition. Given the temporary nature of the application and the urgency with which it is needed, it is considered unnecessary to require a Construction Management Plan and associated Implementation Contribution to be secured by Section 106 Agreement.

It is not considered that the proposed development would cause undue harm to the residential amenities of neighbouring properties by way of privacy, outlook, sunlight, daylight or noise.

Neighbouring occupiers were consulted on the application. One comment has been received prior to making this decision which has been duly taken into account prior to making this decision. The application site's planning history and relevant appeal decisions were taken into account when coming to this decision.

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

- 2 The proposed development is in general accordance with policies A1, A2, A3, D1, D2, T1 and T2 of the Camden Local Plan 2017 and policies TR1, TR2, TR3, TR4, OS2 and DH2 of the Highgate Neighbourhood Plan 2017. The

proposed development also accords with the London Plan 2021 and the provisions of the National Planning Policy Framework 2021.

- 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 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.
- 5 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



Daniel Pope

Chief Planning Officer