

REGULATORY SERVICES COMMITTEE

22 December 2016

REPORT

Subject Heading:

P.1539.16 – Former Harold Wood Hospital, Gubbins Lane, Harold Wood (Date received 11/08/2015, revised plans received 6/10/2015))

Proposal

Reserved matters application for the approval of siting, design, external appearance landscaping (the reserved matters) pursuant to the outline planning permission P0702.08 for Phase 2A Block B of the former Harold Wood Hospital, for the development of 48 residential dwellings, plus associated open space, landscaping, infrastructure and car parking (Revised plans received 30/11/16)

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Policy context

Local Development Framework
London Plan
National Planning Policy Framework

Financial summary

None

SUMMARY

All the reserved matters applications pursuant to the outline planning permission for the redevelopment of the former Harold Wood Hospital granted under ref P0702.08 have now been considered. This reserved matters application is for a revised design for Block B within Phase 2A. There is no change to the number of units proposed, but the design of Block B differs from that approved under P1131.15 by the addition of a partial fourth floor and the creation of a larger undercroft parking area creating an additional 14 car parking spaces.

Staff consider that the development would be sufficiently in line with the parameters agreed for the redevelopment by the outline planning permission which is required by condition. The development is further considered to be acceptable in all other respects.

It is concluded that the reserved matters application should be approved.

RECOMMENDATIONS

That the Committee resolve that reserved matters permission be granted subject to the following condition:

1. The development hereby permitted shall not be carried out otherwise than in complete accordance with the approved plans, particulars and specifications as listed above on this decision notice.

Reason:-

The Local Planning Authority consider it essential that the whole of the development is carried out and that no departure whatsoever is made from the details approved, since the development would not necessarily be acceptable if partly carried out or carried out differently in any degree from the details submitted. Also, in order that the development accords with Development Control Policies Development Plan Document Policy DC61.

2. Prior to the first occupation of the development a car parking management scheme for Phase 2a Block B shall be submitted to the Local Planning Authority for approval in writing. The scheme shall include details of car parking allocation and the measures to be used to manage the car parking areas. The scheme shall be implemented in accordance with the approved details prior to the first residential occupation of this phase of the

development and such measures shall be maintained and retained permanently thereafter.

Reason:-

Insufficient information has been supplied with the application to judge arrangements for the management of parking. Submission of a scheme prior to occupation will ensure that there is no confusion about the allocation and management of parking facilities in the interests of highway safety.

3. Within 3 months of the commencement of Block B a scheme for obscure glazed screening of the rooftop terrace at the eastern end of the block shall be submitted to and approved in writing by the Local Planning Authority. The obscure glazed screening shall be installed prior to the first occupation of Block B and retained permanently thereafter.

Reason:-

Screening of the eastern end of the rooftop terrace is necessary to address the potential for overlooking of garden areas of and loss of privacy to prospective neighbouring dwellings on the site to the east at 65 Gubbins Lane.

INFORMATIVES

1. Following a change in government legislation a fee is required when submitting details pursuant to the discharge of conditions. In order to comply with the Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012, which came into force from 22.11.2012, a fee of £97 per request or £28 where the related permission was for extending or altering a dwellinghouse, is needed.
2. Statement Required by Article 31 (cc) of the Town and Country Planning (Development Management) Order 2010: Improvements required to make the proposal acceptable were negotiated and submitted, in accordance with para 186-187 of the National Planning Policy Framework 2012..

REPORT DETAIL

1.0 Site Description

- 1.1 The former Harold Wood Hospital is located on the western side of Gubbins Lane approximately 500m (¼ mile) south of the junction with Colchester Road (A12), and opposite Station Road and Harold Wood mainline railway station.
- 1.2 The former hospital site is of irregular shape and covers an overall area of approximately 14.58 hectares, including the retained uses. This application

relates to an area of 0.36 hectares located to the north of the Spine Road (St. Clements Avenue) and to the east of the first northern spur road (Wessex Lane) and extends up to Gubbins Lane. To the north of the site lie a former car workshop which is currently being redeveloped, land to the rear of Harold Wood Methodist Church and the rear driveway and gardens to 1 to 7 The Drive. The site is currently occupied by the marketing suite and landscaping.

1.3 There is one existing mature tree within the site which is the subject of a Tree Preservation Order and is to be retained.

1.4 Vehicular access will be from Wessex Lane adjacent to the northern boundary.

2.0 **Description of Proposal:**

2.1 The proposal is a reserved matters application for siting, design, external appearance and landscaping pursuant to outline planning permission P0702.08 in relation to Phase 2A Block B of the redevelopment of the former Harold Wood Hospital site. This would consist of 48 dwellings within Block B providing 13 no. 1 bedroom, 26 no. 2 bedroom and 9 no. 3 bedroom flats.

Siting and Scale

2.2 Block B is proposed as a predominantly 4 storey block reducing to 3 storeys towards its northern edge and with a set back 5th storey over the St. Clements Avenue arm of the block to a maximum height of 15.8m. Block B is designed as a three sided J shape and positioned on the north eastern side of the junction of St Clements Avenue (Spine Road) with Wessex Lane (Road 14). Key outward elevations face St Clements Avenue to the south east, the junction to the south west and Wessex Lane to the west. . The longest 53m elevation faces St. Clements Avenue. The height is staggered slightly to accommodate the sloping land. An area of open space and a preserved Willow tree would be retained adjacent to the St Clements Avenue / Wessex Lane junction. On its northern side a gated courtyard area of parking, undercroft parking spaces, together with the bin and cycle stores are proposed.

Access and Parking

2.3 Vehicular access into the site would be from the east side of Wessex Lane adjacent to the northern boundary of the site for Block B. The redesign of Block B and the site layout would increase the parking provision from 35 spaces to 49. Parking spaces would be provided in the form of a mixture of street side, undercroft and courtyard parking bringing the overall parking ratio to 1 space per unit for phase 2A. A minimum of one cycle storage space per unit would be provided by way of two secure external stores. The entrance to the courtyard parking area would be gated and the undercroft parking spaces would be further controlled by gates.

Design and External Appearance

- 2.4 Block B would provide 48 units comprising of 13 no. 1 bedroom, 26 no. 2 bedroom and 9 no. 3 bedroom apartments of which 3 units at the eastern end of the block on floors one to three would be wheelchair accessible with all three units on the fourth floor being 3 bedroom penthouses. Three of the ground floor units would be accessed from the street side of the development and all others from access cores or the rear parking courtyard. All ground floor units would be provided with their own semi-private terrace and defensive planting, with each apartment on other floors having its own balcony or rooftop terrace area.
- 2.5 The design approach for Block B responds to the prominent location on the area of land to the north of St Clements Avenue and to the east of Wessex Lane in the area currently occupied by the sales building with a 3-sided frontage which addresses the corner location. The frontage is articulated by a consistent vertical rhythm of windows, a constant grey brick ground floor with alternating vertical sections of white render and red brick. Balconies are expressed either as stacked columns or where balconies are conjoined at the eastern and western corners by framing with copper effect cladding. Copper effect cladding is also used to define the entrances to the front and rear of the block. The approach to the design of the fifth floor mirrors that which has been approved for Block C on the opposite side of the entrance with a set back from the frontages, grey cladding and glazing and an oversailing roof.

Landscaping and Amenity Space

- 2.6 The application includes detailed proposals for the hard and soft landscaping, intended to fulfil the requirements of the relevant conditions of the outline permission for this phase of the development. This includes the retention of a large Weeping Willow on the corner of Wessex Lane and St. Clements Avenue. Various biodiversity measures including bird and bat boxes, wildflower planting and log piles are shown to be incorporated into the development. Details of all surface treatments are also included.
- 2.7 All apartments would be provided with semi-private terraces at ground floor, balconies on upper floors and rooftop terraces for the fifth floor penthouses..

3. Relevant History

P0704.01 - Residential development (Outline) - Resolved by Committee to be approved subject to the prior completion of a Section 106 Agreement. (10.56ha site similar to the current application site)

P0141.06 - Residential development of up to 480 dwellings (outline) – Refused (appeal withdrawn)

P1232.06 – Residential development of up to 423 dwellings (outline) – Approved

P0702.08 - Outline application for the redevelopment of the site to provide 810 dwellings including submission of full details in relation to the retention, with alterations, of the Grange listed building within the site to provide 11 flats and for a two storey building adjacent to the Grange to provide 4 flats – Approved.

P1703.10 - Construction of Spine Road in relation to site redevelopment for residential use at the former Harold Wood Hospital - Approved

P0230.11 - Construction of Phase B of a Spine Road in relation to site redevelopment for residential use at the former Harold Wood Hospital – Approved

P0004.11 - Phase 1A of the development of the former Harold Wood Hospital, to include demolition of existing buildings and the construction of 20 residential units and associated infrastructure and landscaping – Approved

D0122.11 - Demolition of the former Harold Wood Hospital, Gubbins Lane.- Prior Approval Granted

P1002.11 - Phase 1B of the development of the former Harold Wood Hospital, to include demolition of existing buildings and the construction of 68 residential units and associated infrastructure and landscaping – Approved

P0243.12 - The approval of siting, design, external appearance and landscaping (the reserved matters) pursuant to the outline planning permission P0702.08 for Phase 3B of the former Harold Wood Hospital, for the development of 74 residential apartments, plus associated infrastructure and car parking – Approved

P0412.12 - The approval of siting, design, external appearance and landscaping (the reserved matters) pursuant to the outline planning permission P0702.08 for Phase 5 of the former Harold Wood Hospital, for the development of 105 dwellings, plus associated infrastructure and car parking.– Approved

P0346.13 - The approval of siting, design, external appearance and landscaping (the reserved matters) pursuant to the outline planning permission P0702.08 for Phase 3A of the former Harold Wood Hospital, for the development of 144 residential dwellings, plus associated infrastructure and car parking. - Approved

P1295.13 - The approval of siting, design, external appearance and landscaping (the reserved matters) pursuant to the outline planning permission P0702.08 for Phase 4A of the former Harold Wood Hospital, for the development of 55 residential dwellings, plus associated infrastructure, open space and car parking.- Approved

P1594.14 – Reserved matters application for the approval of siting, design, external appearance and landscaping (the reserved matters) pursuant to the outline planning permission P0702.08 for Phase 4B of the former Harold Wood Hospital, for the development of 84 residential dwellings, plus associated infrastructure, open space and car parking. – Approved

P1131.15 - Reserved matters application for the approval of siting, design, external appearance and landscaping (the reserved matters) pursuant to the outline planning permission P0702.08 for Phase 2A of the former Harold Wood Hospital, for the development of 109 residential dwellings, plus associated infrastructure and car parking. – Approved

P0909.16 - Reserved matters application for the approval of siting, design, external appearance and landscaping (the reserved matters) pursuant to the outline planning permission P0702.08 for Phase 2B of the former Harold Wood Hospital, for the development of 136 residential dwellings, plus associated infrastructure and car parking. - Approved

4. **Consultations and Representations:**

4.1 Consultees and 250 neighbouring properties have been notified of the application. The application has been advertised on site and in the local press.

4.2 Two letters of representation have been received. Objections are raised to:

- Insufficient parking for the number of dwellings proposed with resulting adverse impacts for local residents;
- Overdevelopment of the site.
- Parking space sizes are inadequate.

Consultee Responses

Borough Designing Out Crime Advisor – Advises that there have been pre-application discussions and that the application shows that crime prevention measures have been considered in the design of the proposed development. Requested that the undercroft area of parking be gated to ensure it is secure.

Environment Agency – No objections subject to there being no impact upon the developer's ability to meet the requirements of the surface water drainage condition on the Outline consent in accordance with the approved Flood Risk Assessment. (FRA)

Natural England – No comments. The Council's obligation to assess and consider the possible impacts arising from the development and to seek biodiversity enhancement is reiterated.

Thames Water - no observations.

Essex and Suffolk Water – No objections

LFEPA – The brigade is satisfied subject to hose run to inlet distances being acceptable.

Streetcare – No objections

LBH Environmental Health – Requested a condition related to importation of soils.

5 Relevant Policies

- 5.1 The development plan for the area consists of the Havering Local Development Framework (Core Strategy, Development Control Policies and Site Specific Allocations) and the London Plan 2011
- 5.2 Policies CP1 (Housing Supply), CP2 (Sustainable Communities), CP7 (Recreation and Leisure), CP15 (Environmental Management) and CP17 (Design) of the Local Development Framework Core Strategy are considered relevant.
- 5.3 Policies DC2 (Housing mix and density), DC3 (Housing Design and Layout), DC6 (Affordable Housing), DC7 (Lifetime Homes and Mobility Housing), DC20 (Access to Recreation and Leisure Including Open Space), DC21 (Major Developments and Open Space, Recreation and Leisure Activities), DC32 (The Road Network), DC33 (Car Parking), DC34 (Walking), DC35 (Cycling), DC36 (Servicing), DC48 (Flood Risk), DC49 Sustainable Design and Construction), DC50 (Renewable Energy), DC51 (Water Supply, Drainage and Quality), DC58 (Biodiversity and Geodiversity), DC59 (Biodiversity in New Developments), DC60 (Trees), DC61 (Urban Design), DC63 (Delivering Safer Places), of the Local Development Framework Development Control Policies Development Plan Document and Policy SSA1 (Harold Wood Hospital) of the Local Development Framework Site Specific Allocations Development Plan Document are also considered to be relevant. Various Supplementary Planning Documents of the LDF are also relevant.
- 5.4 London Plan policies: 3.3 (increasing housing supply), 3.4 (optimising housing potential), 3.5 (quality and design of housing developments), 3.6 (children's play facilities), 3.8 (housing choice), 3.9 (mixed and balanced communities), 3.10 (definition of affordable housing), 3.11 (affordable housing targets), 3.12 (negotiating affordable housing), 3.13 (affordable housing thresholds), 5.2 (minimising carbon dioxide emissions), 5.3 (sustainable design and construction), 5.7 (renewable energy), 5.12 (flood risk management), 5.13 (sustainable drainage), 5.16 (waste self sufficiency), 6.9 (cycling), 6.10 (walking), 6.13 (parking), 7.3 (designing out crime), 7.4 (local character), 7.6 (architecture), 7.15 (reducing noise and enhancing soundscapes) and 7.19 (biodiversity and access to nature) are considered to apply. There is also a range of Supplementary Planning Guidance to the London Plan, including 'Providing for Children and Young People's Play and Informal Recreation' that are considered to be relevant.

5.5 The National Planning Policy Framework is a further material consideration.

6.0 **Planning Considerations**

6.0.1 The principle of the residential redevelopment of the Harold Wood Hospital sites has been established by the outline planning permission P0702.08. Many of the environmental issues arising from the principle of residential development, such as land contamination, archaeology and ecology have all previously been considered by the outline application. These matters are all dealt with in detail by the planning conditions forming part of the outline permission.

6.0.2 Whilst this is the tenth application for full permission or reserved matters approval which has been submitted it is the first time that a revised proposal has been submitted, albeit for only a single block.

6.0.3 The main issues arising from this application remain the same as all previous applications for reserved matters approval and include the extent to which the detailed proposals accord with the parameters and principles established by the outline permission; housing density, tenure and design, site layout including proposals for hard and soft landscaping of the site, massing and street scene implications, impact upon residential amenity, highways, parking and accessibility and sustainability. However, in essence, given that this is a revised scheme, the question for members is whether the proposal to shift 3 units from the ground floor to increase parking and to reprovide these as a fifth floor of 3 penthouses is acceptable in terms of its appearance and other impacts.

6.1 **Principle of Development**

6.1.1 The outline planning application was submitted with an indicative masterplan and a number of development parameters and parameter plans as the means by which the design concepts for the redevelopment of the site would be translated into a framework for the future submission of reserved matters. The parameter plans showed the land uses, development, landscape strategy, access and movement, density and building height across the site to demonstrate how new development will work within the site and how it would relate to neighbouring development. The illustrative masterplan demonstrated one way in which this could be translated and remains the basis on which this revised reserved matters application has been submitted.

6.1.2 The outline permission included a condition (Condition 7) which required that the development should be carried out in accordance with the parameter plans and in general accordance with the corresponding strategies within the Design and Access Statement and other documents. The condition also states that any deviation from these can only be made if it is agreed by the Local Planning Authority that such deviation would not give rise to any adverse environmental effects which would have otherwise required mitigation. The parameters therefore act as a check to ensure that reserved matters follow principles established by the outline permission and

a benchmark against which to assess subsequent reserved matters submissions.

6.2 Density, Siting and Layout

- 6.2.1 The overall density approved in principle at Outline stage provided for an average of 64 dwellings per hectare (dph) across the whole development site. The density was designed to vary according to the location within the site to reflect the nature of surrounding development and the proximity to public transport. These density areas were identified as Blocks. The application site (Phase 2A Block B) is located entirely within parameter density Block A where densities of up to 42 dph have in principle consent.
- 6.2.2 To calculate the proposed density of Block A, as outlined in the parameters, it is necessary to combine the units currently proposed in residential block B (48 no. units) with those that have already been built within that density block i.e. Phase 1A (20 no. units) plus one unit from Phase 1B (Plot 39). With an area of 1.604 Ha, this gives a total density for Block A of 43 dph.
- 6.2.3 Whilst the density for block A is marginally in excess of the block A density parameter this has previously been approved and there is no change to the density proposed. The proposed density is therefore considered to be acceptable and in accordance with the Outline consent.
- 6.2.4 The approved Building Height Strategy Parameter Plan identified the site of Phase 2A Block B as being part 3 storey (9 to 12m in height) and part 4 storey (12 to 15m in height). Apartment Block B reduces to 3 storey where indicated by the height parameter plan but encroaches beyond the four storey development zone into areas identified as public open space at either end of the primary St Clements Avenue frontage. The extent of these encroachments is 3.5m at the eastern end and 14m at the western end, the latter resulting in a reduction in open space of some 200 sqm. This also represents a deviation from the land use strategy parameter plan approved under the Outline consent.
- 6.2.5 The footprint and location of Block B is unchanged from that previously approved, but further judgement is required in this case as the proposed height at part five storeys was not identified in this location and also exceeds the height parameter for a four storey zone by 0.8m. The judgment to be made is whether these encroachments will give rise to any significant impacts that were not envisaged as part of the outline application and whether these would require any mitigation which was not considered as part of the previous Environmental Impact Assessment.
- 6.2.6 Members agreed previously that the impacts arising from the resultant reduction in open space were of such small magnitude (0.02 Ha) or less than 1% as to be relatively insignificant. Looking at the potential impact arising from the additional height proposed it is difficult not to come to a similar conclusion, particularly in respect of whether such changes would give rise to such impacts that would require mitigation.

- 6.2.7 Potential impact upon amenity and the physical appearance resulting from the additional height will be considered later in the report. However, in terms of whether any impacts arise from the encroachments, it logically follows that if the magnitude of the change is not considered to be significant, that the any resulting environmental issues arising are similarly not considered material nor would they give rise to adverse environmental impacts requiring mitigation measure to ameliorate their effects. On that basis staff are satisfied that there is no conflict with the condition which requires the development to be carried out in accordance with the parameter plans as set out in paragraph 6.1.2.
- 6.2.8 In terms of layout the scheme has been derived from a detailed testing of the illustrative layout used for the outline application. The scheme has been developed paying close attention to the site topography, movement and access desire lines, relationship to other parts of the redevelopment and neighbouring development, maximisation of landscaping and the desire to minimise the impact of the parking and maximise the overlooking of any parking and open space.
- 6.2.9 The proposed changes to Block B proposed apartment blocks will help create a sense of enclosure, strong active street frontages and provide additional natural surveillance for the public open space alongside the spine road in front of The Grange. Block B will provide an architectural landmark flanking the northern side of the spine road (St Clements Way) but set back 45m from the Gubbins Lane entrance. This will in the future be viewed across the proposed open space and landscaped area on the southern side of the spine road which is to be provided as part of the final phase of development. The layout closely follows that shown on the original masterplan and is considered to be acceptable.

6.3 Design, Residential Quality and Open Space

- 6.3.1 The Residential Design Supplementary Planning Document seeks to promote best practice in residential design and layout and to ensure that new residential developments are of the highest quality. The detailed design approach and layout justification is set out within the Design and Access Statement and corresponds with the principles of the outline Design and Access Statement as they apply to this part of the site.
- 6.3.2 The design of Blocks B maximises the number of ground floor entrances which in combination with the housing frontages onto the spine road and side roads will provide a functional and lively streetscene.
- 6.3.3 The design of Blocks B incorporates some design features that are recurrent with earlier phases, including roof edge detailing, grouping of balconies, cladding and distinctive material changes. The addition of a recessed fifth floor will mirror the height and design of Block C which has been approved under ref P0909.16 on the opposite side of St. Clements Avenue. Staff are satisfied that this continues the theme and character established by the earlier approved phases and that it will give a visual balance to the main entrance from Gubbins Lane. Overall staff are satisfied

that the revisions will continue to offer suitably distinctive and high quality architecture with attention to detail and context whilst creating an attractive place where people will want to live.

- 6.3.4 To comply with a condition of the outline approval the scheme will provide accommodation built to Lifetime Homes requirements throughout and also incorporates three units which are designed to be wheelchair accessible from the outset. The development is therefore in accordance with Policy DC7.
- 6.3.5 The design of Block B will offer acceptable levels of daylighting and sunlight for future occupants. Whilst there is no communal amenity area for the block staff are satisfied that this is adequately offset by the availability of balconies of a depth and area which comply with the guidance contained in the Residential Design SPD together with semi-private terraces at ground floor and rooftop terraces at fifth floor. In addition the close proximity of the central open space and other secondary open spaces throughout the development will enhance amenity for future residents.
- 6.3.6 This phase of the development overall incorporates secondary areas of public open space to the east and west of Block B together with the space to the south east of Block H /south west of The Grange which is characterised by the historic avenue of Lime trees. These areas all accord with the parameters plans which formed part of the outline consent and will provide an attractive setting for the Blocks.

6.4 Landscape Strategy and Biodiversity Enhancement

- 6.4.1 The Landscape Strategy and specification submitted with the application demonstrates a commitment to providing a high quality residential environment, both in terms of the streetscape and hard landscaping and the soft landscaping proposed. This would include those newly planted trees on the strip of land to the north of junction of St Clements Avenue with Gubbins Lane. Extensive planting of trees and shrubs within open spaces and within the courtyards is proposed which will enhance the biodiversity potential of the site and provide an attractive street scene and setting for the development.
- 6.4.2 Hedging is proposed in many areas of the site with the dual function of giving definition between public, semi-public and private areas of the site, defining the edges and giving structure to the public open space as well as providing an attractive feature in the street scene.
- 6.4.4 As well as the planting of native trees and shrubs on the site the buildings will also incorporate integrated bird and bat boxes. This together with further ecological enhancement measures within other phases of the development adjacent to the railway SINC and the creation of "Green Links" to it would be in accordance with the parameters set for the development and in compliance with Policy DC59.

6.5 Impact on Adjoining Sites and Residential Amenity

- 6.5.1 The Residential Design SPD states that new development should be sited and designed such that there is no detriment to existing residential amenity through overlooking and/or privacy loss, over dominance or overshadowing. Policy DC61 reinforces these requirements by stating that planning permission will not be granted where the proposal results in unacceptable overshadowing, loss of sunlight / daylight, overlooking or loss of privacy to existing properties.
- 6.5.2 The rear of closest residential properties to the north of the site in The Drive are 50m from the site boundary and over 60m away from the closest window serving a habitable room in Block B. At such distance no material harm to residential amenity will arise.
- 6.5.3 The proposed relationship of Block B to the rear gardens of properties in St Clements Way and Wessex Lane was raised by several objectors to Phase 2A when it was previously considered. The relationship of the closest point the flank of Block B, which incorporates a number of habitable room windows and balconies, is unchanged by the amendments to Block B and accordingly it remains staff's view that the degree of separation proposed is sufficient to ensure that the residential amenity of existing neighbouring occupiers of Kings Park will not be adversely affected to the degree that would warrant refusal of permission. The fifth floor to the block would be set back from the relevant frontage by over 20m and is therefore proposed in a location where not only is the distance from the closest property significantly greater, but also where the expanse of the fourth floor roof would prevent any direct views towards the closest rear gardens. A 1.8m obscure glazed screen is also proposed to ensure that no unacceptable overlooking occurs.
- 6.5.4 The relationship of Block B to the approved, but as yet unimplemented development at 65 Gubbins Lane is a further consideration, although the potential proximity of the 4 storey development on the hospital site was agreed prior to permission being granted for any development at 65 Gubbins Lane. P0585.12 was granted permission for a terrace of 4 no. houses with their rear facing westwards towards the eastern boundary of the application site where the eastern end of Block B is proposed. At its closest point Block B would be 10.5m from the rear of the proposed houses with the fifth floor set back a minimum of an additional 4.3m. However, although Block B will undoubtedly be a quite dominant building to the rear, it will not enclose the rear garden and an open view will be maintained across the majority of the rear boundary. Overlooking from the fifth floor windows would be largely prevented by the proposed set back. However, the proposed rooftop terrace at the eastern end of the block could give unacceptable potential loss of privacy or amenity for the future occupiers of the 65 Gubbins Lane scheme and a condition requiring a scheme of obscure glazed screening is suggested to address this.
- 6.5.5 The application site is not within a conservation area but The Grange is a Grade II Listed Building located to the south west of Block B which therefore

has the potential to impact upon the setting of The Grange. Policy DC67 requires that planning permission should only be granted where the setting of a Listed Building is not adversely affected.

6.5.6 The setting of The Grange has changed significantly over time, not the least of which was during the site's long use as a hospital, albeit prior to the listing of The Grange, when many buildings were built around it. However, during that time the most enduring features important to the setting of The Grange have been maintained, those being the open space and avenue of Lime trees to the south west and the open grassed area in front of its main eastern elevation. The avenue of Lime trees is retained as part of the current phase and the open grassed area will form an important element of the final phase, Staff consider that the proposed development will not detract from the setting of the listed building and that the scale will provide suitable framing for the grandeur of The Grange.

6.6 **Transportation, Highways and Parking**

6.6.1 The increased provision of parking for Block B would bring the level of parking for Block B up to a 1 for 1 ratio which would be a significant increase from the previously approved 0.69 spaces per unit ratio for this block. This is considered to be reasonable and will leave Phase 2B closest to the station as the only one with a with a car parking ratio of less than 1 per unit.

6.6.2 On the basis that both the overall level of parking and that for this individual phase are in accordance with Policy SSA1 and the parameters of the outline permission, no objections are raised. Nevertheless, there remain a significant onus on the Management Company ensure that the parking on this part of the site is properly allocated and a condition is proposed requiring a car parking management strategy to be submitted.

6.6.3 The parking is provided in a manner which does not unduly impinge upon the appearance of the development and will enable the provision of on street planting and landscaping. All potential wheelchair adapted ground floor units would have an identified parking space located as close as is reasonably practical to the respective units.

6.6.4 In terms of overall impact upon the highway network this was fully evaluated at Outline stage when it was agreed that the proposed residential development would generate less traffic overall than the previous hospital use. It was acknowledged that there would be different peak hour flows, but with funding agreed through the S106 agreement mitigation measures are to be implemented to the traffic lights at the A12, together with improvements to the junction with Gubbins Lane which have already taken place and contributions towards improvements to the transport facilities at Harold Wood Station and crossing facilities on Gubbins Lane. Block B will be accessed from Gubbins Lane which served as the original access to the former hospital and no objections are raised.

6.7 Housing

6.7.1 The proposed housing within Block B of phase 2A of the redevelopment would be developed entirely as private housing as the full quota of affordable housing required by the S106 on the basis of the current financial viability of the scheme has already been approved within earlier phases of the development. The housing offers flatted apartments which in combination with the variety of flats and houses within other phases of the development will provide for the full range of housing need for the Borough in accordance with the policy requirements of Policy DC2 and the indicative mix identified in the outline scheme.

6.8 Sustainability

6.8.1 The outline permission included conditions requiring the installation of photovoltaic panels and renewable energy systems in accordance with the approved Energy Strategy. In addition to the energy efficiency measures to be employed in the buildings and in its construction, all dwellings will be provided with high efficiency condensing boilers. A total of 43m² roof mounted photovoltaic panels will be provided on Block B to both assist in achieving the required Code level and to provide renewable energy for communal systems. All the dwellings within Block B are proposed to be private and are therefore required to achieve Code for Sustainable Homes (Code) Level 3 as standard. The combination of efficiency improvements to reduce the carbon emissions of Block B plus the renewable energy to be provided means that an overall carbon saving of 30% over that required by the Building Regulations 2006 will be achieved. Staff are satisfied that the combination of measures will be sufficient to satisfy the requirements of the conditions and the related policies that these stem from.

6.9 Conclusions

6.9.1 Having regard to the above it is considered that the proposal satisfies the relevant policies identified in paragraphs 5.2 to 5.4.

6.9.2 Staff consider that this revised reserved matters application for the Phase 2A Block B of the redevelopment of the former Harold Wood Hospital site will continue to display the benchmark of the quality established by the previous phases, both in terms of the residential accommodation and environment. This is in line with the illustrative master plan and the Design and Access Statement for the outline application. The scheme promises to deliver a sustainable, safe and attractive development for new residents in a form that maintains the residential amenity of existing and future residents.

6.9.3 It is recommended that the reserved matters application for Block B Phase 2A of the development be approved

IMPLICATIONS AND RISKS

Financial implications and risks:

None arising.

Legal implications and risks:

None arising

Human Resources implications and risks:

There are no human resources and risks directly related to this report.

Equalities implications and risks:

This block incorporates specifically designed accommodation for wheelchair users as well as meeting the requirement at the time that the outline permission was granted for all new dwellings to meet the Lifetime Homes standard. The council's policies and guidance, the London Plan and Government guidance all seek to respect and take account of social inclusion and diversity issues.

BACKGROUND PAPERS

1. The planning application as submitted or subsequently revised including all forms and plans.