

LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date : 19th July 2016

Report of
Assistant Director, Planning &
Environmental Protection

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Ward: Highlands

Application Number : 16/01832/FUL

Category: Major Large Scale –
Dwellings

LOCATION: CHASE FARM HOSPITAL, THE RIDGEWAY, ENFIELD, EN2 6JL

PROPOSAL: Erection of Energy Centre adjacent to Kings Oak private hospital

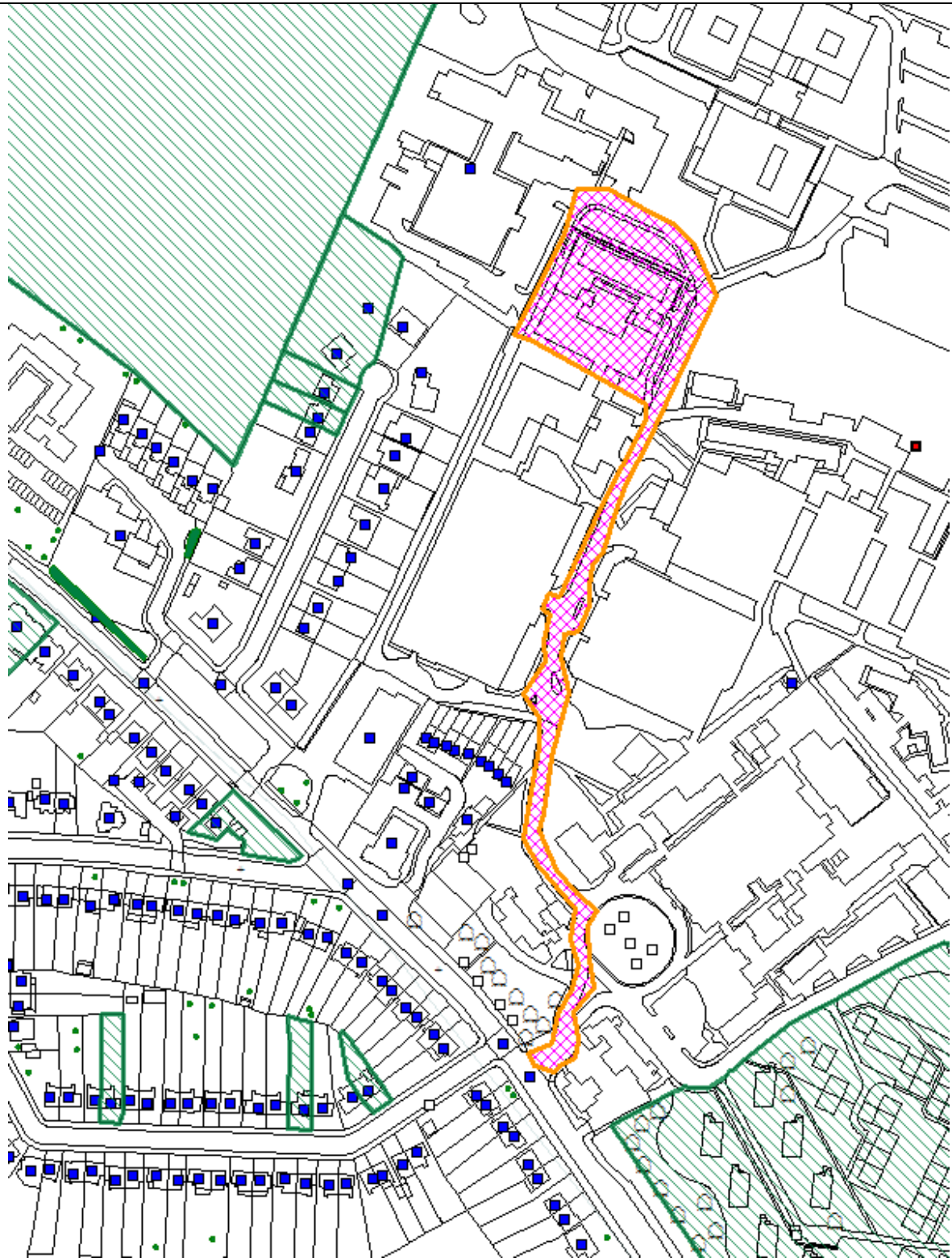
Applicant Name & Address:
Royal Free London NHS Foundation Trust
C/O Agent

Agent Name & Address:
Mr Paul Burley
Montagu Evans
Montagu Evans LLP
5 Bolton Street
W1J 8BA
United Kingdom

RECOMMENDATION:

That planning permission to be **GRANTED** in accordance with Regulation 3/4 of the Town and Country Planning General Regulations 1992 subject to conditions and a deed of variation to the existing s106 to reflect the subject consent.

Ref: 16/01832/FUL LOCATION: Chase Farm Hospital, The Ridgeway, EN2 8JL,



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Scale 1:1250

North



1. Site and Surroundings

- 1.1 The subject site comprises Chase Farm Hospital complex, a 14.9 hectare plot of land with principal health care usage with ancillary staff / residential accommodation laying to the south of the site. The main hospital is located to the north and is contained within a series of 3-4 storey healthcare blocks, ad-hoc temporary structures, single storey buildings and a multi-storey car park. In this regard, area is mixed in terms of character, a legacy of historic hospital expansion that radiates out from the original (and heavily extended) Victorian core.
- 1.2 A number of adopted routes penetrate the site with principle access to both the hospital and Mental Health Trust facilities spread between Hunters Way to the south and The Ridgeway to the east. The site is bounded by The Ridgeway to the west and Lavender Hill to the south. Both are classified roads. To the north-west and south-east, predominately residential properties line a series of cul-de-sacs namely Spring Court Road and Albuhera Close / Shooters Road respectively. The retained Mental Health Trust land and secure unit lays to the north-east of the site.
- 1.3 Over-spill car parking facilities permeate the site and the hospital provides the terminus for a series of bus routes including the W8 and 313. Gordon Hill mainline train station lies to the east of the site and a number of surrounding residential roads are subject to Controlled Parking. Overall, the site has a Public Transport Accessibility Level (PTAL) of 2.
- 1.4 The site is adjacent to designated Green Belt to the north and east of the site.
- 1.5 The site is not within a Conservation Area and does not form part of the curtilage of a Listed Building, albeit where the Victorian Clock Tower complex is considered to be a non-designated heritage asset.
- 1.6 A number of established and vintage trees pepper the site throughout and the area is known to have bat activity and established bat roosts.
- 1.7 The site is not within a flood zone, but is at risk of surface water flooding.

2. Proposal

- 2.1 The subject application seeks consent for the erection of an Energy Centre adjacent to the Kings Oak private hospital. The application is physically distinct from the wider outline consent for the redevelopment of the Chase Farm Hospital site for mixed use to provide up to 32,000sq m of replacement hospital facilities, construction of a 3-form entry primary school including temporary facilities pending completion of permanent school and construction of up to 500 residential units. That said the provision of the energy centre is intrinsically linked to this parent scheme in both the provision of a sustainable energy source for the hospital, but also wider Council aspirations to deliver a Decentralised Energy Networks (DEN's) to serve the development and wider area. In this regard, the purpose of the application is to ensure that the appointed Energy Service Company (ESCO), in this case EDF, are provided with a planning consent that reflects the detailed design and operational requirements of the proposed scheme.

2.2 For the information of Members the parent application ref: 14/04574/OUT, an application for a Minor Material Amendment under ref: 15/04547/FUL, and the reserved matters application for the hospital site under ref: 15/05021/RM, all accepted the principle and substantive detail of the energy centre on this site.

2.3 This latest application, therefore, deals more with the detail and specification of the energy centre following the appointment of the ESCo. As such the reflected changes are limited to minor changes in the external appearance of the building, the formation of a single cylindrical flue support structure and the creation of additional infill floor-space at first and second floor levels. During the application process, revised plans were submitted for consideration by the Local Planning Authority. The revised plans contained minor tweaks in the overall design of the energy centre which were determined to be so modest as to not warrant a round of re-consultation. For clarity the changes comprised:

- open sides to roof level for south (multi-storey car park) and east (expansion area/main hospital building) elevations. This is to provide greater air flow to the chillers, in order to provide much better efficiency (and therefore lower power usage/carbon emissions) for their operation. A louvered treatment would not provide sufficient air flow. A handrail is required and this is shown, and the chiller units and water tanks in outline behind. Cladding to north (private hospital) and west (residential) aspects maintains the visual and acoustic screening as appropriate;
- various small moves to/reduction in number of louvres/doors;
- galvanised steel, rather than stainless steel, band around the top of the flue, for maintenance reasons, given the height this is to be positioned; and
- slightly longer horizontal run of flue at first floor level.

2.4 For ease of reference a comparison between the approved plans, the initial submission and those revised plans proposed under the subject application are provided below:

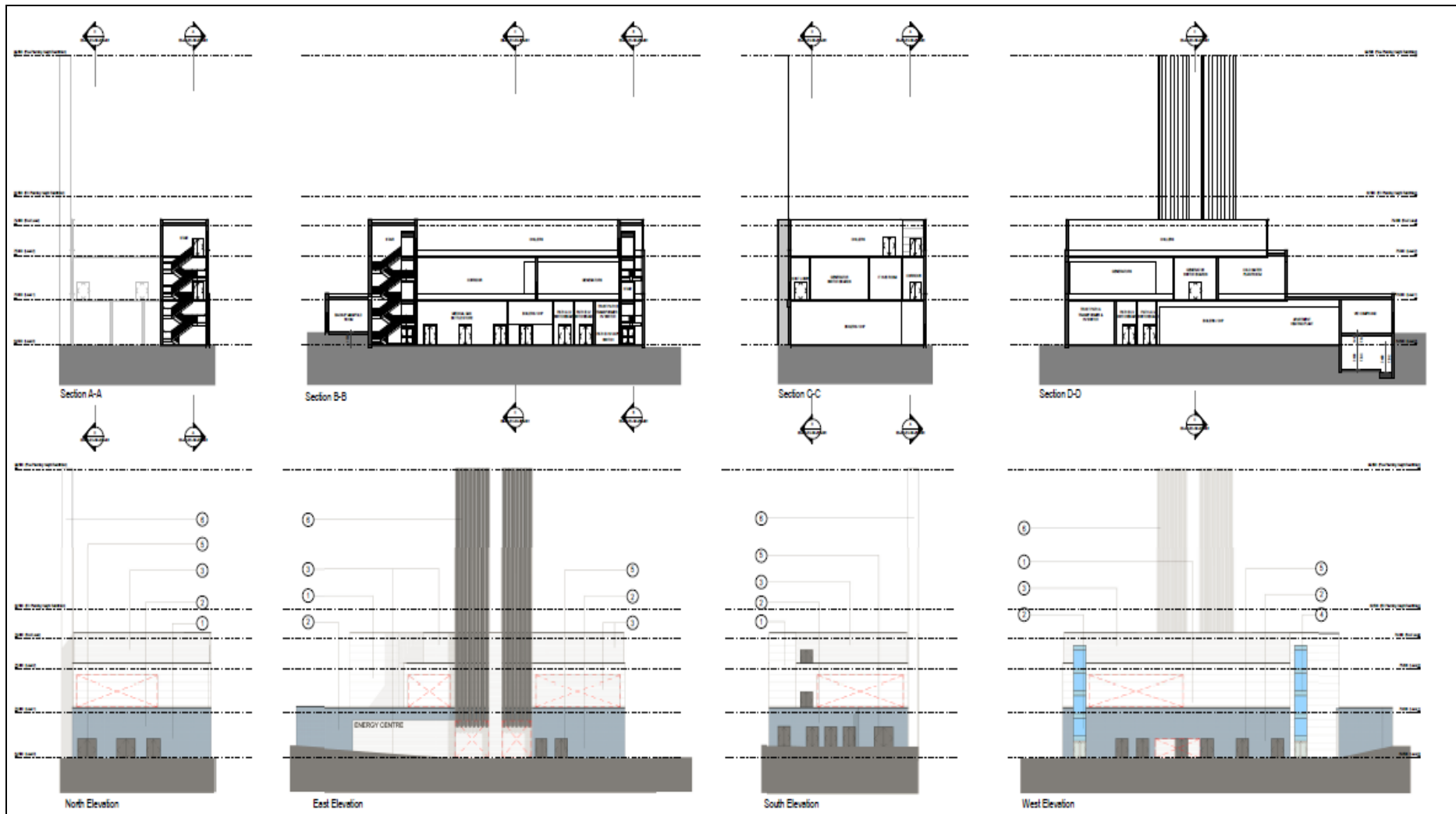


Illustration 1: Detailed Energy Centre design as approved under ref: 15/05021/RM

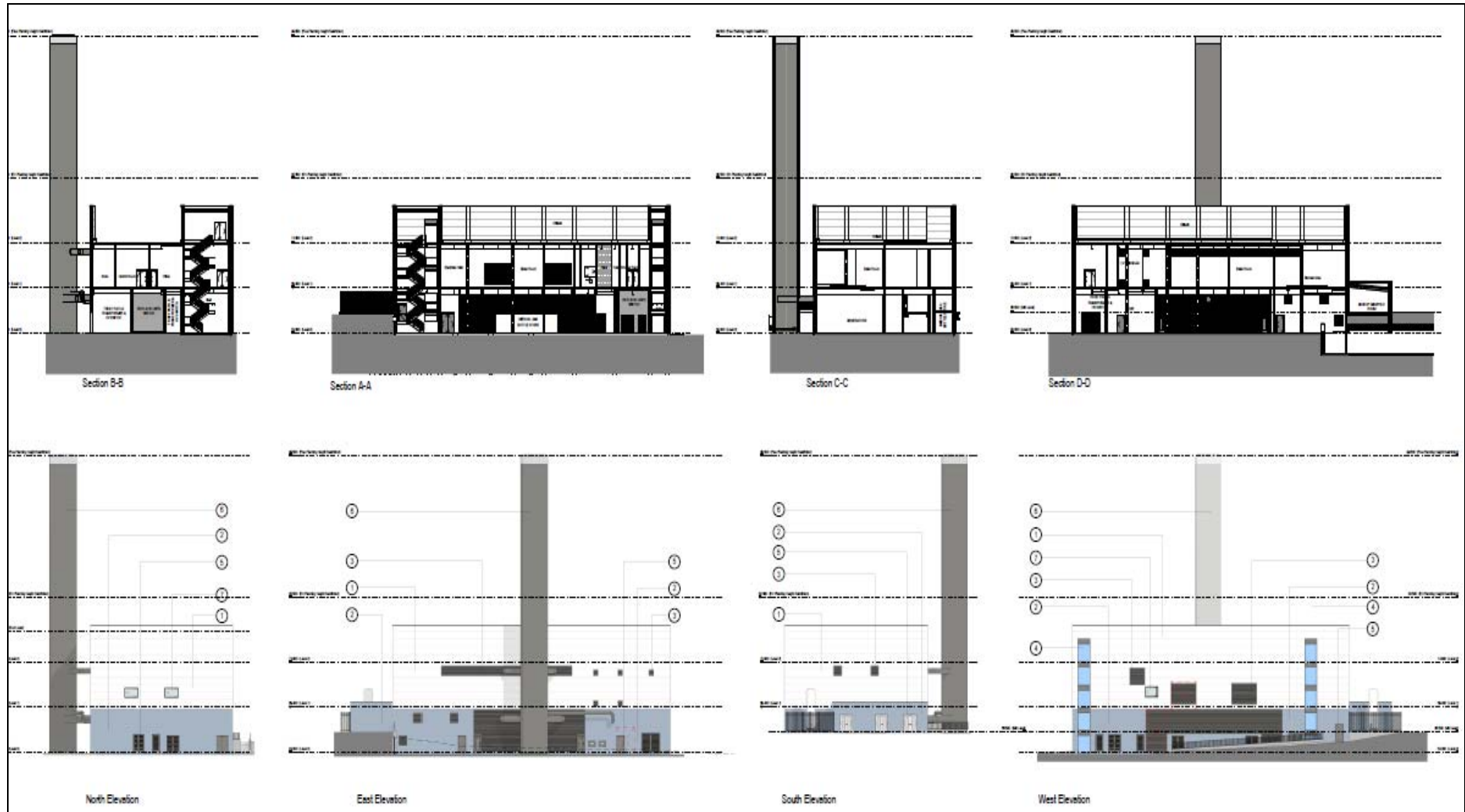


Illustration 2: Initial proposed detailed Energy Centre design

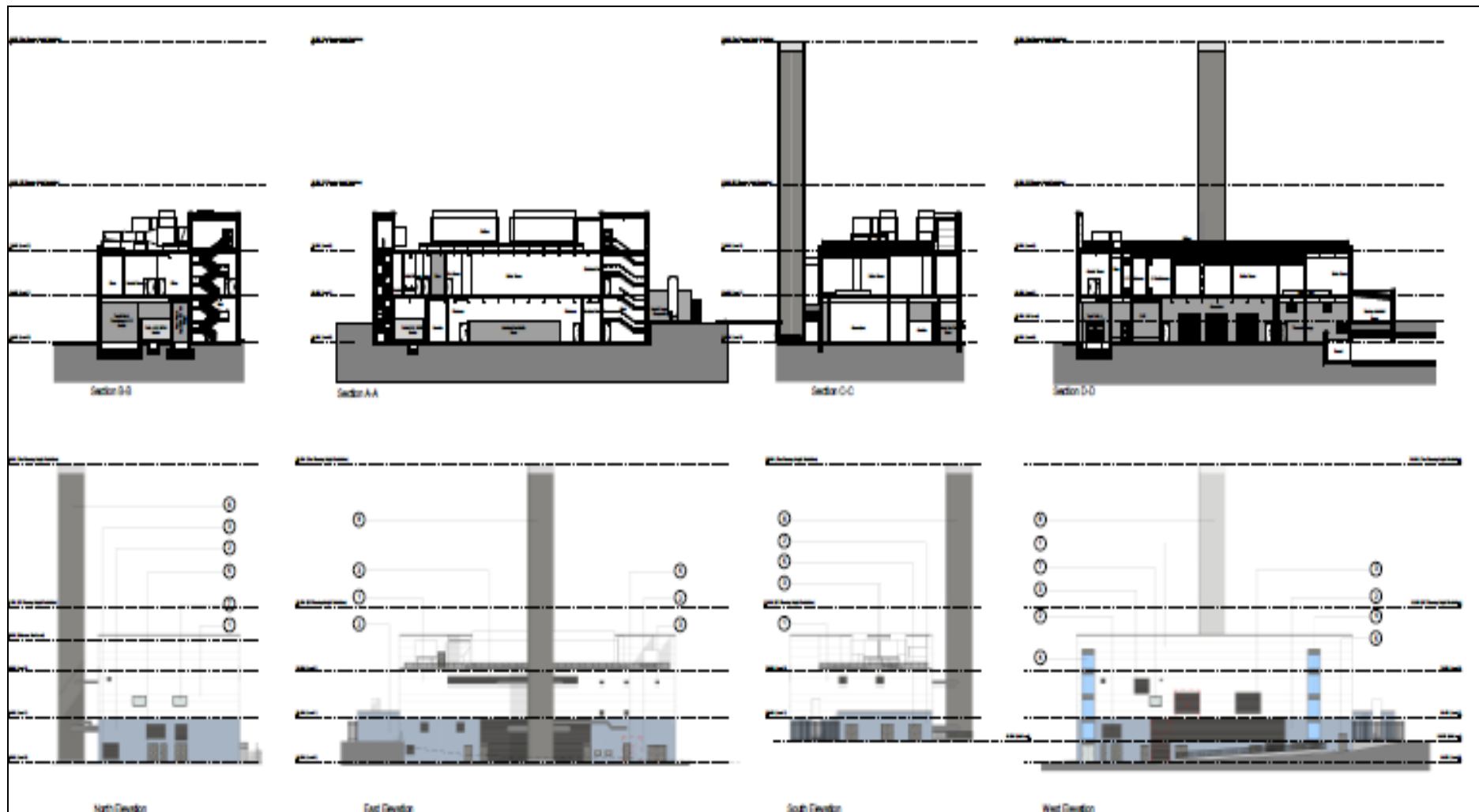


Illustration 3: Revised detailed Energy Centre design

3. Relevant Planning Decisions

- 3.1 The site has an extensive planning history. However, the most applicable in the determination of the subject application are as follows.
- 3.2 16/00426/106REV – Review of S106 Agreement under ref: 14/04574/OUT to change Trigger Point Between Housing Delivery and School Construction for redevelopment of site for mixed use to provide up to 32,000sq m of replacement hospital facilities, construction of a 3-form entry primary school including temporary facilities pending completion of permanent school and construction of up to 500 residential units, provision of additional hospital access opposite Ridge Crest and provision of egress to the school site via Shooters Road, involving demolition of hospital buildings and associated residential blocks, partial demolition of Clock Tower complex, removal of microwave clinical waste treatment plant and fuel oil burner, retention of Highlands Wing, retention and extension of existing multi- storey car park, provision of associated car parking, cycle parking, plant, hard and soft landscaping, public realm improvements and associated works. (Outline application: Access) as varied by 15/04547/FUL – Approved subject to conditions and s106 (26/04/16)
- 3.3 16/00340/NMA – Non material amendment to 14/04574/OUT (as varied by 15/04547/FUL) for variations to conditions 02, 04, 07, 09, 46, 52 & 54 to allow alteration to submission triggers to accord with the construction programme for the site – Approved (02/02/16)
- 3.4 15/05021/RM – Submission of part reserved matters approved under 14/04574/OUT as varied by 15/04547/FUL (for the replacement hospital facilities) in respect of site layout, design, external appearance and landscaping submitted pursuant to conditions 14, 15, 16 and 17 of outline approval for the redevelopment of site to provide up to 32,000 sq.m of replacement hospital facilities, involving a part 5-storey hospital building, refurbishment of Highlands Wing, retention and extension of existing multi-storey car park, erection of a 3-storey detached energy building, hard and soft landscaping and associated works. (Outline application: Access) – Approved (02/02/16)
- 3.5 15/04547/FUL – Minor material amendment to 14/04574/OUT to revise the approved plan numbers (condition 1) for the redevelopment of site for mixed use to provide up to 32,000sq m of replacement hospital facilities, construction of a 3-form entry primary school including temporary facilities pending completion of permanent school and construction of up to 500 residential units, provision of additional hospital access opposite Ridge Crest and provision of egress to the school site via Shooters Road, involving demolition of hospital buildings and associated residential blocks, partial demolition of Clock Tower complex, removal of microwave clinical waste treatment plant and fuel oil burner, retention of Highlands Wing, retention and extension of existing multi-storey car park, provision of associated car parking, cycle parking, plant, hard and soft landscaping, public realm improvements and associated works. (Outline application: Access) – Approved subject to conditions and s106 (23/12/15).
- 3.6 15/03039/FUL – Erection of temporary buildings, construction of hardstanding, associated plant and landscaping – Approved subject to conditions (26/10/15)

- 3.7 14/04574/OUT – Redevelopment of site for mixed use to provide up to 32,000sq m of replacement hospital facilities, construction of a 3-form entry primary school including temporary facilities pending completion of permanent school and construction of up to 500 residential units, provision of additional hospital access opposite Ridge Crest and provision of egress to the school site via Shooters Road, involving demolition of hospital buildings and associated residential blocks, partial demolition of Clock Tower complex, removal of microwave clinical waste treatment plant and fuel oil burner, retention of Highlands Wing, retention and extension of existing multi-storey car park, provision of associated car parking, cycle parking, plant, hard and soft landscaping, public realm improvements and associated works. (Outline application: Access) – Approved subject to conditions and s106 (28/10/15).

4. Consultations

4.1 Statutory and non-statutory consultees

Metropolitan Police:

4.1.1 The Metropolitan Police have requested that the application:

- Adopt the principles and practices of ‘Secure by Design’ and
- Complies with the Commercial Developments 2015 Guide and 3D Secured by Design Commercial guide and tool kit. Please see website – www.securedbydesign.com

London Fire & Emergency Planning:

4.1.2 No response received. Any comments will be reported as a late item.

Thames Water:

4.1.3 No response received. Any comments will be reported as a late item.

Enfield Disablement Association:

4.1.4 No response received. Any comments will be reported as a late item.

Tree Officer:

4.1.5 No additional tree impact from these proposals.

Economic Development:

4.1.6 No objection subject to relevant Employment and Skills contributions secure via s106.

Environmental Health:

4.1.7 No objection subject to conditions relating to noise and dust control.

Urban Design:

4.1.8 No response received. Any comments will be reported as a late item.

Traffic and Transportation:

4.1.9 No objection and no further comments beyond those made under ref: 14/04574/OUT.

SUDS Team:

4.1.10 No objection subject to conditions.

Regeneration:

4.1.11 No objection subject to conditions.

Sustainability Team:

4.1.12 Originally an objection to the proposal on the basis of insufficient information / specification being provided in order to give comfort that the realised design of the energy centre was capable of creating a Decentralised Energy Network (DEN) or indeed whether the specification would undermine future connections to the residential units associated with the parent application and beyond. Such comments were conveyed to the applicant and additional information was submitted. On the basis of this update information, the specification of the energy centre was sufficient to provide energy for at least 200 homes as originally specified with the added option for the installation of additional plant should there be the commercial demand to expand the network further.

4.2 Public response

4.2.1 The application was referred to 46 surrounding properties, a press notice released (as featured in the Enfield Independent on 25/05/16) and 5 site notices were posted on and around the site. The consultation period expired 13/06/16. A total of 1 written response was received from the residents at No.22 Spring Court Road objecting to the proposal on the following grounds:

- Development too high
- Increase of pollution
- Loss of privacy
- Noise nuisance
- Out of keeping with character of area
- Over development

In addition, the objector states that no mention of this element of the scheme was mentioned under the parent application or any subsequent application and hence was not aware of this element of the scheme. Having checked the records this is incorrect as the energy centre clearly featured as part of the parent application under ref: 14/04574/OUT and was stated in the proposal description. Furthermore, under ref: 15/05021/RM the detail design of the energy centre was considered and again was clearly stated in the description. For the avoidance of doubt, the occupiers at No.22 Spring Court Road were consulted directly as part of each of these applications.

5. Relevant Policy

5.3.1 The London Plan including Revised Early Minor Amendments (REMA)

Policy 5.1 – Climate change mitigation
Policy 5.2 – Minimising carbon dioxide emissions
Policy 5.3 – Sustainable design and construction
Policy 5.5 – Decentralised energy networks
Policy 5.6 – Decentralised energy in development proposals
Policy 5.7 – Renewable energy
Policy 5.9 – Overheating and cooling
Policy 5.10 – Urban greening
Policy 5.11 – Green roofs and development site environs
Policy 5.12 – Flood risk management
Policy 5.13 – Sustainable drainage
Policy 5.15 – Water use and supplies
Policy 5.18 – Construction, excavation and demolition waste
Policy 5.21 – Contaminated land
Policy 6.9 – Cycling
Policy 6.10 – Walking
Policy 6.12 – Road network capacity
Policy 6.13 – Parking
Policy 7.1 – Building London's neighbourhoods and communities
Policy 7.2 – An inclusive environment
Policy 7.3 – Designing out crime
Policy 7.4 – Local character
Policy 7.5 – Public realm
Policy 7.6 – Architecture
Policy 7.7 – Location and design of tall and large buildings
Policy 7.8 – Heritage assets and archaeology
Policy 7.9 – Heritage-led regeneration
Policy 7.14 – Improving air quality
Policy 7.15 – Reducing noise and enhancing soundscapes
Policy 7.16 – Green Belt
Policy 7.18 – Protecting local open space and addressing local deficiency
Policy 7.19 – Biodiversity and access to nature
Policy 7.21 – Trees and woodlands

Housing Supplementary Planning Guidance

5.3.2 Local Plan – Core Strategy

Strategic Objective 2: Environmental sustainability
Strategic Objective 8: Transportation and accessibility
Strategic Objective 9: Natural environment
Strategic Objective 10: Built environment
Core Policy 20: Sustainable Energy use and energy infrastructure
Core Policy 21: Delivering sustainable water supply, drainage and sewerage infrastructure
Core Policy 24: The road network
Core Policy 25: Pedestrians and cyclists
Core Policy 26: Public transport
Core Policy 28: Managing flood risk through development
Core Policy 29: Flood management infrastructure

Core Policy 30: Maintaining and improving the quality of the built and open environment

Core Policy 31: Built and landscape heritage

Core Policy 32: Pollution

Core Policy 33: Green Belt and countryside

Core Policy 34: Parks, playing fields and other open spaces

Core Policy 36: Biodiversity

Biodiversity Action Plan

S106 SPD

5.3.3 Development Management Document

DMD37: Achieving high quality and design-led development

DMD38: Design process

DMD42: Design of civic / public buildings and institutions

DMD43: Tall buildings

DMD44: Conserving and enhancing heritage assets

DMD45: Parking standards and layout

DMD47: New road, access and servicing

DMD48: Transport assessments

DMD49: Sustainable design and construction statements

DMD50: Environmental assessments method

DMD51: Energy efficiency standards

DMD52: Decentralised energy networks

DMD53: Low and zero carbon technology

DMD55: Use of roofspace / vertical surfaces

DMD57: Responsible sourcing of materials, waste minimisation and green procurement

DMD58: Water efficiency

DMD59: Avoiding and reducing flood risk

DMD60: Assessing flood risk

DMD61: Managing surface water

DMD62: Flood control and mitigation measures

DMD63: Protection and improvement of watercourses and flood defences

DMD64: Pollution control and assessment

DMD65: Air quality

DMD66: Land contamination and instability

DMD67: Hazardous installations

DMD68: Noise

DMD69: Light pollution

DMD70: Water quality

DMD78: Nature conservation

DMD79: Ecological enhancements

DMD80: Trees on development sites

DMD81: Landscaping

DMD82: Protecting the Green Belt

DMD83: Development adjacent to the Green Belt

5.4 National Planning Policy Framework

- 5.4.1 The National Planning Policy Framework (NPPF) introduces a presumption in favour of sustainable development. In this respect, sustainable development is identified as having three dimensions – an economic role, a social role and

an environmental role. For decision taking, this presumption in favour of sustainable development means:

- approving development proposals that accord with the development plan without delay; and
- Where the development plan is absent, silent or relevant policies are out of date, granting permission unless:

Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole; or

Specific policies in the Framework indicate development should be restricted.

5.4.2 The NPPF recognises that planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The NPPF does not change the statutory status of the development plan as the starting point for decision making.

5.4.3 In addition, paragraph 173 of the NPPF states that in the pursuit of sustainable development careful attention must be given to viability and costs in plan-making and decision-taking. Plans should be deliverable. Therefore, the sites and the scale of development identified in the plan should not be subject to such a scale of obligations and policy burdens that their ability to be developed viably is threatened. To ensure viability, the costs of any requirements likely to be applied to development, such as requirements for affordable housing, standards, infrastructure contributions or other requirements should, when taking account of the normal cost of development and mitigation, provide competitive returns to a willing land owner and willing developer to enable the development to be deliverable.

5.5 National Planning Practice Guidance

5.5.1 On 6th March 2014, the Department for Communities and Local Government (DCLG) launched the National Planning Practice Guidance (NPPG) to consolidate and simplify previous suite of planning practice guidance. Of particular note for members, the guidance builds on paragraph 173 of the NPPF stating that where an assessment of viability of an individual scheme in the decision-making process is required, decisions must be underpinned by an understanding of viability, ensuring realistic decisions are made to support development and promote economic growth. Where the viability of a development is in question, local planning authorities should look to be flexible in applying policy requirements wherever possible.

5.5 Other Material Considerations

London Plan Sustainable Design and Construction SPG
Mayor's Climate Change Adaption Strategy
Mayor's Climate Change Mitigation and Energy Strategy
Mayors Water Strategy
Mayor's Ambient Noise Strategy
Mayor's Air Quality Strategy
Mayor's Transport Strategy

6. Analysis

- 6.1 The principle for the redevelopment of the site to provide a new hospital of up to 32,000 sq.m of floor area, up to 500 residential units and the provision of an interim and permanent primary school for three forms of entry (630 sq.m and 3,600 sq.m respectively) with associated energy centre has been established under ref: 14/04574/OUT.

Further alterations to the parameter plans and the subsequent detailed design of the energy centre have been approved under refs: 15/04547/FUL and 15/05021/RM. In this regard, the salient points for consideration here must be limited to the material changes presented as part of the current application, namely the minor changes in the external appearance of the building, the formation of a single cylindrical flue support structure and the creation of additional infill floorspace at first and second floor levels. In this regard, the main issues to consider are as follows:

- i. Alignment with Energy Strategy and secured Decentralised Energy Network;
- ii. Development adjacent to the Green Belt;
- iii. Design;
- iv. Amenity of neighbouring properties;
- v. Highway safety;
- vi. Sustainability, noise and air quality;
- vii. S.106 Obligations; and
- viii. Community Infrastructure Levy

6.2 Alignment with Energy Strategy and secured Decentralised Energy Network

- 6.2.1 In accordance with paragraph 97 of the NPPF, London Plan Policies 5.2, 5.5 and 5.6 as embedded on Policies DMD51 and DMD52 of the Development Management Document, the Local Plan seeks to ensure that all developments make the fullest contribution to the mitigation of climate change and seek pro-actively to reduce the emissions of carbon dioxide, primarily by reducing emissions from new development, but also through supporting the development of low carbon energy infrastructure.
- 6.2.2 These Policies extol the principles of the energy hierarchy (“be lean, be clean, be green”) and requires strict adherence to a sequential test that seeks to maximise energy efficiency in development from the ground up, ensuring that the structure of the energy policies serve to incentivise considered innovative design as the core value in delivering exemplar sustainable development in accordance with the Spatial Vision for Enfield and Strategic Objective 2 of the Core Strategy. Indeed, reflecting the overarching strategic vision for the borough, the Policy goes further than the London Plan and instils a flexibility in the decision making process to seek further efficiencies and deliver exemplar developments within the Borough. Through the use of a hierarchy, this suite of Policies acknowledge the limitations of achieving ever more challenging carbon reduction targets and seeks to offer a tiered approach to carbon reduction where a range of technical solutions can be offered to

reduce emissions so far as is practicable and economically viable. As part of this advocacy for carbon reductions across all development is borne a need to offer decentralised options for energy generation, reducing reliance on the grid, providing energy security and indeed providing technical solutions to energy generation that are far more efficient than traditional methods of providing heat and electricity.

6.2.3 In particular, DMD52 of the Development Management Document states that *'[p]roposals for the development of decentralised energy network infrastructure and related apparatus in the borough will be supported. The Council will support, and in some cases facilitate, the provision of infrastructure to support new and expanding networks including safeguarding routes and land for such use where necessary. Proposals for major developments which produce heat and/or energy should contribute to the supply of decentralised energy networks unless it can be demonstrated that this is not technically feasible or economically viable.'*

6.2.4 Under the parent application ref: 14/04574/OUT (and subsequent amended schemes) it was clear that the strategic importance of the site and quantum of development was such that a decentralised energy network to service the range of units proposed was a viable prospect, albeit where the exact technical specification and associated energy demands for such a network were not known. In this regard, both the principle of creating a decentralised energy network and indeed the formation of a stand-alone energy centre was established albeit where this was acknowledged as a scaled back version of a possible heat network where lower density properties would not have sufficient heat demand to warrant connection. Indeed, mindful of the status and phased nature of this outline parent application, the provision of a future energy network to the site was secured via s106 agreement between the two parties with a mutually reinforcing condition 46 providing a framework by which such a network would be delivered and – given the scaled back proposal tabled – to install such provisions as to allow further feasibility testing for a much larger network should this be deemed as viable.

6.2.5 Under the s106 the applicant covenants with the Council as follows:

DEN (Decentralised Energy Network)

1. *Not to Commence Development until it has submitted the 'DEN Strategy' to the Council for its approval in writing*
2. *To construct the DEN including energy centre, relevant infrastructure, connection points, and safeguard the Safeguarded Routes in accordance with the phasing details shown within the approved DEN Strategy, unless otherwise agreed in writing by the Council.*
3. *To notify the Council in writing that the DEN and the Safeguarded Routes have been constructed and safeguarded respectively for each relevant phase of the Development in accordance with the approved DEN Strategy.*
4. *To submit with each Reserved Matters Application for each relevant phase of the Development a DEN Feasibility Study to the Council for its approval in writing. Should the DEN Feasibility Study conclude that*

further DEN expansion opportunities be deemed to be practically and financially feasible the DEN Strategy shall be updated and the units which are identified within the DEN Feasibility Study as being capable of being connected to the DEN shall be included within the definition of an Identified Receptor and as such connections shall be made to the identified units.

5. *To commence the operation of the DEN prior to the first Occupation of any of the DEN Identified Receptors and notify the Council of the same in writing.*
6. *5 years from the date of completion of the Development to submit a further DEN Feasibility Study to the Council for its approval in writing. Should the DEN Feasibility Study conclude that further expansion opportunities be deemed to be feasible the DEN Strategy shall be updated and the units which are identified within the DEN Feasibility Study as being capable of being connected to the DEN shall be included within the definition of an Identified Receptor and as such connections shall be made to the identified units within an agreed timeframe.*
7. *To notify the Council in writing within 30 days of the disposal of the DEN to any third party including contact details of the new owner of the DEN and confirmation that they have been notified of and agree to be bound by the obligations contained in this Schedule.*

6.2.6 Further, condition 46 states:

Details of the Combined Heat and Power facility and infrastructure must be submitted and approved in writing by the Local Planning Authority prior to the commencement of any of the hospital phases of development identified pursuant to Condition 2. The details shall include:

- a. *energy centre details siting, sizing and plant*
- b. *the potential for phased expansion of the energy centre necessary to accommodate phased expansion of the DEN*
- c. *location of DEN connection points between the hospital and residential parcels*
- d. *location of safeguarded routes to serve DEN Identified Receptors*
- e. *location, specification, flue arrangement, operation/management strategy;*
- f. *the method of how the facility and infrastructure shall be designed to allow for the future connection to any neighbouring heating and cooling network;*
- g. *method and associated infrastructure required to facilitate future expansion of the site wide heat network to identified heat loads in the surrounding area namely the residential and school sites;*
- h. *noise / acoustic report*
- i. *that the CHP unit will be installed with a catalyst in accordance with the specification outline within the Air Quality Assessment*

The facility and infrastructure shall be operational/installed following practical completion of the hospital development hereby approved pursuant to Condition 2.

The Combined Heat and Power facility and infrastructure shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the Combined Heat and Power facility and infrastructure is provided appropriately and so that it is designed in a manner which allows for the future connection to a district system in accordance with Policy CP20 of the Core Strategy, DMD52, Policies 5.2, 5.3, 5.7 & 5.9 of the London Plan and the NPPF.

6.2.7 Under ref: 15/05673/CND an application to discharge condition 46 has been submitted. The application has not yet been determined due to uncertainty over the realised specification of the plant which has subsequently been clarified as part of this submission. In consultation with the Council's Sustainability Team, initial concerns were raised in relation to the ability of the installation to provide sufficient heat and electrical energy to support the creation of a Decentralised Energy Network, the underpinning principle of the sustainability strategy for the site and consistent with Council aspirations of low carbon energy generation. Such concerns were relayed to the applicant and additional information was submitted accordingly. The clarification document confirmed that the energy centre, plant and network is capable of supplying the hospital and at least 200 homes with heat and power as the redevelopment of the site progresses without the need for additional plant or building work and – in taking account of operating temperatures – would ensure that such connection would be commercially viable. A revised plan to demonstrate pipe routes for future expansion has also been submitted and this too is considered to be satisfactory.

6.2.8 Consistent with the resolution of members under previous iterations of the scheme, the provision of a future energy network to the site will be secured via s106 agreement, effectively transposing the requirements of Schedule 9 into a new document. On this basis, it is considered that the provision of the energy centre clearly aligns with the Energy Strategy submitted under the parent application ref: 14/04574/OUT (and subsequent iterations) and provides a viable platform by which to secure a decentralised energy network to the site and wider surround consistent with the Council's strategic aspirations for the Chase Farm redevelopment.

6.3 Development Adjacent to the Green Belt

6.3.1 Policy DMD83 of the Development Management Document also seeks to govern development adjacent to the Green Belt, or development deemed to impact upon its setting. In this regard, proposed development located next to or within close proximity to the Green Belt will only be permitted if all of the following criteria are met:

- a. There is no increase in the visual dominance and intrusiveness of the built form by way of height, scale and massing on the Green Belt;
- b. There is a clear distinction between the Green Belt and urban area;
- c. Views and vistas from the Green Belt into urban areas and vice versa, especially at important access points, are maintained.

6.3.2 In addition, proposals should maximise opportunities to incorporate measures to improve the character of land adjacent to the Green Belt through

environmental improvements such as planting and earth moulding, and the removal or replacement of visually intrusive elements such as buildings, structures, hard standings, walls, fences or advertisements.

- 6.3.3 Development must not restrict future public access/ rights of way from being provided. Where possible proposed development should increase opportunities for public access.
- 6.3.4 As part of the original submission, a Visual Impact Assessment (VIA) to accompany the scheme. Four wireline viewpoints were agreed to form the basis of the analysis as these areas were deemed to offer the most conspicuous views of the site from the surrounding Green Belt (see illustration below). On the basis of this information, members resolved that the impact of the development to the Green Belt was acceptable. Under ref: 15/04547/FUL, an updated VIA was submitted to assess the impact of the changes to the parameters plan to – amongst other things – reflect, but not exceed, the height of the former maternity block to install a degree of flexibility in the size and specification of the energy centre which would potentially increase the visual bulk of the development from certain vantage points.

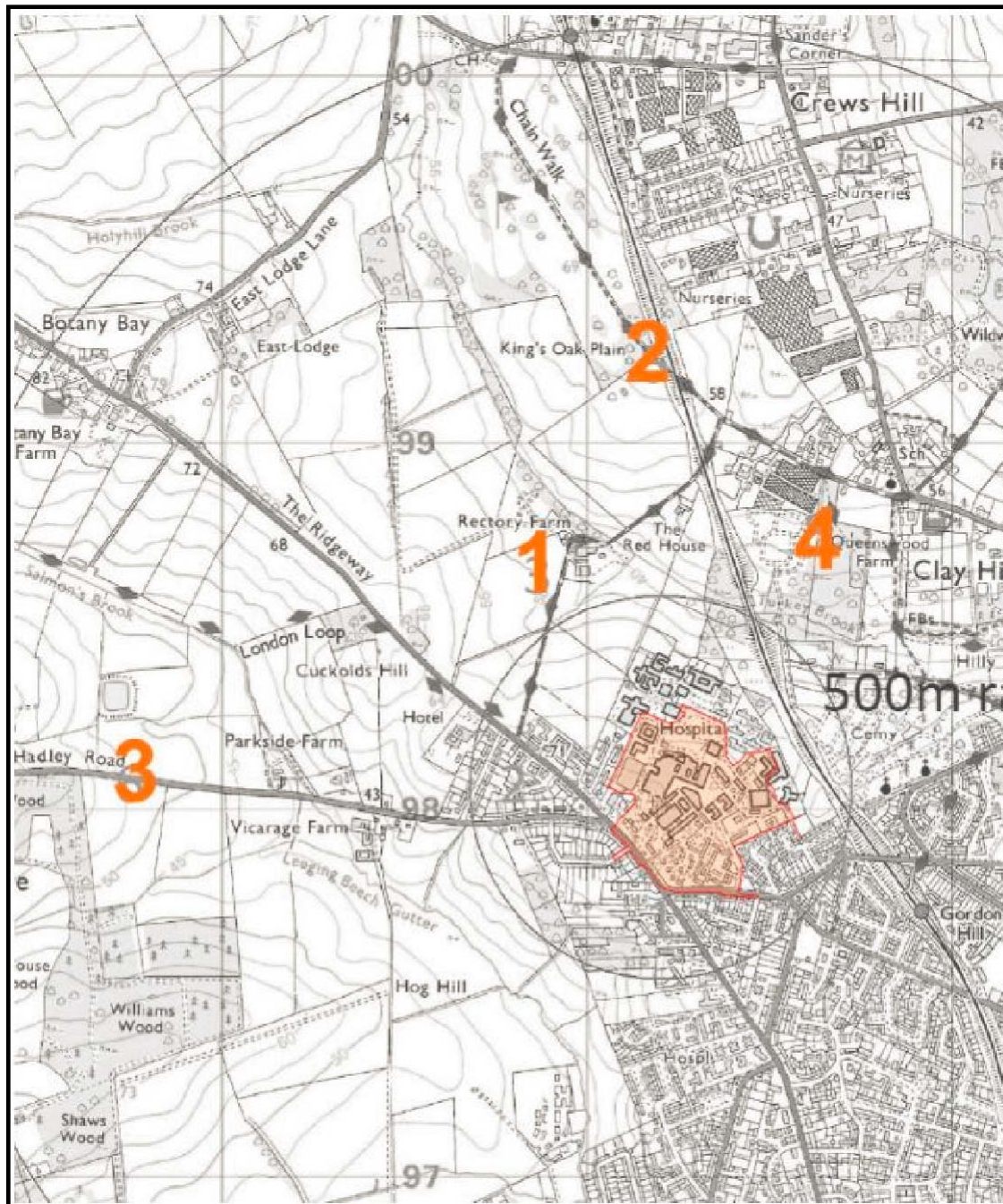


Illustration 3: VIA vantage points

6.3.5 The updated analysis when compared to the previously approved scheme concludes that the impact of the development from a number of the vantage point would largely be screened by vegetation or seen within the context of an established urban edge. Again, views from the Strayfield Road Cemetery to the north east of the site (due to the surrounding topography) was by far the most conspicuous location for views to the hospital site, however, views toward the site that were capable of exposing the hospital site were limited to the north east corner of the cemetery as its stretches out towards Clay Hill. Even from this vantage point, views across the site were fleeting as existing vegetation and the Gordon Hill railway bridge would quickly obstruct views as individuals travelled down the steep gradient.

6.3.6 In this regard, Policy DMD43 of the Development Management Document seeks to manage the design and siting of tall buildings. By virtue of the Policy tall and large buildings are define as those that are substantially taller than their surroundings, cause a significant change to the skyline or are larger than the threshold sizes set for the referral of planning applications to the Mayor. In relation to developments within or adjacent to Green Belt sites, tall buildings are considered to be inappropriate.

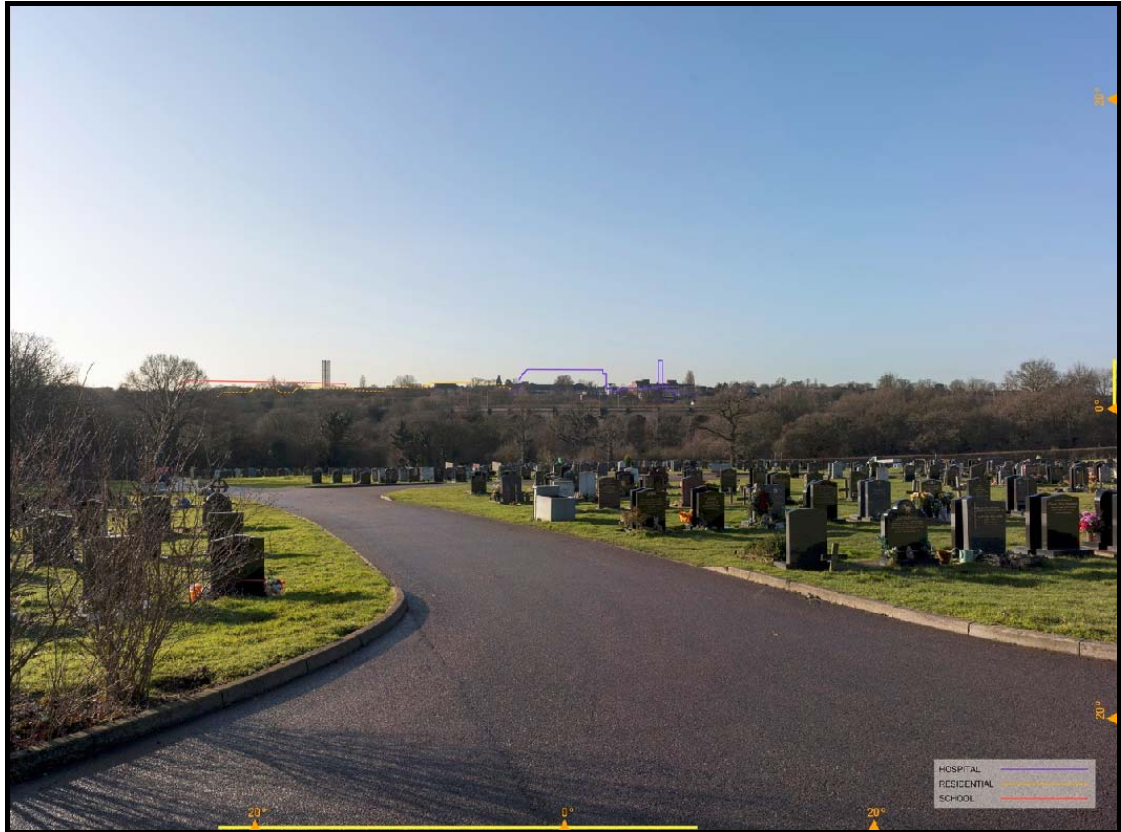


Photo 1: View point 4 14/04574/OUT

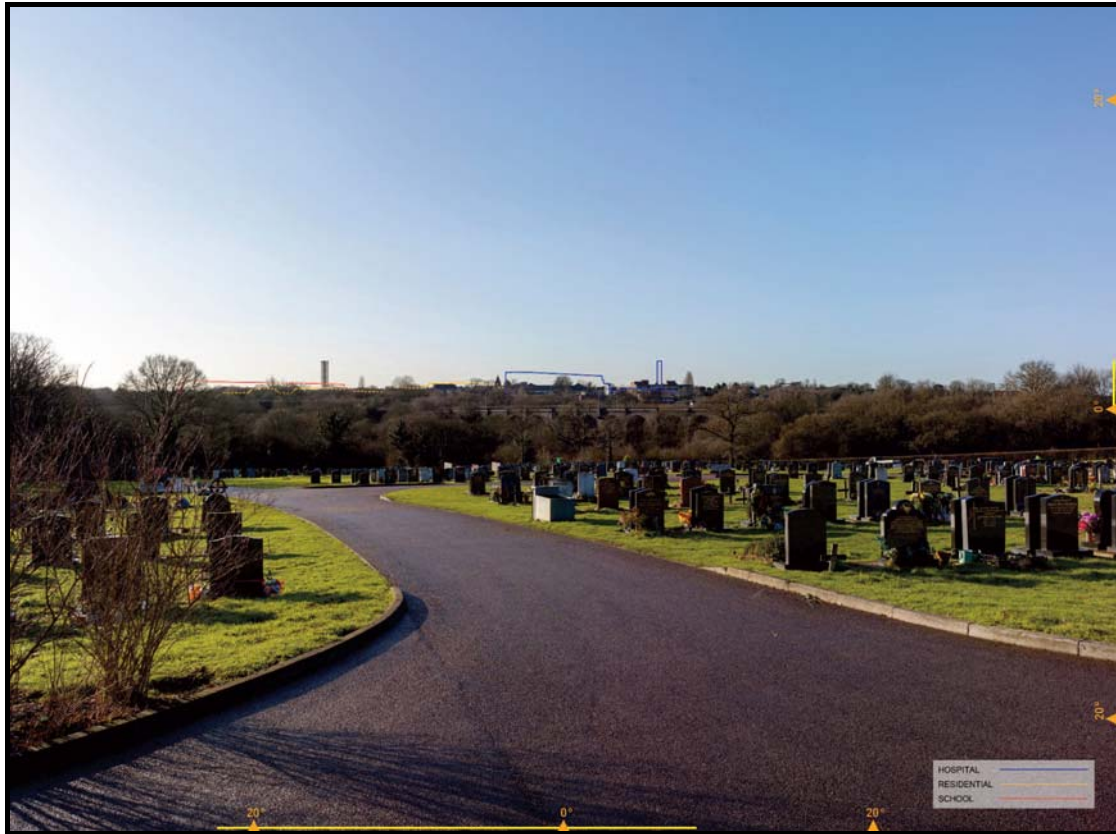


Photo 2: View point 4 15/04547/FUL

- 6.3.7 Under ref: 15/04547/FUL, while it was acknowledged that the overall bulk and massing of the site would be increased as a result of the development, and indeed that the reconfigured hospital site would serve to increase the bulk of the development across the horizontal axis, vertically the overall height of the development would appear reduced. Consistent with the deliberations of the approved scheme, members considered that the VIA was correct in its assertion that from each of the vantage points (and in particular the one to the cemetery), the presence of the existing hospital is already visible and would serve to define an accepted urban edge. The tabled changes to the scheme when taken in context are relatively minor in nature and with a reduction in the discernible height of the development overall would achieve a consistent and acceptable balance with the previously consented scheme. The imposition of development to the site, therefore, would remain within such a context and the site would still be read in the same manner, particularly where the overall height of the buildings remain within examples existing site parameters albeit where the overall quantum of development is increased.
- 6.3.8 While the subject application has stopped short of issuing a revised VIA, the minor nature of the changes tabled, namely the first a second floor infill additions, which due to their nature and relative orientation would be contained within the envelope of the building, and the formation of a cylindrical flue structure would do very little to the degree of development discernible from the more sensitive vantage point from the cemetery. Indeed, mindful of previous deliberations it is considered that the alterations tabled responds positively to the constraints of the site and its relationship to the surrounding Green Belt responding positively to the utilitarian requirements of an efficient energy centre.

6.4 Design

Layout, mass, bulk and height

6.4.1 Consistent with the core principles of the London Plan, the Core Strategy and Development Management Document well considered, high quality, designed development is central to achieving a balanced and sustainable development. Developments should be of the highest quality. Internally, externally and in relation to the wider environment they should provide an attractive and functional public realm, clear legible for users, but one that adapts to changing needs and fosters a sense of community. New development is required to have regard to its context, and make a positive contribution to local character.

6.3.3 Under ref: 15/05021/RM Members resolved to grant consent for the discharge of detailed design of the energy centre pursuant to the Reserved Matters of the parent consent (as amended). The subject scheme differs little from this consent, again replicating elements of the materials palette to ensure that the development can be read as a whole, whilst recognising the limitation in the design of a utilitarian building which by location would be sited to the less sensitive northern extremity of the site. Consistent with deliberations under this consent, it is considered that the overall design of the subject scheme is appropriate to the locality and further that the consolidation of the individual flue arrangement previous tabled to a single cylindrical structure, is a more successful design solution that would serve to reduce the perceived scale of the exhaust serving the energy centre and consequently make it less imposing to the more sensitive residential uses to the northern boundary.

6.5 Impact of Neighbouring Properties

6.5.1 Policy DMD39 of the Development Management Document seeks to ensure that all new non-residential development is appropriately located, taking account of the surrounding area and land uses with a mandate to preserve amenity in terms of daylight, sunlight, outlook, privacy, noise and disturbance to more sensitive uses in the surrounding area. In addition, DMD10 imposes minimum distancing standards to maintain a sense of privacy, avoid overshadowing and to ensure that adequate amounts of sunlight are available for new and existing developments.

6.5.2 The nature of the application and tabled changes to the already approved energy centre are such that the overall scale bulk, massing and location of the development have all been accepted in principle. Whilst it is acknowledged that the residents of No.22 Spring Court Road have objected to the scheme on the basis of the impact of the built form to residents lining the site to the north, the infill first and second floor extensions are accommodated within the approved building area and indeed would remain well within the parameter plans approved under the parent application. The assessment of impact, therefore, has already been considered and the subject application is considered to be of no greater harm than previously examined.

6.6 Highway Safety

Proposal

6.6.1 As part of the submission, it is clear that the road network, parking provision and decant strategy for the redevelopment of the site remain unchanged from the previously approved scheme.

6.6.2 In consultation with the Council's Traffic and Transportation team, no objections have been raised to the scheme on the basis that the tabled changes are so minor as to not materially impact upon transport implication for the scheme. All relevant considerations remain consistent with the previously approved scheme and all relevant measures secured by way of condition to ensure compliance with the overarching transport strategy, construction management plan and the delivery and servicing plan secure via s106 under the previous application.

6.7 Sustainable Design and Construction

6.7.1 The sustainable design and construction credentials of the scheme remain unaltered as a result of the submitted changes and therefore remain consistent with the requirements of the Local Plan. All relevant measures secured by way of condition or s106 will be reiterated if members resolve to grant consent.

Trees

6.7.2 A site wide Tree Preservation Order has been placed on the site. Consistent with comments under the parent application the Tree Officer has indicated that he has no objection in principle to the scheme, commenting that there are a number of significant and good quality trees on the site that positively contribute individually or as groups to the amenity and character of the site (including the proposed school site).

6.7.3 The overwhelming majority of these trees have been sensibly retained where they will continue to contribute to the proposed development. The revised energy centre would not result in any additional loss of trees over what has already been agreed and hence this is considered to be acceptable subject to relevant tree protection conditions.

Air Quality, Contamination and Noise

6.7.4 An Air Quality Report and Noise Impact Assessment have been submitted with scheme. While the concerns raised by the objector relating to noise and air pollution are noted, in consultation with the Council's Environmental Health Team, Officers have concluded that the development is unlikely to have a negative environmental impact, with no concerns relating to contaminated land. In terms of air quality no new exceedances of long or short term air quality objectives are predicted at any location and as a result, no significant adverse health effects are anticipated.

6.7.5 The acoustic report which accompanies the application presents the impacts of the energy centre on local residents. Environmental Health confirm that the method used is acceptable, however, the acoustic performance criteria are not, with the report suggesting an acceptable limit for noise emissions from the energy centre would be equal to the measured existing background noise level. This is not acceptable and the Council would expect that noise from the energy centre to be 5dB below the background level at the façade of the nearest sensitive receptors, particularly given the objections from

residents. However, this can be conditioned to ensure relevant standards are met and would not in itself warrant a refusal of the scheme.

6.8 *S106 Contributions*

6.8.1 A Section 106 agreement will be required to secure relevant DEN provisions and Employment and Skills contributions. At the time of writing, negotiations were ongoing in relation to the nature and scope of the Employment and Skills Strategy and Officers request that they be granted delegated authority to continue such negotiations following the resolution of Members.

6.9 *Community Infrastructure Levy*

6.9.1 As of the April 2010, legislation in the form of CIL Regulations 2010 (as amended) came into force which would allow 'charging authorities' in England and Wales to apportion a levy on net additional floorspace for certain types of qualifying development to enable the funding of a wide range of infrastructure that is needed as a result of development. Since April 2012 the Mayor of London has been charging CIL in Enfield at the rate of £20 per sqm.

6.9.2 Enfield has adopted its own CIL. Industrial and commercial units are exempt from this charge.

7. **Conclusion**

7.1 Chase Farm is a strategically important site for the Borough and its surround. The proposed energy centre has been accepted in principle under previous iterations of the wider redevelopment scheme and discharge of relevant reserved matters. Following the submission of additional information, the realised energy centre and associated plant is sufficiently sized to ensure energy off-take suitable to support the formation of a decentralised energy network consistent with the Council's strategic sustainable design and construction aspirations for the site and the wider area and in this regard the development is considered to be acceptable subject to relevant conditions and s106 agreement.

8. **Recommendation**

8.1 **That planning permission be granted in accordance with Regulation 3/4 of the Town and Country Planning General Regulations 1992 subject to conditions land s106.**

8.2 **That officers be granted delegated authority to finalise the precise wording of the conditions to cover the issues identified within the report and summarised below.**

8.3 **Conditions in summary**

1. Approved Plans
2. Time limitation
3. Construction Management Plan

Development (including demolition but excluding erection of the temporary primary school) shall not commence until a construction management and

logistics plan has been submitted to and approved in writing by the Local Planning Authority. The plan shall contain:

- a. a photographic condition survey of the roads, footways and verges leading to the site accesses;
- b. details of construction access and associated traffic management to the site across all phases;
- c. details for the relevant phase booking systems;
- d. details for relevant phase consolidated and re-timed trips;
- e. arrangements for the loading, unloading and turning of delivery, construction and service vehicles clear of the highway across all phases;
- f. arrangements for the parking of contractors vehicles across all phases;
- g. arrangements for wheel cleaning across all phases;
- h. arrangements for the storage of materials across all phases;
- i. hours of work, including those associated with the demolition of buildings;
- j. A construction management plan written in accordance with the 'London Best Practice Guidance: The control of dust and emissions from construction and demolition' or relevant replacement;
- k. the siting and size of any temporary ancillary buildings across all phases
- l. Measures to use operators committed to best practice, demonstrated by membership of TfL's Freight Operator Recognition Scheme (FQRS), or similar
- m. Demolition Method Statement including a scheme for recycling/disposing of waste resulting from demolition and construction works

The development shall be carried out in accordance with the approved construction methodology unless otherwise agreed in writing by the Local Planning Authority. The approved facilities and methodology shall be provided prior to the commencement of site works and shall be used and maintained during the construction period.

Reason: To ensure the implementation of the development does not lead to damage to the existing highway and to minimise disruption to neighbouring properties and the environment.

4. Drainage

The development shall be carried out in accordance with the Drainage Strategy approved under ref: 15/05197/CND and pursuant to ref: 14/04574/OUT as varied by 15/04547/FUL and maintained as such thereafter

Reason: To ensure the sustainable management of water, minimise flood risk and to minimise discharge of surface water outside of the curtilage of the property in accordance with Policy CP28 of the Core Strategy, DMD59-63, Policies 5.12 & 5.13 of the London Plan and the NPPF.

5. Deliveries of Construction Materials

Deliveries of construction and demolition materials to and from the site by road shall take place between 08:00 - 18:00 Monday to Friday & 08:00 -

13:00 on Saturday and at no other time except with the prior written approval of the Local Planning Authority.

Reason: To minimise noise disturbance.

6. Demolition (Nesting Birds)

Demolition of the existing building is to be carried out outside the bird-nesting season (March - August inclusive) or if clearance during the bird-nesting season cannot reasonably be avoided, a suitably qualified ecologist will check areas suitable for nesting birds immediately prior to clearance and advise whether nesting birds are present. If active nests are recorded, no vegetation clearance or other works that may disturb active nests shall proceed until all young have fledged the nest.

Reason: To ensure that wildlife is not adversely impacted by the proposed development in accordance with national wildlife legislation and in line with CP36 of the Core Strategy. Nesting birds are protected under the Wildlife and Countryside Act, 1981 (as amended).

7. Vegetation Clearance (Nesting Birds)

All areas of hedges, scrub or similar vegetation where birds may nest which are to be removed as part of the development, are to be cleared outside the bird-nesting season (March - August inclusive) or if clearance during the bird-nesting season cannot reasonably be avoided, a suitably qualified ecologist will check the areas to be removed immediately prior to clearance and advise whether nesting birds are present. If active nests are recorded, no vegetation clearance or other works that may disturb active nests shall proceed until all young have fledged the nest.

Reason: To ensure that wildlife is not adversely impacted by the proposed development in accordance with national wildlife legislation and in line with CP36 of the Core Strategy. Nesting birds are protected under the Wildlife and Countryside Act, 1981 (as amended).

8. Further Contamination

If, during the development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.

Reason: Intrusive investigations will not necessarily capture all contaminants present, hence the need to appropriately address any new source discovered during excavation and development.

9. Landscaping

Within 6 months of commencement of works and having due regard to the approved Design Code pursuant to condition 4 of approvals under ref: 14/04574/OUT as varied by 15/04547/FUL, full details of both hard

surfacing and soft landscape proposals have been submitted to and approved by the Local Planning Authority. The details shall include:

- a. Detailed design, layout, surfacing materials, landscaping strategy, street furniture and maintenance of areas of public realm
- b. Planting plans
- c. Written specifications (including cultivation and other operations associated with plant and grass establishment)
- d. Schedules of plants and trees, to include native and wildlife friendly species and large canopy trees in appropriate locations (noting species, planting sizes and proposed numbers / densities)
- e. Full details of tree pits including depths, substrates and irrigation systems
- f. Specification of all proposed tree planting has been approved in writing by the Local Planning Authority. This specification will include details of the quantity, size, species, position and the proposed time of planting of all trees to be planted, together with an indication of how they integrate with the proposal in the long term with regard to their mature size and anticipated routine maintenance
- g. Above surface sustainable drainage systems
- h. The location of underground services in relation to new planting
- i. Implementation timetables.
- j. Biodiversity enhancements, to include bird and bat boxes built into or on and around the new buildings
- k. Surfacing materials to be used within the development including footpaths, access roads and parking areas and road markings

The surfacing and landscaping shall be carried out in accordance with the approved detail before the development is occupied or use commences.

All tree, shrub and hedge planting included within that specification shall be carried out in accordance with that specification and in accordance with BS 3936 (parts 1 & 4); BS 4043 and BS 4428.

A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas in the hospital part of the development shall be submitted to and approved by the Local Planning Authority prior to the occupation of the hospital part of the development or any phase of the hospital part of the development, whichever is the sooner, for its permitted use. The landscape management plan shall be carried out as approved.

Reason: In order to ensure the satisfactory maintenance and management of these areas to assure a high quality public realm is provided in the long term and to provide for the maintenance of retained, and new, planting in the interests of preserving or enhancing visual amenity. To ensure the provision of amenity, and biodiversity enhancements, to be afforded by appropriate landscape design, and to increase resilience to the adverse impacts of climate change the in line with Core Strategy policies CP36 and Policies 5.1 - 5.3 in the London Plan.

10. Details of Materials

11. Details of Hard Surfacing

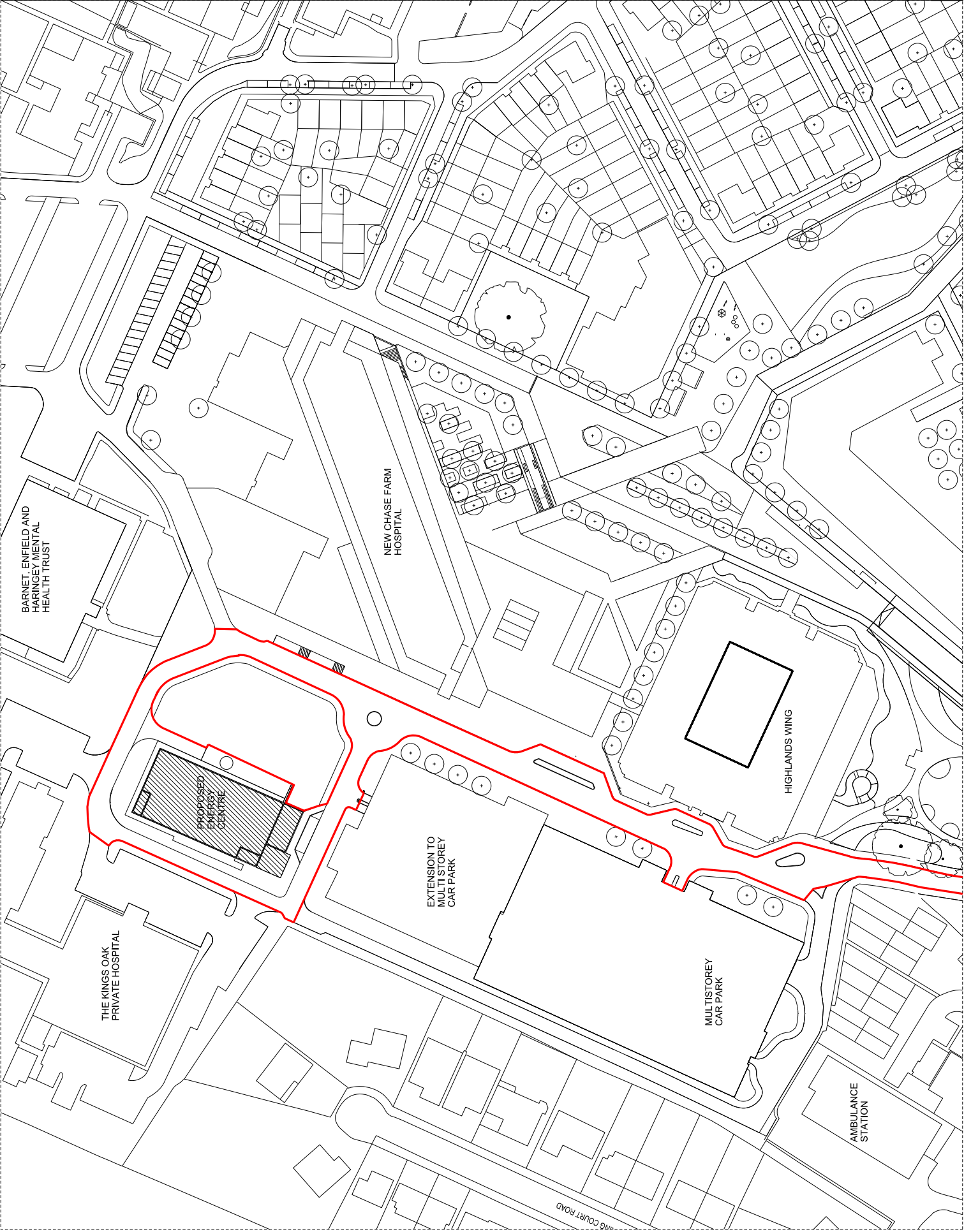
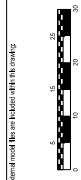
12. Details of Levels
13. Details of Enclosure
14. Details of External Lighting
15. Details of CCTV
16. Green Procurement
17. Site Waste Management Plan
18. Demolition Statement
19. Impact piling
20. Acoustic Report

No development shall take place until an acoustic report has been submitted to and approved by the Local Planning Authority. The report must set out the sound level generated from the energy centre and state the noise control measures to be employed to ensure the noise from the energy centre does not exceed a level of 5dB(A) below background noise levels at the façade of the nearest residential property.

The measures set out in the approved report must be fully implemented and permanently maintained.

Reason: To protect the local amenity from noise and disturbance.

Notes:
 1. The overall site plan is shown in black.
 2. The proposed energy centre is shown in red.
 3. The proposed extension to the multi-storey car park is shown in blue.
 4. The proposed extension to the multi-storey car park is shown in blue.
 5. The proposed extension to the multi-storey car park is shown in blue.
 6. The proposed extension to the multi-storey car park is shown in blue.



REV	DATE	DESCRIPTION
1	15/04/16	Issue for comment and release for
2	15/04/16	Issue for comment and release for
3	15/04/16	Issue for comment and release for

EDGE ON BEHALF OF ROYAL FREE LONDON
 NHS FOUNDATION TRUST

IB
 CHASE FARM REDEVELOPMENT

DRAWING TITLE		Proposed Energy Centre Site Plan	
DATE	15/04/16	PROJECT	11200
DESIGNER	S2	PLANNING	
DRAWING NUMBER	IBHCC-XX-PL-100-002		
REVISION	3		

**SUBMITTED FOR
INFORMATION ONLY**

BARNET, ENFIELD AND
HARINGEY MENTAL
HEALTH TRUST

THE KINGS OAK
PRIVATE HOSPITAL

PROPOSED
ENERGY
CENTRE

NEW CHASE FARM
HOSPITAL

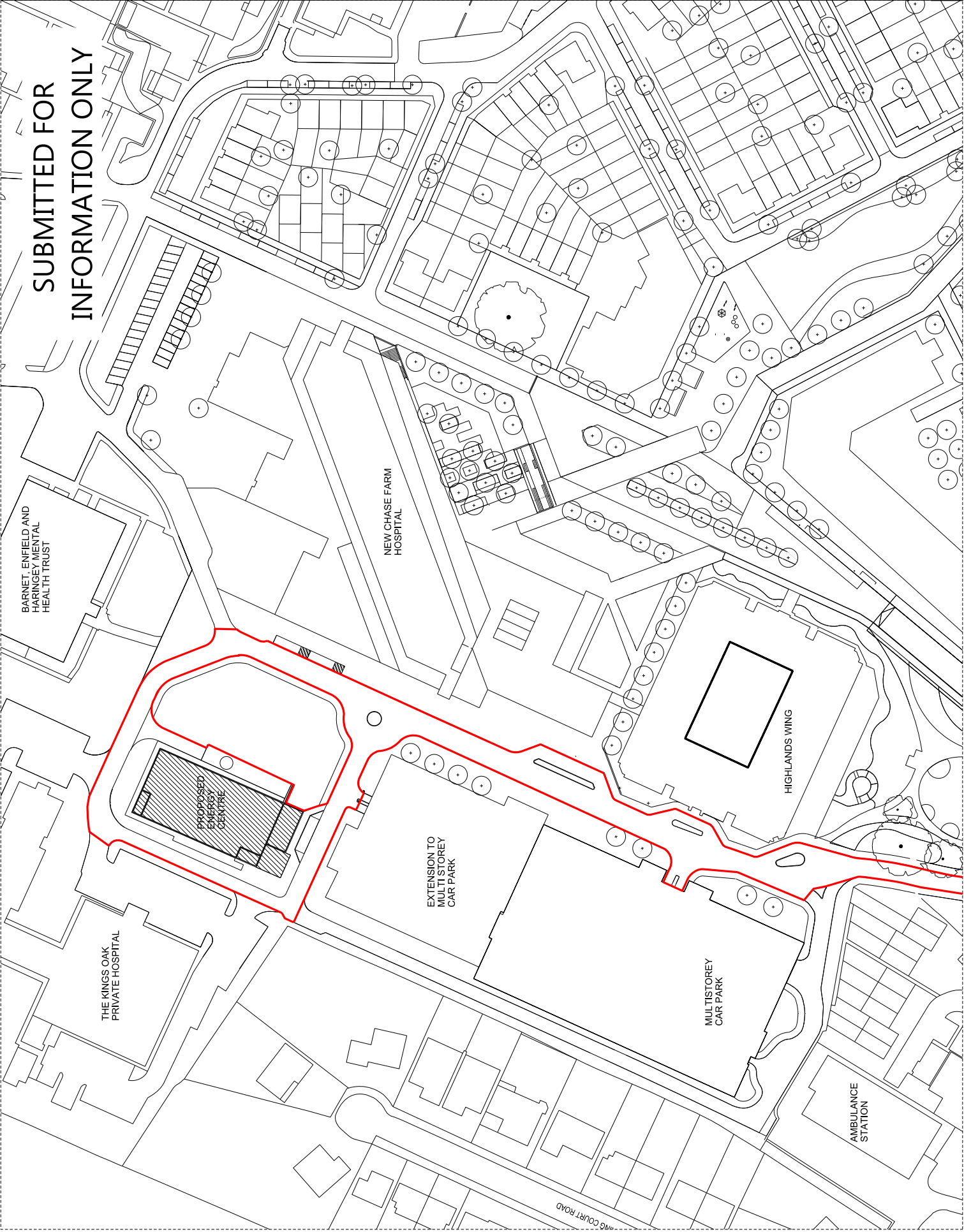
EXTENSION TO
MULTI STOREY
CAR PARK

MULTI STOREY
CAR PARK

HIGHLANDS WING

AMBULANCE
STATION

COURT ROAD



Notes:

- The boundary of the site is shown in red.
- All dimensions are in metres unless otherwise stated.
- Dimensions are to the centre of lines unless otherwise stated.
- Dimensions are to the centre of lines unless otherwise stated.
- Dimensions are to the centre of lines unless otherwise stated.

Scale: 1:1000

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IB
CHASE FARM REDEVELOPMENT

PROPOSED ENERGY CENTRE SITE PLAN

DATE: 13/04/16
DRAWN BY: S2
CHECKED BY: S2

PROJECT NO: IBHCC-XX-PL-100-002

Scale: 1:1000

DATE: 13/04/16

PROJECT NO: IBHCC-XX-PL-100-002

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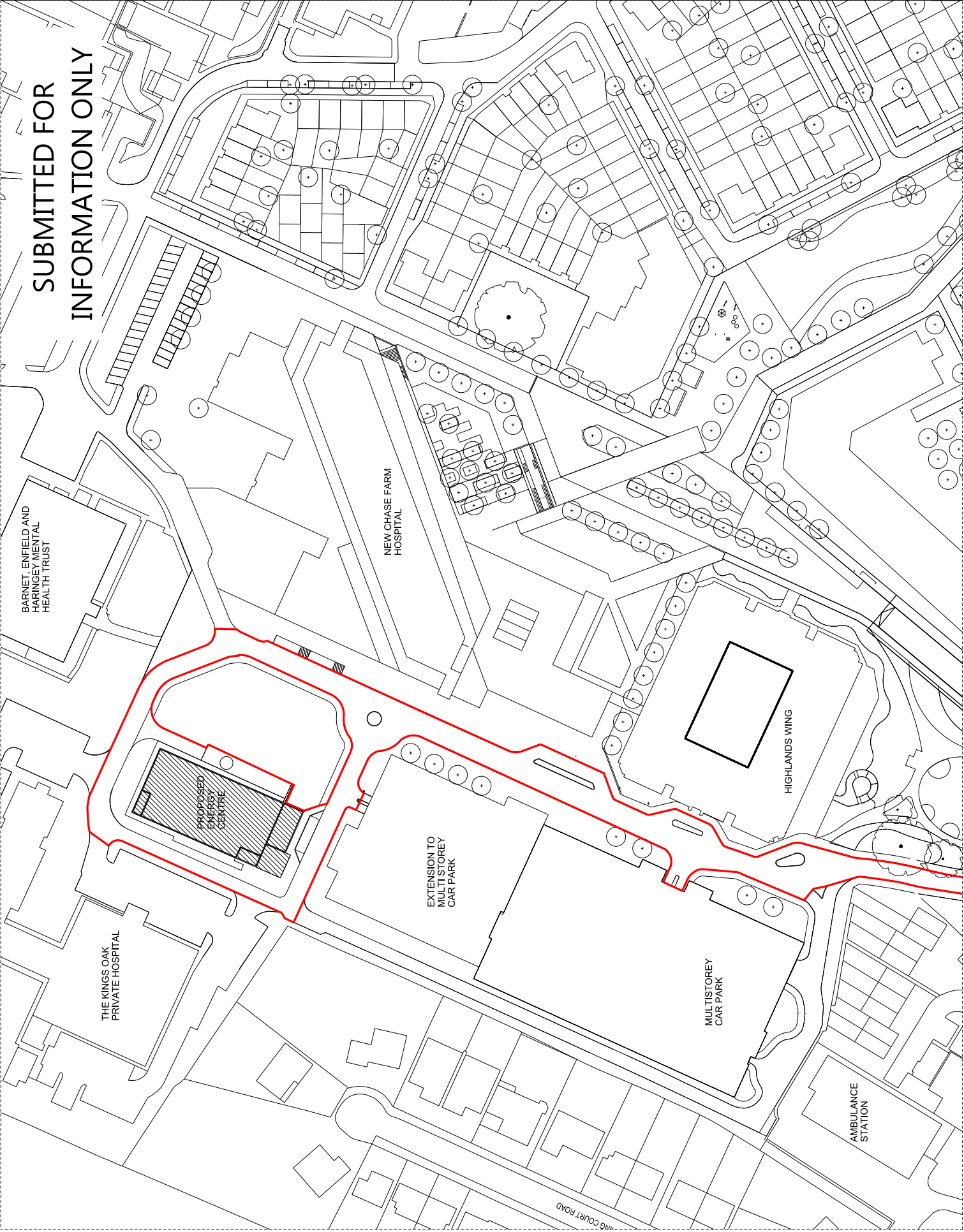
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PROJECT NO: IBHCC-XX-PL-100-002

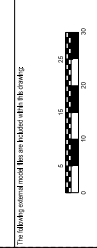
DATE: 13/04/16

PROJECT NO: IBHCC-XX-PL-100-002

**SUBMITTED FOR
INFORMATION ONLY**



Notes:
 1. The site plan is a simplified representation of the site and should not be used for detailed design or construction purposes.
 2. All dimensions are in metres unless otherwise stated.
 3. The site plan is for information only and does not constitute an offer of any services or products.
 4. The site plan is subject to change without notice.
 5. The site plan is not to be used for any other purpose without the written consent of the author.



No.	Date	Description	By	For
1	15/04/16	Issue for planning	IB	IB
2	20/04/16	Issue for planning	IB	IB
3	20/04/16	Issue for planning	IB	IB

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Proposed Energy Centre Site Plan

IBHCC-XX-PL-100-002

3

