

# **Merton Council**

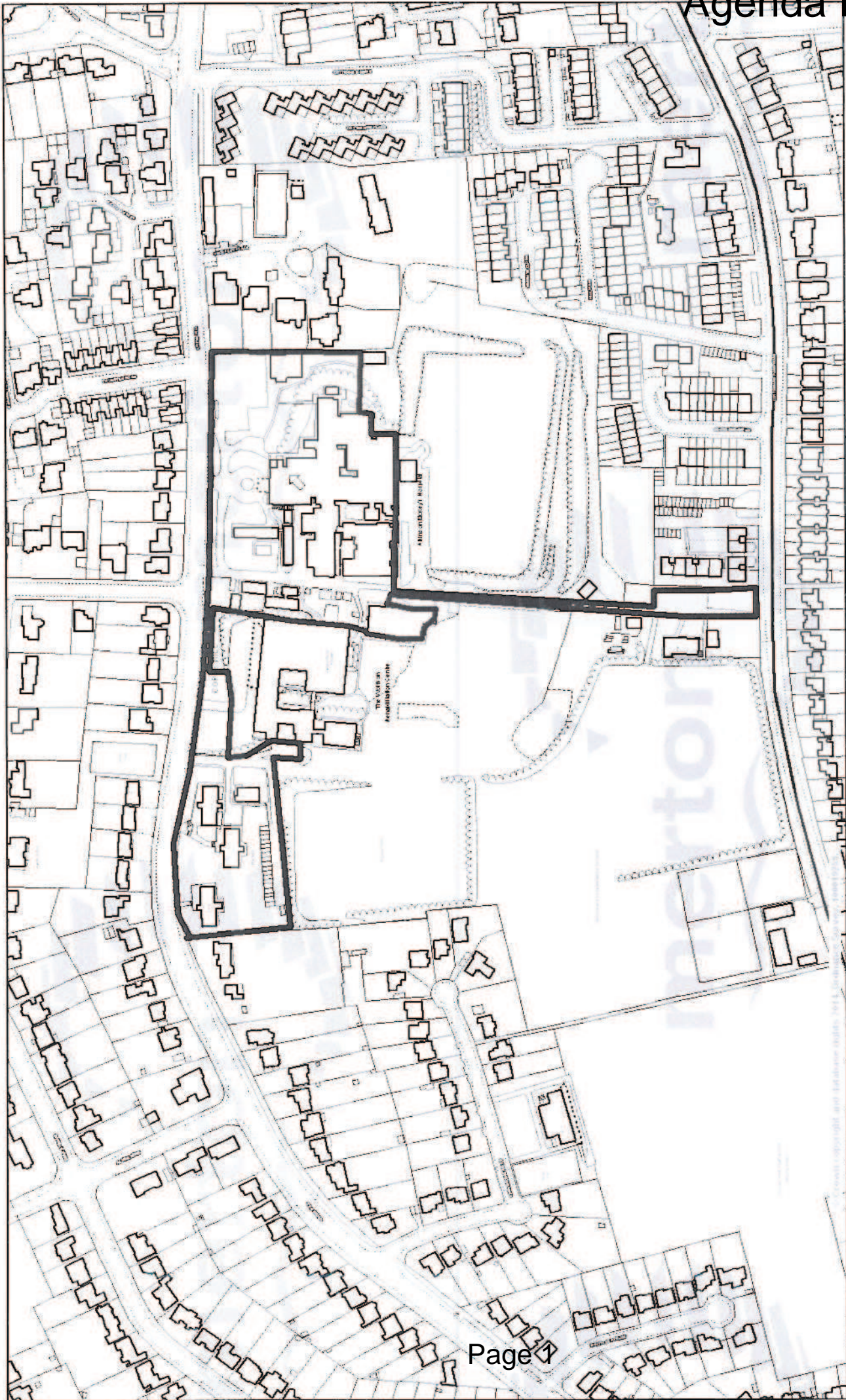
## **Planning Applications Committee**

**13 February 2014**

### **2<sup>nd</sup> Supplementary agenda**

6a Plans & Appendices The Former Atkinson Morley Hospital and The Firs, Copse Hill, SW20 1 - 26

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London Borough of Merton  
 100 London Road  
 Morden  
 Surrey  
 SM4 5DX

Scale 1/2837

Date 28/1/2014

Former Atkinson Morley

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DEVELOPMENT CONTROL

**Notes:**  
 1. The drawings are not intended to be used for construction. The drawings are for information only and are not to be used for construction. The drawings are for information only and are not to be used for construction. The drawings are for information only and are not to be used for construction. The drawings are for information only and are not to be used for construction.

**All dimensions and areas are approximate.**  
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## GROUND FLOOR PLAN

Scale 1:250

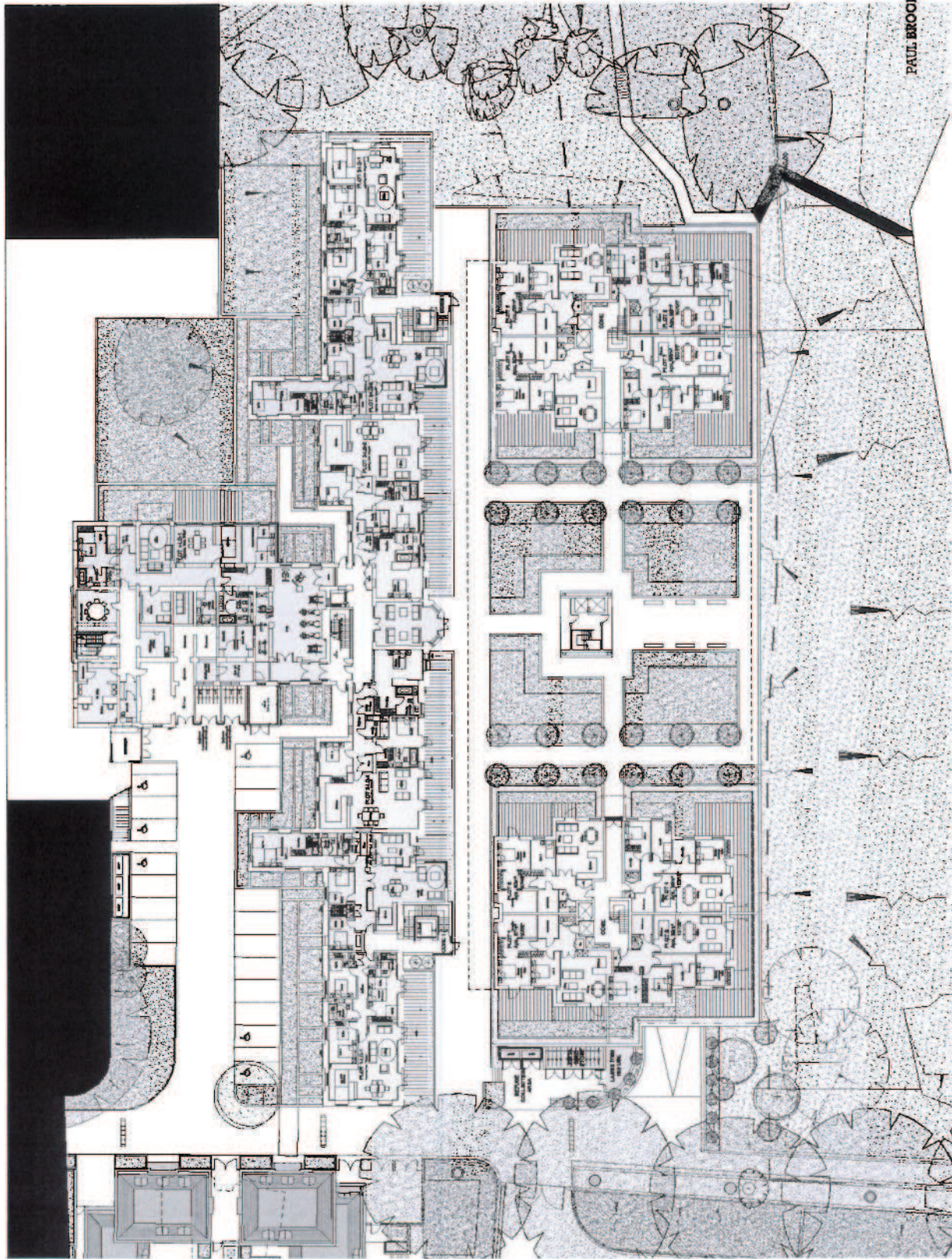


## PLANNING

Project Name	Berkeley Homes (Central London) Ltd.
Client	Alison Morley
Location	Hospital - Rear Extension
Date	July '13
Scale	1:250 @ A1
Drawn by	GD

**PROPOSED**  
 GA Plans  
 Ground Floor Plan (Lower Ex)

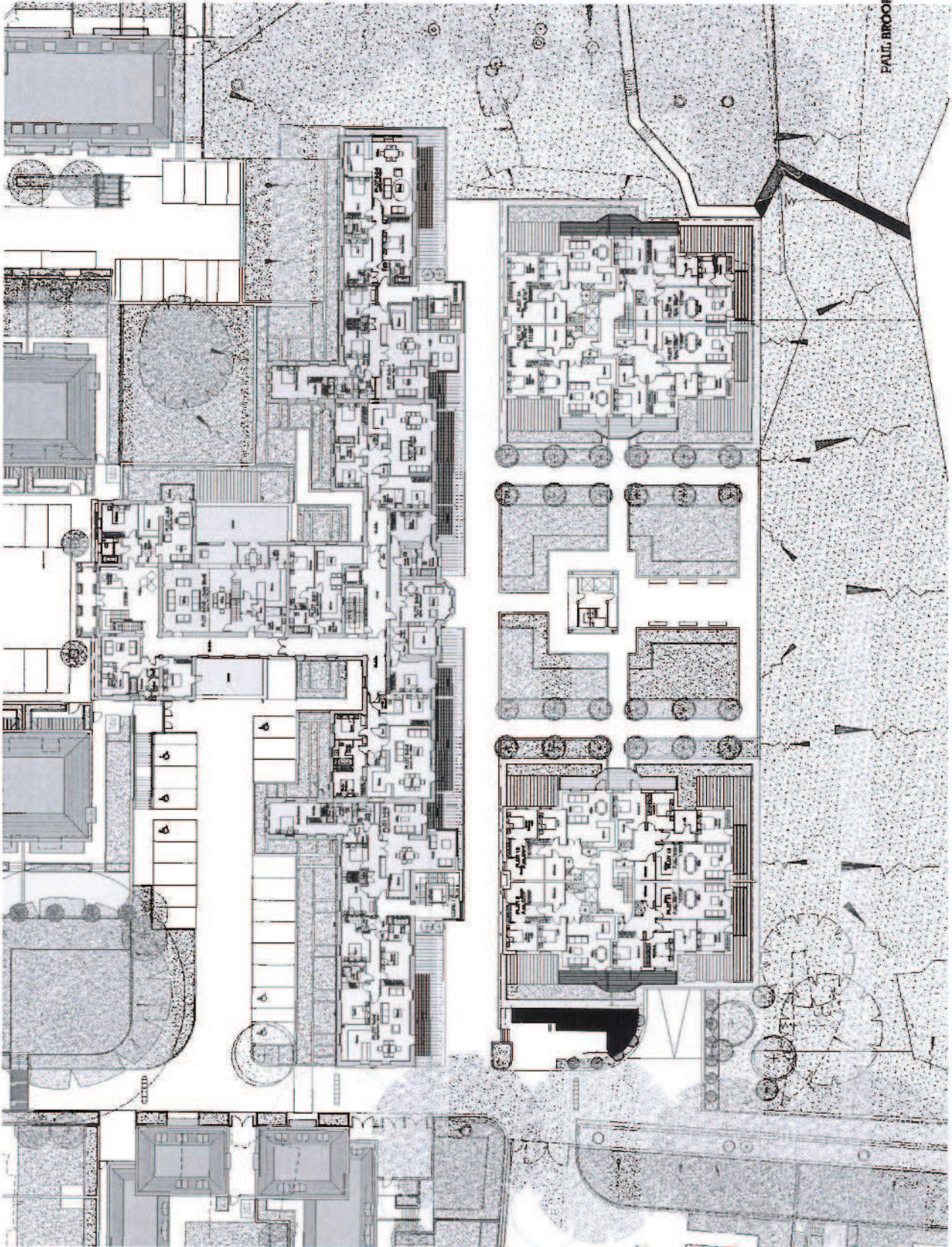
PAUL BROOKES ARCHITECTS  
 The Victoria 23 Berners Avenue London EC4A 3DF  
 T: 020 8262 0241  
 F: 020 8262 0242  
 E: paul@pbrookes.co.uk



The proposed building with additional guestrooms and treatment, and the existing building with additional guestrooms and treatment, will be constructed in two phases. The first phase will include the new building and the existing building with additional guestrooms and treatment. The second phase will include the new building with additional guestrooms and treatment. The existing building with additional guestrooms and treatment will be constructed in two phases. The first phase will include the new building and the existing building with additional guestrooms and treatment. The second phase will include the new building with additional guestrooms and treatment.

All dimensions and areas are approximate. The architect shall be responsible for the accuracy of the information provided. The architect shall be responsible for the accuracy of the information provided. The architect shall be responsible for the accuracy of the information provided.

FIRST FLOOR PLAN  
 S=1/8"=1'-0"



PAUL BROOKS ARCHITECTS

The World 20 Building, Avenida Linton, 9710 940  
 Berkeley, CA 94704  
 Tel: 415.863.0100  
 Fax: 415.863.0101  
 E: paul@paulbrooks.com

PLANNING

Project Name	Berkeley Home (Carmel Linton) Ltd
Client	Audison Morley Hospital - Rear Extension
Location	N/A
Phase	PROPOSED
Scale	GA Plans
Project Type	First Floor Plan
Revision	1.2008-1 July '13 CO

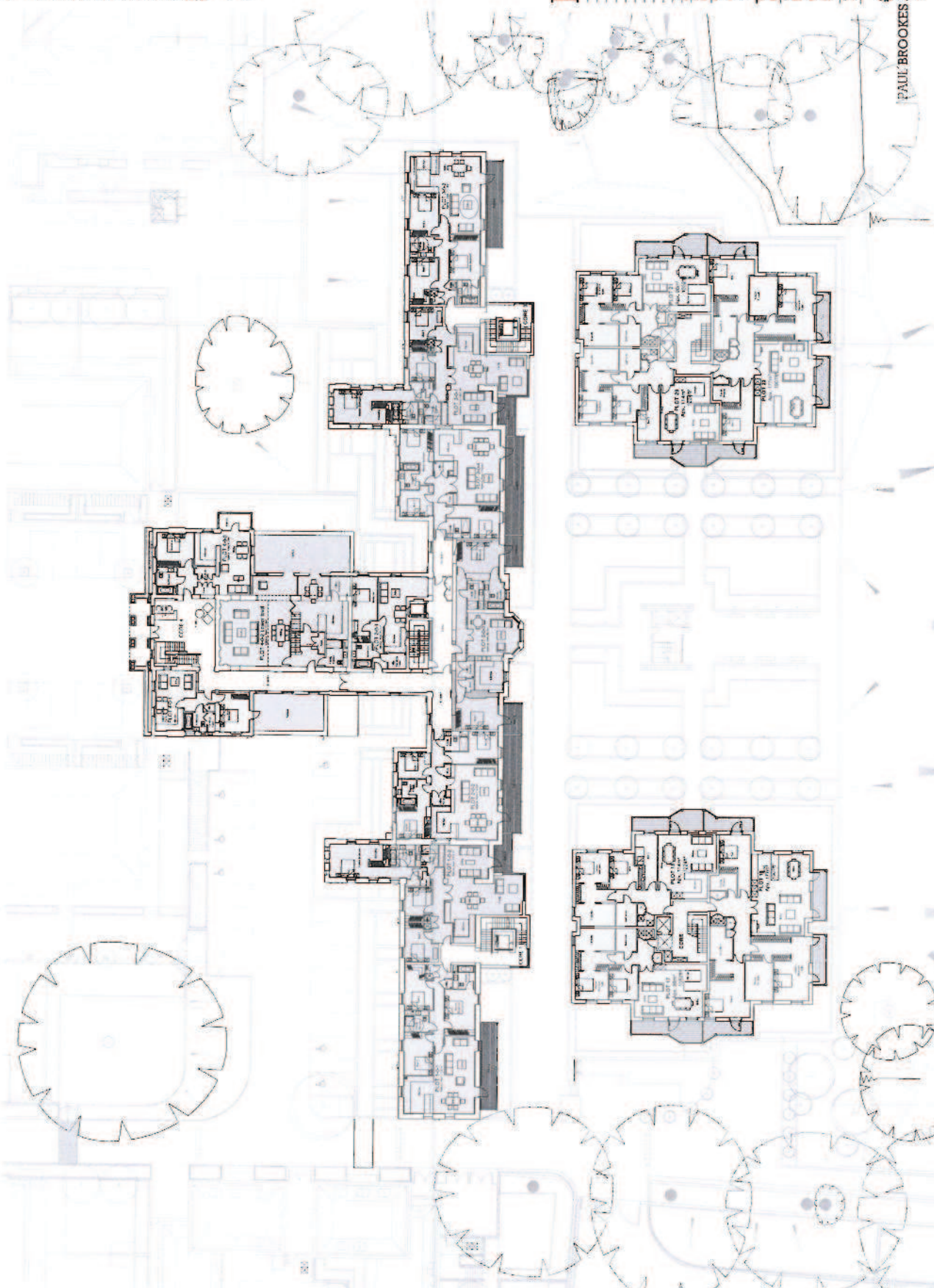
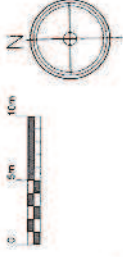
4442 | D | 12

For the purpose of this plan, the proposed building footprint and location are shown. The precise location of walls, stairs, doors, windows, columns, doors, etc. will be determined by the structural engineer. The location of non-structural elements will vary from the general layout shown in this plan. These elements will be shown in other views. The relative positions of the building footprint and the surrounding site are shown in the site plan. The building footprint and the surrounding site are shown in the site plan.

All dimensions and levels are approximate.

Do not scale from this drawing. The drawing is for informational purposes only. It is not intended to be used for construction. The drawing is for informational purposes only. It is not intended to be used for construction.

**SECOND FLOOR PLAN**  
Scale: 1/200



**PLANNING**

Project Name	Berkeley Homes (Central London) Ltd
Client	Atkinson Morley Hospital - Rear Extension
Scale	N/A
Drawn	PROPOSED GA Plans
Checked	Second Floor Plan
Date	1:200@A1 July 13
Drawn By	CD

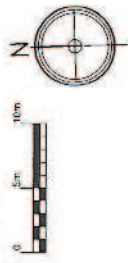
**PAUL BROOKES ARCHITECTS**  
The Works, 28 Barkin Avenue, London, E11 1AB  
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E: paul@pb.a  
C: paul@pb.a



These drawings are for information only and are not to be used for construction. The architect and its consultants shall not be responsible for any errors or omissions in these drawings. The architect and its consultants shall not be responsible for any errors or omissions in these drawings. The architect and its consultants shall not be responsible for any errors or omissions in these drawings.

All dimensions and areas are approximate. For complete details, refer to the relevant construction documents. The architect and its consultants shall not be responsible for any errors or omissions in these drawings.

**FOURTH FLOOR PLAN**  
Scale: 1:200



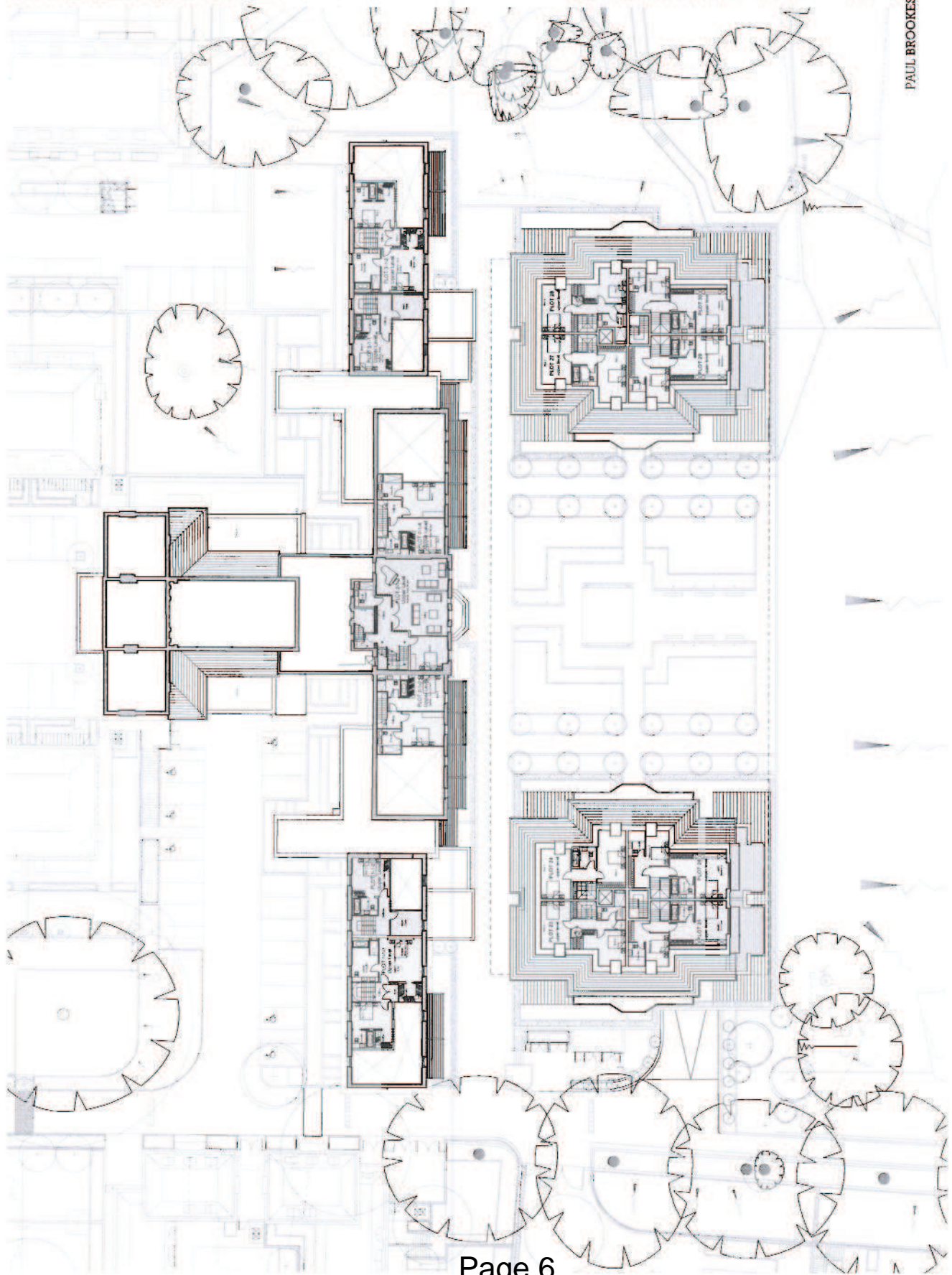
## PLANNING

Client	Berkeley Homes (Central London) Ltd
Project Name	Atkinson Morley Hospital - Rear Extension
Phase	GA Plans
Date	July '13
Drawn by	ICC

**PROPOSED**  
GA Plans  
Fourth Floor Plan

**PAUL BROOKES ARCHITECTS**

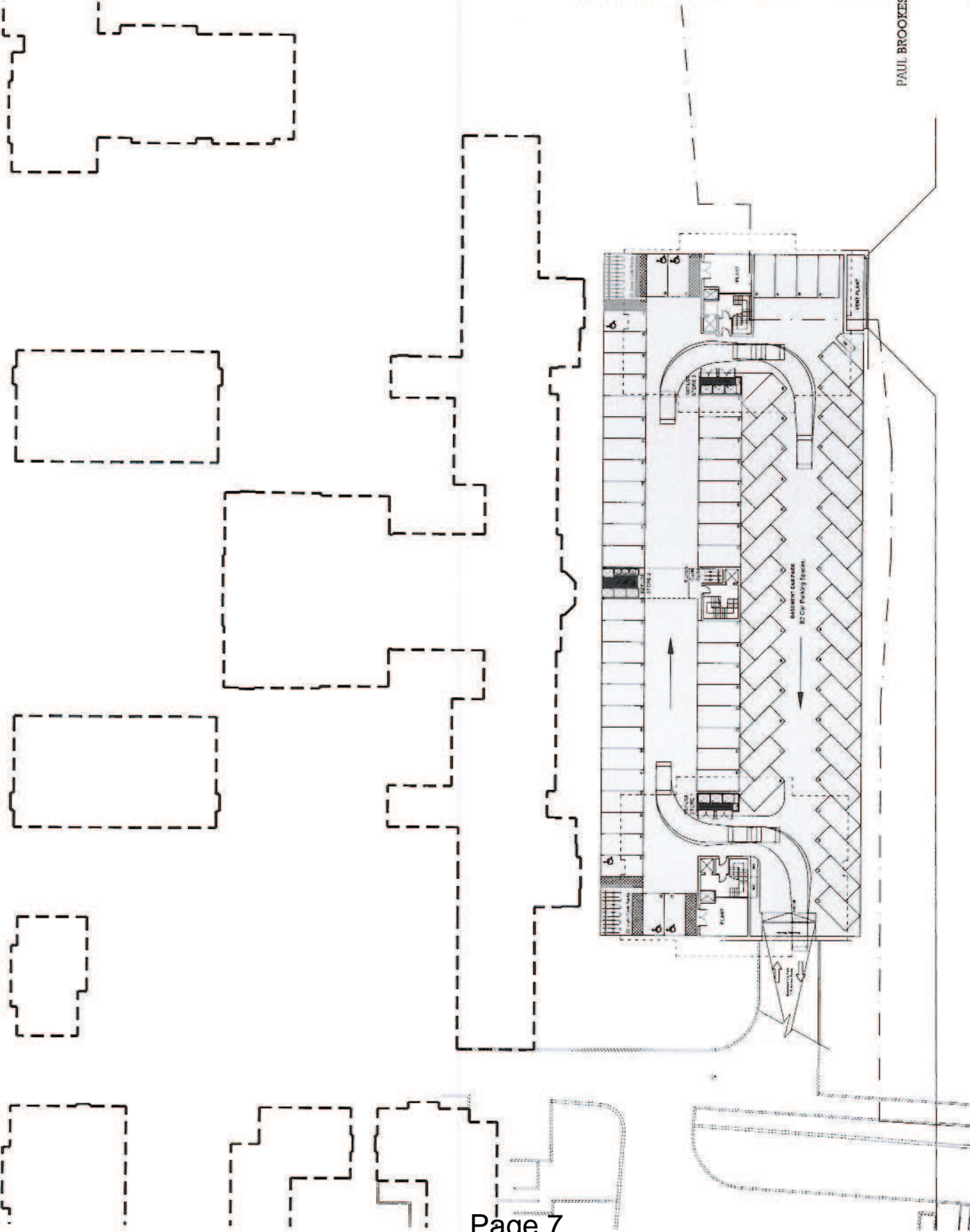
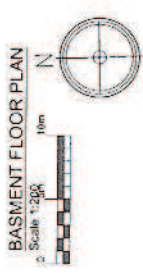
The Dock, 23 Bence Avenue, London, E9 6AD  
T: 020 890 0181  
F: 020 890 0182  
E: paul@pbrookes.co.uk





These drawings are intended to provide information and are not a contract. They are subject to design development. The project location or site conditions, including existing structures, are shown for reference only and are not to be used for construction. The drawings are not to be used for any other purpose. The drawings are not to be used for any other purpose. The drawings are not to be used for any other purpose.

All dimensions and annotations are approximate. Do not scale from drawings. The drawings are not to be used for construction. The drawings are not to be used for construction. The drawings are not to be used for construction.



**PLANNING**

Client	Berkeley Homes (Central London) Ltd
Project	Altkinson Morley Hospital - Rear Extension
Phase	PROPOSED GA Plans Basement/ Car Park Plan
Date	1.2008@A1 July '13
Drawn	CC

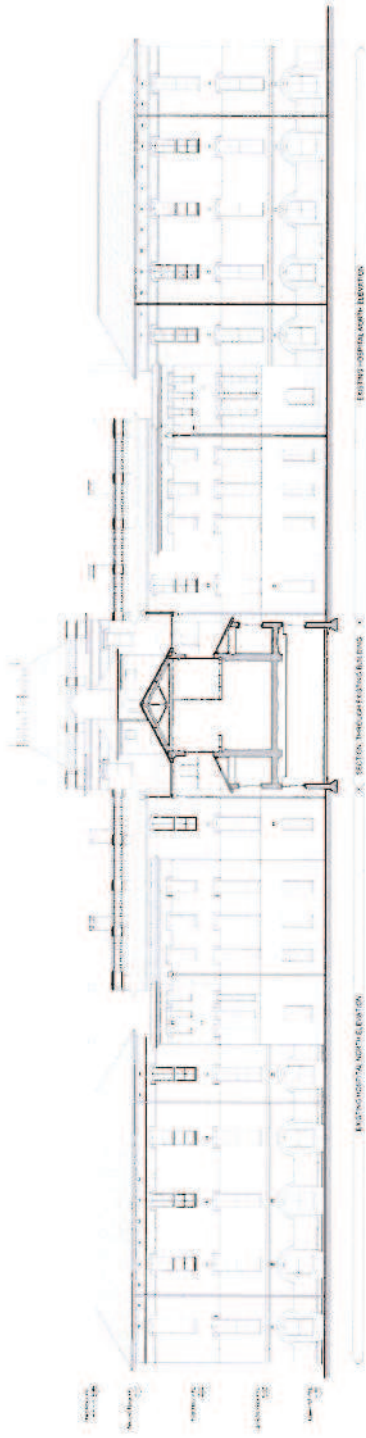
**PAUL BROOKES ARCHITECTS**  
 The Works, 25 Brompton Avenue, London SW15 5AR  
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 F: 020 5843 3038  
 E: info@pbrookes.co.uk



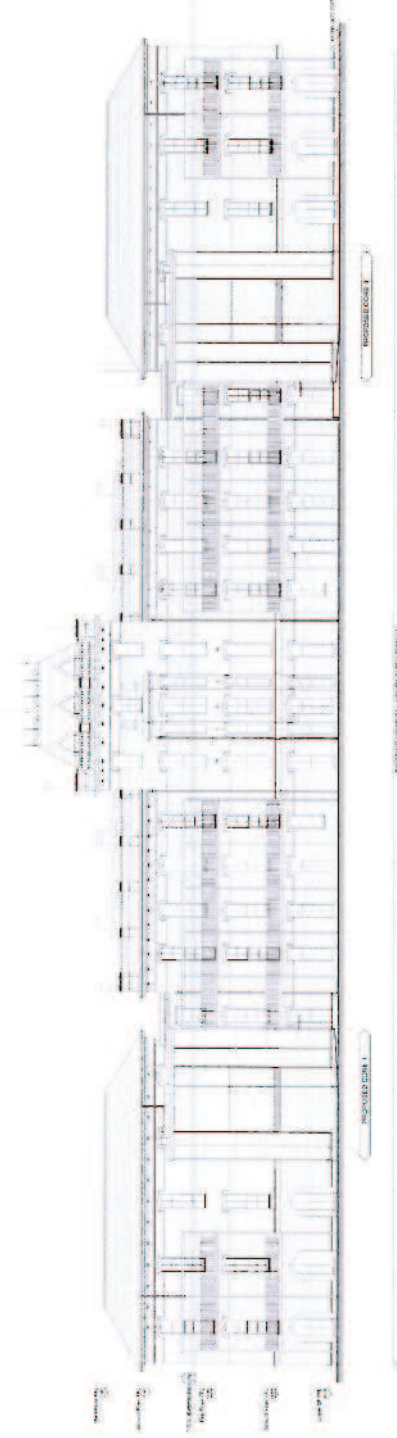


**Notes:**  
 The general notes which precede drawings shall apply, and any other notes or drawings which may be necessary for the proper construction and use of the work shall be shown on the drawings. The contractor shall be responsible for the proper interpretation and use of the drawings. The contractor shall be responsible for the proper interpretation and use of the drawings. The contractor shall be responsible for the proper interpretation and use of the drawings.

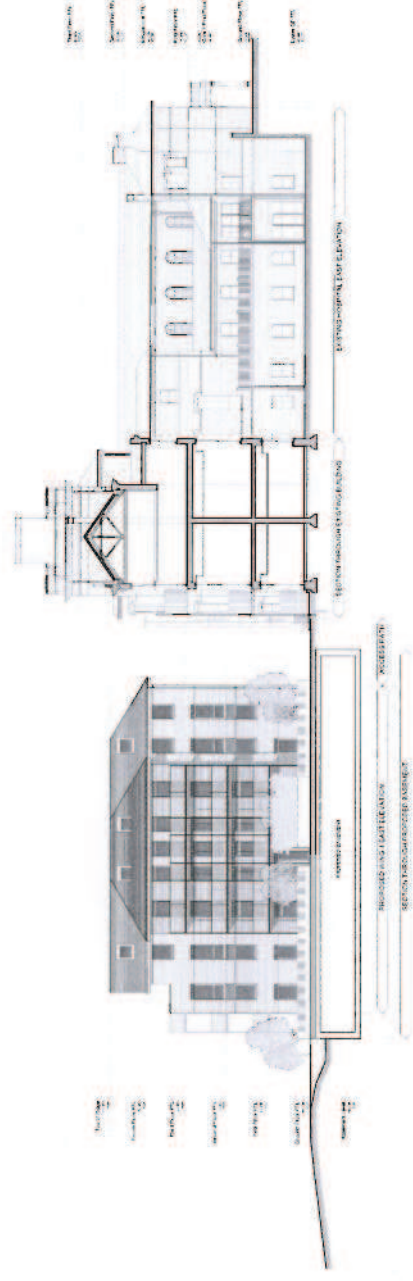
**ELEVATIONS**  
Scale 1/200



PROPOSED EXISTING HOSPITAL NORTH ELEVATION - Proposed stair cores re-located.



PROPOSED EXISTING HOSPITAL SOUTH ELEVATION - Proposed stair cores re-located.



PROPOSED EXTENSION - East Elevation Site section.

**PLANNING**

Client	Berkeley Homes (Central London) Ltd
Architect	Atkinson Morrey
Project	Hospital - Rear Extension
Phase	N/A
Discipline	GA Context Elevations and Sections, Sheet 2
Date	1:200gA1 Aug '13
Drawn by	CD

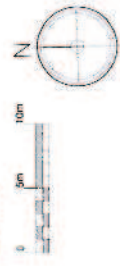
**PAUL BROOKES ARCHITECTS**  
 The Albany, 25 Brompton Avenue, London, SW11 1BA  
 T: 020 8443 3041  
 F: 020 8443 3042  
 E: paul@pbpa.co.uk

**LOCATION KEY:**



Note: This drawing is a conceptual architectural rendering. It is not a final architectural drawing and should not be used for construction. The architectural design is subject to change without notice. The design is based on the information provided to the architect. The architect is not responsible for the accuracy of the information provided. The architect is not responsible for the accuracy of the information provided. The architect is not responsible for the accuracy of the information provided.

**ELEVATIONS**  
Scale 1:200

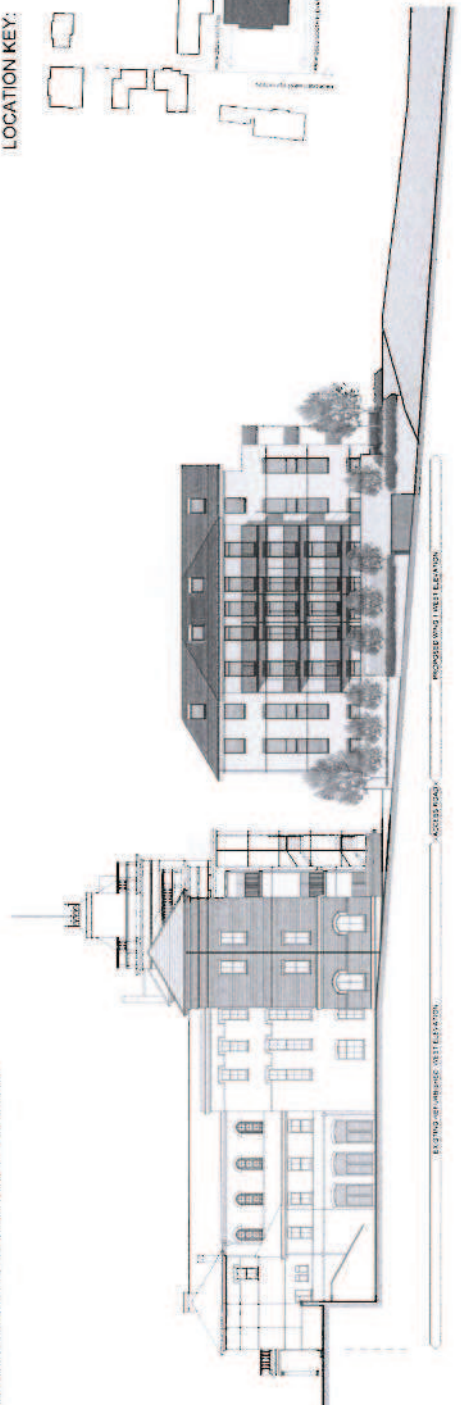


PROPOSED EXTENSION - East/West Section through blocks



PROPOSED EXTENSION - South Elevation

**LOCATION KEY:**



PROPOSED EXTENSION - West Elevation

**PLANNING**

Client	Berkeley Homes (Central London) Ltd
Project Name	Atkinson Morley Hospital - Rear Extension
Address	N/A
Proposed	PROPOSED GA Context Elevations and Sections, Colour
Date	July 13
Drawn by	CD

**PAUL BROOKES ARCHITECTS**

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F: 020 893 0180  
E: paul@pbac.co.uk

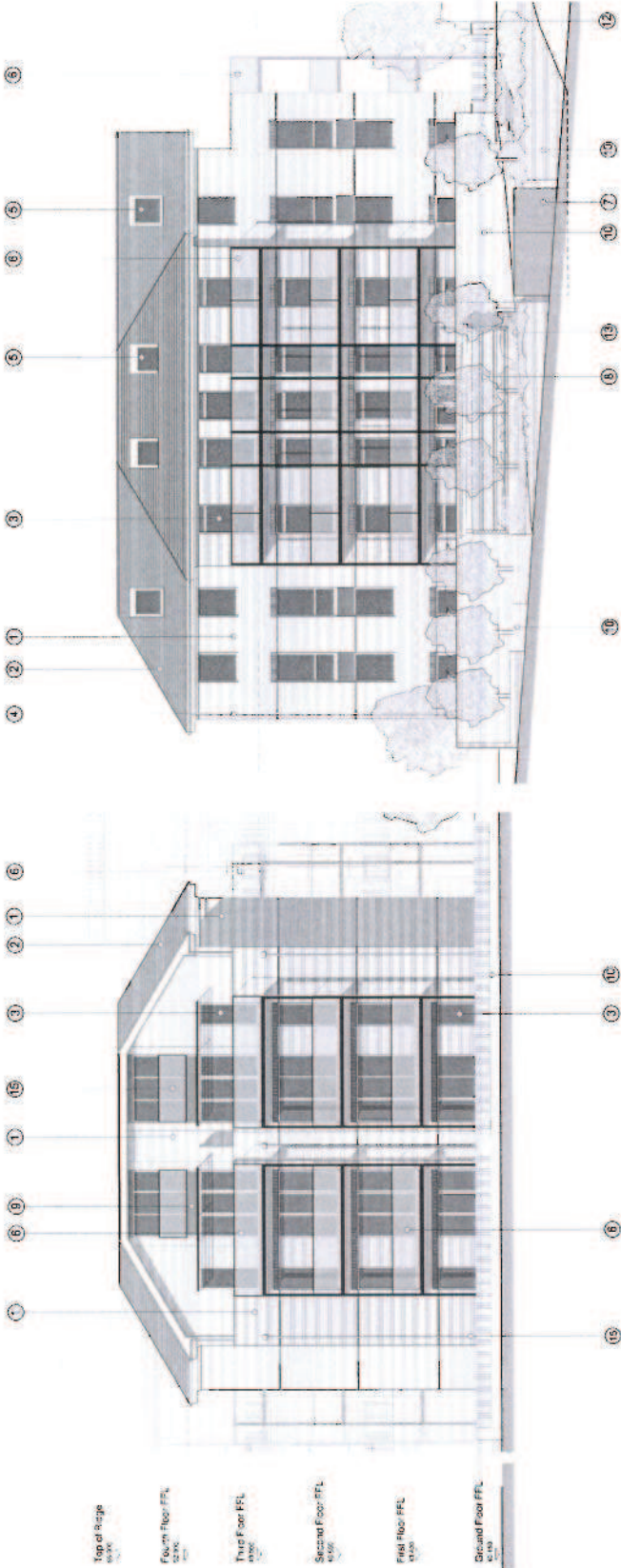
The general contract documents and specifications shall govern. The drawings shall be read in conjunction with the specifications and the general contract documents. The contractor shall be responsible for obtaining all necessary permits and for complying with all applicable laws, codes, and regulations. The contractor shall be responsible for coordinating all construction activities with the existing building and its occupants. All materials, products, and equipment shall be approved by the architect prior to installation. The contractor shall be responsible for maintaining the site and for restoring it to its original condition. The contractor shall be responsible for obtaining all necessary permits and for complying with all applicable laws, codes, and regulations. The contractor shall be responsible for coordinating all construction activities with the existing building and its occupants. All materials, products, and equipment shall be approved by the architect prior to installation. The contractor shall be responsible for maintaining the site and for restoring it to its original condition.

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## ELEVATIONS

Scale: 1/2"=1'-0"



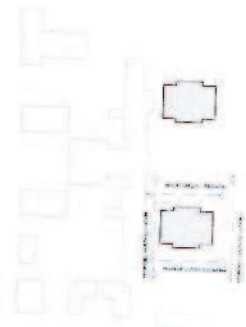
PROPOSED EXTENSION - South Elevation

PROPOSED EXTENSION - West Elevation

### Elevation Key Notes:

- 1 Brickwork to match existing building. (Black bonding and window frames color).
- 2 Natural slate tiles to match existing hospital building.
- 3 Silver profile framed glazing. RAL 7016.
- 4 Aluminum rainwater pans.
- 5 Veneer ceiling.
- 6 Exposed metal balcony with glass balustrade system.
- 7 Basement car park entrance.
- 8 Brick Slips. Brickwork joints with timber staining.
- 9 Green slate.
- 10 Brickwork banding wall stain walls.
- 11 Brick Kottas detail.
- 12 Proposed tree locations. Refer to landscape architect's design.
- 13 Pharmacy Floor beds screening over coping to soften the retaining wall.
- 14 Proposed green wall.
- 15 Juliet glass balcony to fourth floor.

### Location Key:



# PLANNING

Project Name	Berkeley Homes
Client	Alkinson Morley Hospital - Rear Extension
Architect	N/A
Scale	1/100 @ A1
Date	Aug '13
Discipline	CD
Sheet No.	4442
Sheet Title	PROPOSED Typical Wing Elevations Sheet 1 of 2

**PAUL BROOKES ARCHITECTS**  
 The Works 28 Berrard Avenue London SE11 5AB  
 T: 020 8661 1104  
 F: 020 8661 2762  
 E: paul@pbrookes.co.uk

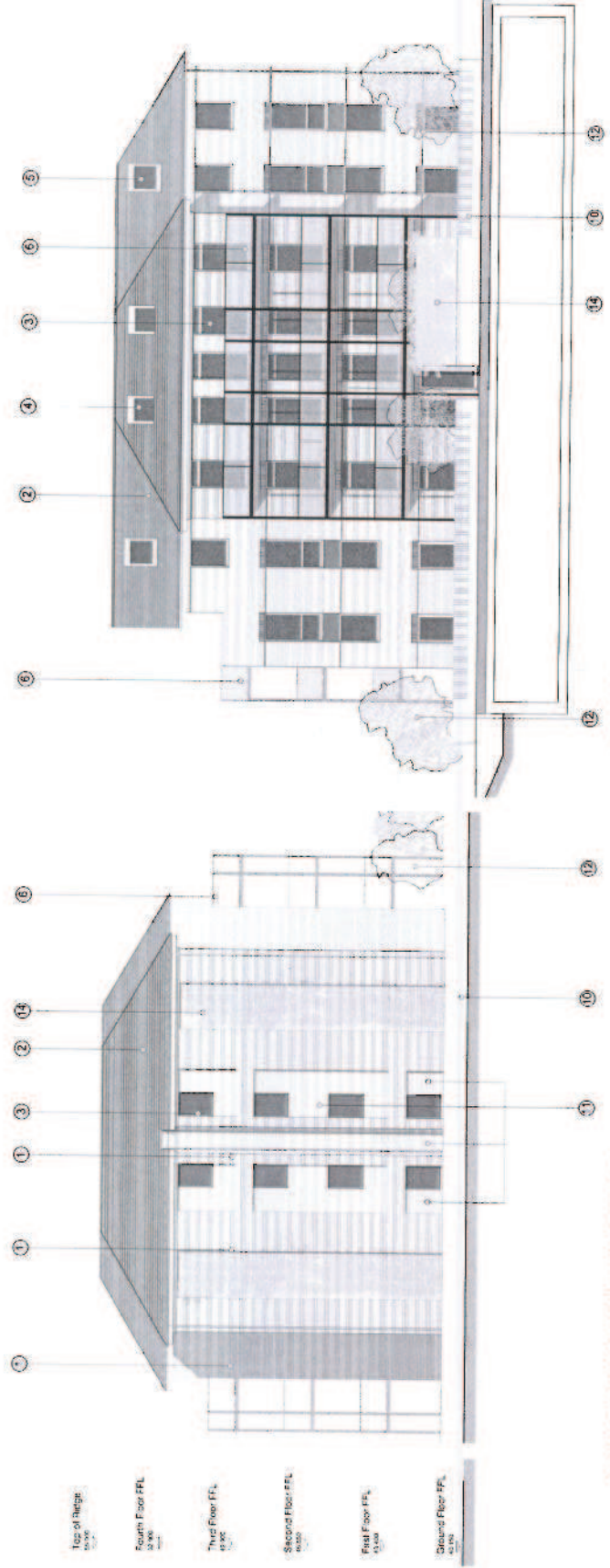


**Notes**  
 The general layout, architectural details and fixtures are subject to change without notice. The design and construction of the building is subject to the requirements of the City of Berkeley and the building department. The design and construction of the building is subject to the requirements of the City of Berkeley and the building department. The design and construction of the building is subject to the requirements of the City of Berkeley and the building department.

**Scale**  
 1:200  
 0 5m 10m



## ELEVATIONS



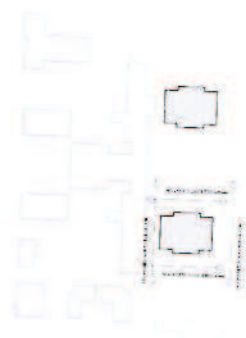
**PROPOSED EXTENSION - East Elevation**  
 (Including East elevation of basement popup)

**PROPOSED EXTENSION - North Elevation**

### Elevation Key Notes:

- 1 Brickwork to match existing building - (Black banding and window header course)
- 2 Natural slate tiles to match existing hospital building
- 3 Silver profiles named glazing - P&L 70-16
- 4 Aluminium aluminium glazing
- 5 Vela rooflight
- 6 External metal balcony with glass balustrade system
- 7 Basement car park entrance
- 8 8 in Stone - Black work grain with Timber cladding
- 9 Brass solid
- 10 Brickwork boundary wall - red brick
- 11 Brick access detail
- 12 Proposed tree locations. Refer to Landscape architect's design.
- 13 Planting: Flower beds crossing over canopy to soften the retaining wall
- 14 Proposed green wall
- 15 Aluminium glass balcony to fourth floor

### Location Key:



# PLANNING

Client	Berkeley Homes
Project Name	Atkinson Morley Hospital - Rear Extension
Phase	N/A
Scale	1:1000 A1 Aug '13
Drawn by	CD

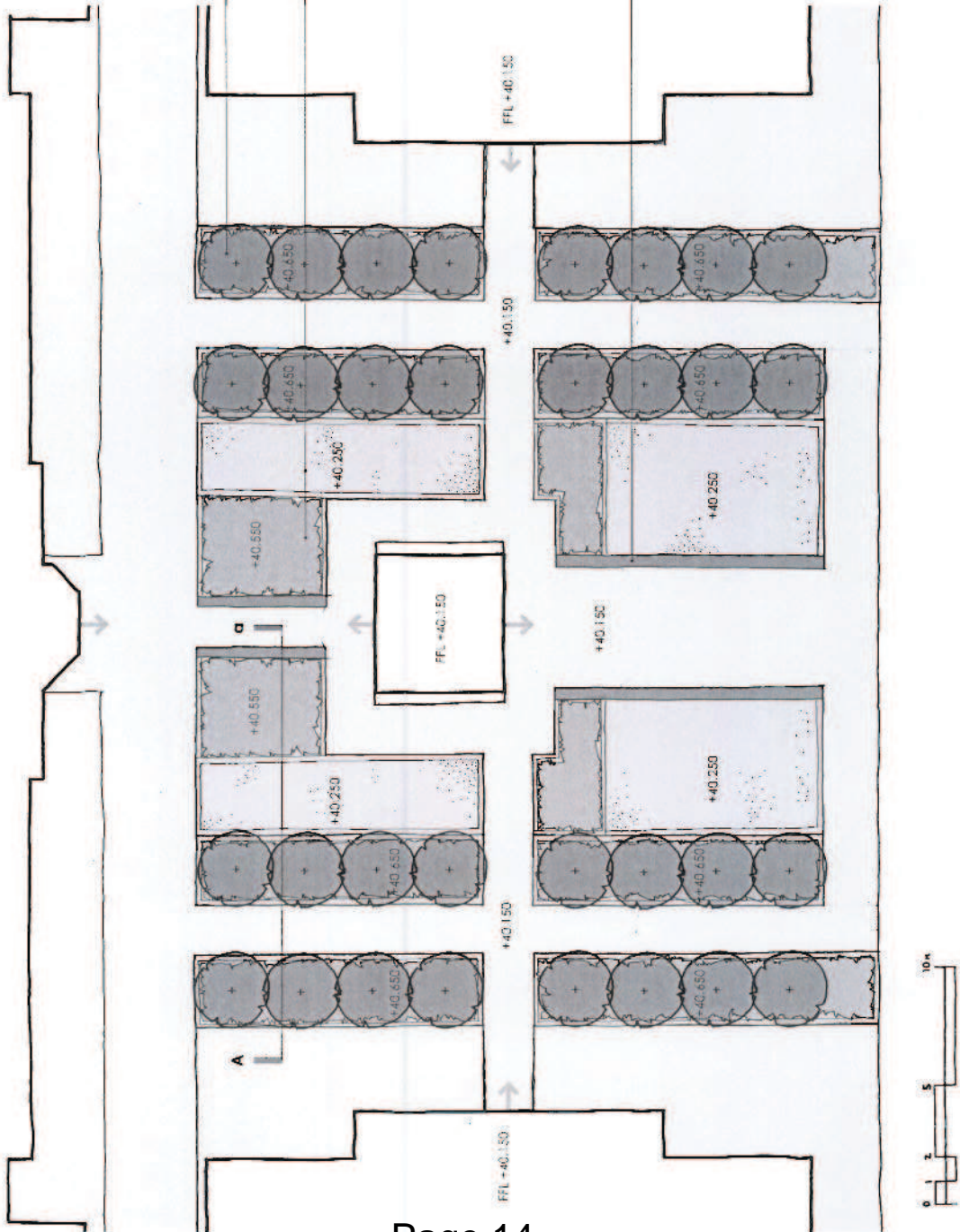
**PAUL BROOKES ARCHITECTS**

The Old Mill 23 Berrys Avenue London SW14 0BA  
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 F: 020 8667 4101  
 E: paul@pbrookes.co.uk

4442 D [ ] 23



# Wimbledon Hill Park Phase 2 Podium Courtyard Design

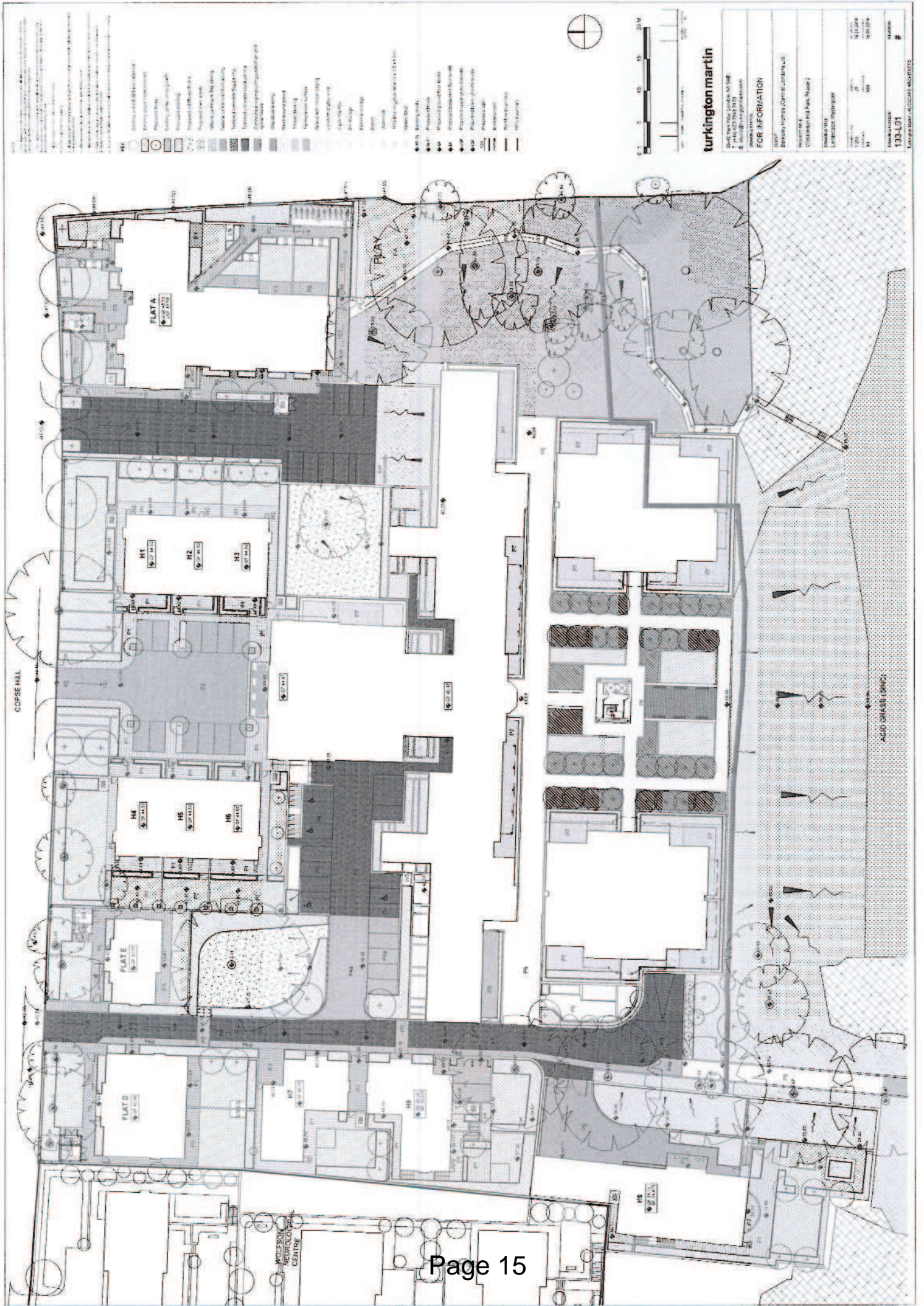


Double line of raised planters with 600mm depth growing medium to support 20-25cm girth trees and planting provides intimate spaces to the periphery of the courtyard and privacy for ground floor gardens

Raised turf and planting areas with 200 and 500mm depth growing medium respectively. Arrangement of raised elements offset from central pedestrian access from basement

Raised facing seating elements encourage social interaction of residents and frame view of hospital building and central pedestrian access point





- 148
- ▶ 148.1.1: 180mm brickwork
  - ▶ 148.1.2: 120mm brickwork
  - ▶ 148.1.3: 60mm brickwork
  - ▶ 148.1.4: 30mm brickwork
  - ▶ 148.1.5: 15mm brickwork
  - ▶ 148.1.6: 7.5mm brickwork
  - ▶ 148.1.7: 4mm brickwork
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Corse Hill  
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 FLAT 18  
 PLAY  
 ACID BRUSH (S9H2)

turkington martin  
 2nd Floor, 100, Cannon St, London, EC6A 3DF  
 Tel: 020 7553 7410  
 Fax: 020 7553 7420  
 E: info@turkingtonmartin.com  
 W: www.turkingtonmartin.com

FOR INFORMATION  
 CLIENT: Barkley Property Developments Ltd  
 PROJECT: Winton Hill Park Phase 2  
 DRAWING: L001-18  
 DATE: 11.11.2014  
 SCALE: AS SHOWN  
 DRAWN: JLB  
 CHECKED: JLB  
 APPROVED: JLB

133-L01  
 DRAWING #  
 SHEETS

DATE PLOTTED: 12/11/2014 16:26:25

Proposed Area designated as MOL

Proposed Area removed from MOL designation

PRELIMINARY PLANNING

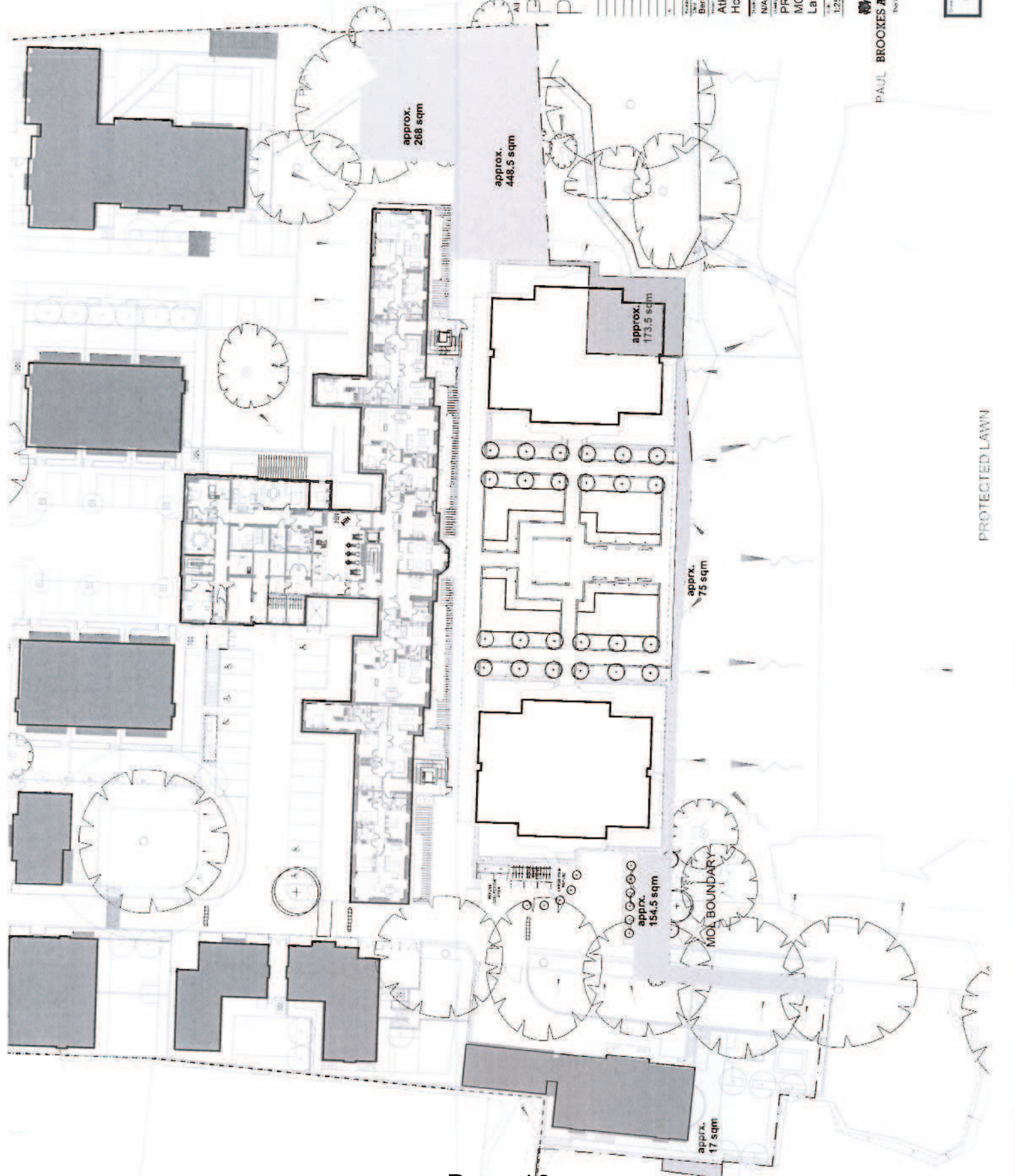
Project Name	Berkeley Homes (West London) Ltd.
Client	Atkinson Morley Hospital - Rear Extension
Scale	1:250@A1
Date	July '13
CD	CD

PROPOSED MOL Line Boundary Landswap Proposal

PAUL BROOKES ARCHITECTS

The Office: 21 Barkers Avenue, London, SE11 5AB

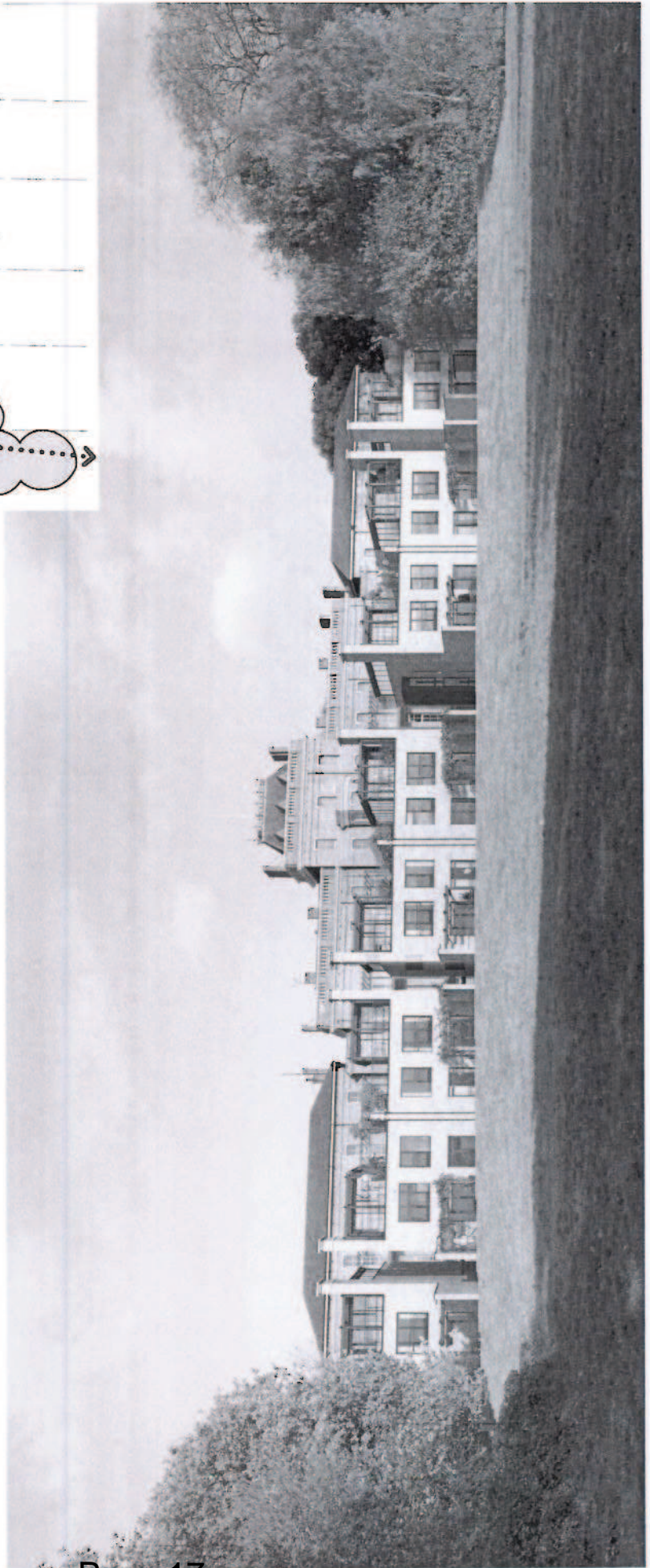
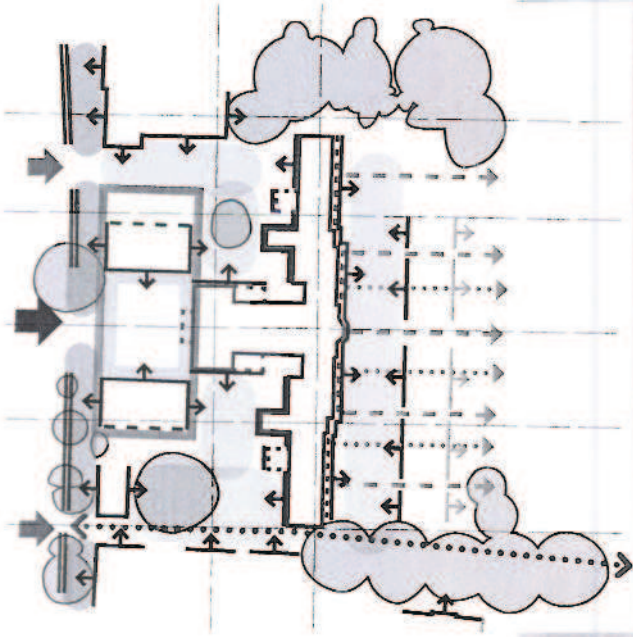
T: 020 8551 9141  
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E: info@pbrookes.co.uk



## 8.0 Visual realisation of approved design concept (CGI view)

The approved scheme, as illustrated in the Computer generated image below, demonstrates that whilst the approved houses were proposed in an attractive and overtly contemporary style, there is little in the way of meaningful views between them.

Similarly from this key view of the hospital from the MCL, only the distinctive roofline is visible. This diminishes the hospital, as the key heritage asset of the site, to little more than a backdrop behind the houses. This results in compromised aspect from the lower floors of the Hospital conversion units and the central feature of the site competing for prominence.

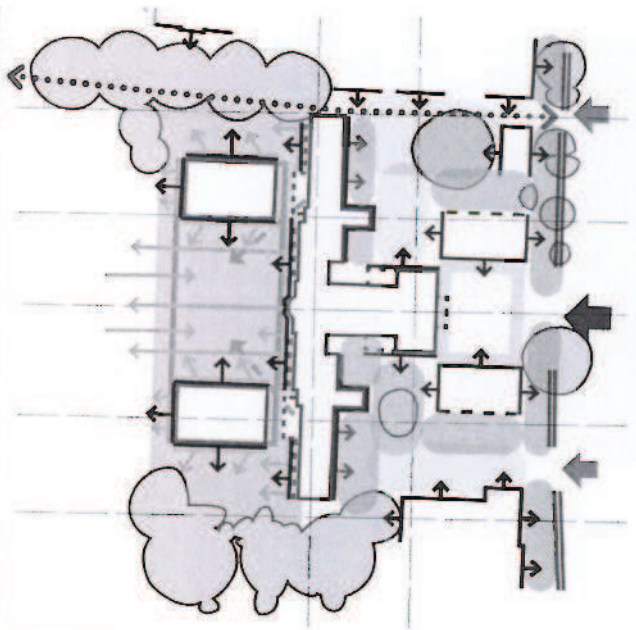


## 9.0 Visual realisation of proposed design concept (CGI view)

The proposed amendments, as illustrated below, open-up the views between the existing hospital and the MCL. Re-establishing the original verdant link between these elements that have been separated for many decades by later extensions.

The proposed apartment blocks remain subservient in scale to the more prominent hospital building, with their finished ridge height at a similar level to the eaves and parapets of the existing building. This accommodation is 'concentrated' onto a smaller footprint, with each block presenting their narrow elevations to the existing hospital and the MCL respectively.

The central 'courtyard' garden space created is appropriate to the scale of the enclosure created by the existing hospital and the new blocks. The entire central feature section of the existing hospital becomes visible, improving the legibility and hierarchy of this building, reinstating it as the central focal point of the wider development.



GREATER LONDON AUTHORITY  
Development, Enterprise and Environment

**Sue Wright**  
Merton Council  
Public Protection and Development Division  
Merton Civic Centre  
London Road  
Morden  
SM4 5DX

London Borough of Merton  
23 DEC 2013  
Planning Development Dept

Our ref: D&P/0725c/JF01  
Your ref: 13/P2722  
Date: 18 December 2013

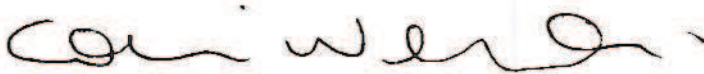
Dear Sue,

**Town & Country Planning Act 1990 (as amended); Greater London Authority Acts 1999 and 2007; Town & Country Planning (Mayor of London) Order 2008**  
**Former Atkinson Morley Hospital and The Firs, Copse Hill, Wimbledon, SW20**  
**Planning Application Reference: 13/P2722**

I refer to the copy of the above planning application, which was received from you on 9 December 2013. On 18 December 2013, Sir Edward Lister, Deputy Mayor and Chief of Staff, acting under delegated authority, considered a report on this proposal, reference D&P/0725c/01. A copy of the report is attached, in full. This letter comprises the statement that the Mayor is required to provide under Article 4(2) of the Order.

The Deputy Mayor considers that the principle of the Section 73 application is generally supported and that he is content for the Council to determine the application in accordance with strategic and local planning policy. Pursuant to Article 5(2) of the Order, the Mayor does not need to be consulted again. Your Council may therefore proceed to determine the application without further reference to the GLA.

Yours sincerely,



**Colin Wilson**  
Senior Manager – Development & Projects

cc Richard Tracey, London Assembly Constituency Member  
Nicky Gavron, Chair of London Assembly Planning Committee  
National Planning Casework Unit, DCLG  
Alex Williams, TfL  
Tania Tindale, Indigo Planning Ltd, Swan Court, 11 Worpole Road, London  
SW19 4JS

18 December 2013

## Former Atkinson Morley Hospital, Copse Hill

in the London Borough of Merton

planning application no. 13/P2722

### Strategic planning application stage 1 referral

Town & Country Planning Act 1990 (as amended); Greater London Authority Acts 1999 and 2007; Town & Country Planning (Mayor of London) Order 2008

### The proposal

Application for variation of condition 2 attached to planning application 11/P0346 dated 8 December 2011 (previously amended 12/P0537) relating to the redevelopment of the former Atkinson Morley Hospital and The Firs for residential and recreational purposes, in order to substitute eight detached houses to the south of the former main hospital building with two residential blocks providing a total of thirty apartments, relocation of the basement car park from in front of the former hospital to the rear, minor reconfiguration of apartments within main hospital building and revisions to the landscape masterplan including eight additional car parking spaces to the north of the hospital building.

### The applicant

The applicant is **Berkeley Homes (Central London) Ltd** and the architect is **Paul Brookes Architects**.

### Strategic issues

As set out in this report, it is considered that very special circumstances exist in this case and therefore the principle of the proposed development on a small part of **Metropolitan Open Land** is not considered inappropriate.

### Recommendation

That Merton Council be advised that the principle of the Section 73 application is generally supported and that the Mayor is content for the Council to determine the application in accordance with strategic and local planning policy. The application does not need to be referred back to the Mayor.

### Context

1 On 9 December 2013 the Mayor of London received documents from Merton Council notifying him of a planning application of potential strategic importance to develop the above site for the above uses. Under the provisions of The Town & Country Planning (Mayor of London) Order 2008 the Mayor has until 19 January 2014 to provide the Council with a statement setting out whether he considers that the application complies with the London Plan, and his reasons for

taking that view. The Mayor may also provide other comments. This report sets out information for the Mayor's use in deciding what decision to make.

2 The application is referable under Category 3D of the Schedule to the Order 2008: *"Development on land allocated as Green Belt or Metropolitan Open Land in the development plan, in proposals for such a plan, or in proposals for the alteration or replacement of such a plan and which would involve the construction of a building with a floorspace of more than 1,000 sq.m."*

3 Once Merton Council has resolved to determine the application, it is required to refer it back to the Mayor for his decision, as to whether to direct refusal or allow the Council to determine it itself, unless otherwise advised. In this instance the Council need not refer the application back to the Mayor.

4 The Mayor of London's statement on this case will be made available on the GLA website [www.london.gov.uk](http://www.london.gov.uk).

### **Site description**

5 The application site is to the west of Wimbledon Town Centre, in the London Borough of Merton, immediately to the south of the Royal Wimbledon Golf Course. The site is to the south of Copse Hill and north of Cottenham Park Road, with Raynes Park Station located approximately 900 metres to the south east of the site.

6 The entire site is approximately 10.12 hectares in size and is characterised by three areas; the former Atkinson Morley Hospital site in the north east portion, the former nurse's accommodation located on The Firs site in the north west portion and the open land located to the south of the above developed portion. It is important to note that the Wolfson Neurological Centre buildings that front onto Copse Hill and sit between the hospital site and The Firs site does not form part of the application site. The area of open land in the southern portion of the site, referred to as 'the lawns' is designated as Metropolitan Open Land (MOL) and as a Site of Importance for Nature Conservation and consists of the former lawns to the hospital interspersed with a large area of semi-natural broadleaved woodland.

7 The existing buildings on the site consist of a range of architectural styles and age. Most notably is the locally listed main building of the former Atkinson Morley hospital which was built in the 19<sup>th</sup> Century and referred to within as the main hospital building. Over the years, the setting of the building has been altered due to new additions at ground and first floor level and a number of surrounding modern buildings associated with the hospital function. The Firs site in the north west of the site comprises four, three storey, flat roofed blocks of flats built in the 1960s as residential accommodation for nursing staff. Both the hospital and The Firs are now vacant as a result of the relocation of the hospital services to St George's Hospital in Tooting, which was completed in 2003. With the exception of The Firs site, the application site falls within the Copse Hill Conservation Area, with the surrounding area characterised by residential development in the form of two to three storey detached and semi-detached houses dating from 18<sup>th</sup> and 19<sup>th</sup> Century.

8 The site is currently subject to the extant planning permission 11/P0346 granted in December 2011, and as amended in February 2012 under planning permission 12/P0537, for the residential redevelopment of the site, comprising the conversion and refurbishment of the former Atkinson Morley Hospital building plus new build to provide 79 residential units, gymnasium, car parking, new access from Copse Hill, landscaping, remodelled and replacement sports facilities and extension to the existing scouts hut in the south west corner of the site. This application was not originally referable to the Mayor under the Town and Country Planning (Mayor of London) Order

2008. This Section 73 application relates only to area of the site occupied by and surrounding the former Atkinson Morley Hospital.

### **Details of the proposal**

9 The Section 73 application proposes the replacement of the approved terrace of eight houses immediately to the south of the main hospital building, with two separate four storey residential buildings to provide thirty residential units. In addition the application proposes the relocation of the front basement car park to the rear of the site to create an extended rear basement structure, the minor reconfiguration of six residential units and the management and leisure suite within the main hospital building and other associated works. The corner of the proposed eastern residential building encroaches on the adjacent area of Metropolitan Open Land and has therefore triggered a referral to the Mayor.

10 With the exception of the above proposals, the remainder of the scheme remains as per the extant planning permissions 11/P0346 and 12/P0537.

### **Strategic planning issues and relevant policies and guidance**

11 The key strategic planning issue in this case is the principle of development on a small portion of Metropolitan Open Land.

12 For the purposes of Section 38(6) of the Planning and Compulsory Purchase Act 2004, the development plan in force for the area is the 2011 Merton Core Strategy, the saved policies of 2003 Merton Unitary Development Plan, the London Plan (with 2013 Alterations).

13 The following are also relevant material considerations:

- The National Planning Policy Framework and Technical Guide to the National Planning Policy Framework.
- Draft Merton Sites and policies Development Plan Document.

### **Principle of development**

#### Metropolitan Open Land

14 Since the vacation of the site and its acquisition by the applicant, the main hospital building has fallen into a state of disrepair. On the granting of the extant planning permission in 2011, the applicant has undertaken remedial works to prevent the main hospital building from deteriorating further, including the removal of some of the unsympathetic extensions to the locally listed building. As a result of the removal of the later additions, it has been possible for the applicant to further assess the current condition of the hospital building and on assessment it has become apparent that significant structural works will be required to restore the building's integrity in order to enable its residential conversion as envisaged by the extant permission. The additional costs represented by these unforeseen works have resulted in the scheme becoming undeliverable in its current approved form and the applicant has revised this element of the scheme to factor in the increased cost, the details of which are set out in paragraph nine and ten of this report.

15 The proposed revisions have also created the opportunity for the applicant to reconsider the relationship between the locally listed hospital building and the southern lawns, designated Metropolitan Open Land (MOL), which would effectively be severed by the approved terrace of eight contemporary houses. The revisions therefore propose to replace the approved terrace of



houses with two separate residential buildings of fifteen units, off-set to either side of the central facade of the hospital building, with a new open courtyard garden between the two blocks. The height of the buildings will be in line with the height of the eaves and parapets of the east and west wings of the main hospital building, to ensure that they remain subservient to the central facade of the hospital. However, as a result of the proposed positioning, the south east corner of the proposed eastern block will partially encroach into the designated MOL by 173.5 sq.m.

16 In accordance with London Plan policy 7.17, the Mayor strongly supports the current extent of MOL, its extension in appropriate circumstances and its protection from development having an adverse impact on the openness of MOL. The policy goes further to state that the strongest protection should be given to London's MOL and inappropriate development refused, except in very special circumstances, giving the same level of protection as in the Green Belt and that essential ancillary facilities for appropriate uses will only be acceptable where they maintain the openness of MOL. Therefore, the relevant test is whether the proposed development will have an adverse effect on the openness of the surrounding area of MOL.

17 The proposed positioning of the residential blocks will provide for a 41-45 metre opening between the two buildings, to enable the creation of a new landscaped courtyard which will provide new open views of the historic central facade of the hospital building when viewed from the area of MOL to the south, which have been previously obscured by unsympathetic extensions and would be completely blocked by the approved row of terraced houses. In addition, the proposed landscaped courtyard will effectively create a new 'green link' between the main hospital building and the MOL, simultaneously enhancing the setting of the locally listed building, the open nature of the adjacent MOL and the wider Copse Hill Conservation Area, when viewed from the south. If the proposed blocks were to have a more central position in order to prevent any incursion into the MOL, approximately sixteen to twenty metres of the listed central facade would be screened by the proposed buildings and the resultant narrower courtyard would make a lesser contribution to the open nature of the MOL. It is considered that this second option would be less beneficial to overall scheme and has also been considered unfavourable by the Council's Design Review Panel during pre-application discussion.

18 In addition to the above, the applicant has expressed a willingness to enter into discussions with the Council to re-provide a comparable amount of land to be designated as MOL to compensate the minor encroachment by the eastern building. The applicant currently proposes that an area of 448.5 sq.m. immediately to the north east of the eastern residential building where the application boundary joins the current MOL boundary, a small strip of land measuring 75 sq.m. immediately to the south of landscaped courtyard and small area of 17 sq.m. to west of the site could be newly designated as MOL. This would effectively result in a net gain of 367 sq.m. of MOL as a result of the revised proposals. Whilst development that involves the loss of MOL in return for the creation of new open space elsewhere will not be considered appropriate in accordance with London Plan policy 7.17, when considered as part of the wider benefits to the setting of the hospital, the increased open nature of this part of the MOL and the benefits to the wider conservation area as a result of the revised layout, this additional proposed mitigatory measure is welcomed and should be secured in the Section 106 Legal Agreement.

19 In summary, it is considered that while the revised proposals result in a minor encroachment into the MOL, the revised building layout will have an overall positive effect on the open character of the adjacent MOL and the setting of locally listed hospital building by opening up new views that have been previously obscured by modern extensions and that would be completely blocked by the approved building layout and overall represents a positive improvement over the extant planning permission. Therefore, in light of the above special circumstances, the principle of development in the small section of MOL is not considered inappropriate and is accepted in accordance with London Plan policy.

## Other comments

### Parking

20 The site is not within close proximity to the Transport for London Road Network or the Strategic Road Network. Notwithstanding this, a reduction in the amount of car parking is encouraged, which as a result of the revisions is now proposed at 1.5 spaces per unit which is not compliant with London Plan policy 6.13.

## Legal considerations

21 Under the arrangements set out in Article 4 of the Town and Country Planning (Mayor of London) Order 2008 the Mayor is required to provide the local planning authority with a statement setting out whether he considers that the application complies with the London Plan, and his reasons for taking that view. Unless notified otherwise by the Mayor, the Council must consult the Mayor again under Article 5 of the Order if it subsequently resolves to make a draft decision on the application, in order that the Mayor may decide whether to allow the draft decision to proceed unchanged or direct the Council under Article 6 of the Order to refuse the application. There is no obligation at this present stage for the Mayor to indicate his intentions regarding a possible direction, and no such decision should be inferred from the Mayor's statement and comments.

## Financial considerations

22 There are no financial considerations at this stage.

## Conclusion

23 The key strategic planning issue in this case is the principle of development on a small portion of Metropolitan Open Land. As set out in the above report, very special circumstances have been demonstrated in this case and therefore the principle of the proposed development on a small part of Metropolitan Open Land is not considered inappropriate and is generally supported in accordance with London Plan policy 7.17. Therefore, the Mayor is content for the Council to determine the application in accordance with strategic and local planning policy and does not need to be consulted again on this application.

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for further information, contact Development & Projects:  
**Colin Wilson, Senior Manager – Development & Projects**  
020 7983 4783 email colin.wilson@london.gov.uk  
**Justin Carr, Strategic Planning Manager (Development Decisions)**  
020 7983 4895 email justin.carr@london.gov.uk  
**Jonathan Finch, Case Officer**  
020 7983 4799 email jonathan.finch@london.gov.uk

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# APPROVED SCHEME WITH 8 HOUSES SOUTH OF MAIN HOSPITAL

- NOTE:**
1. The drawing is to be read in conjunction with all relevant information and drawings for the site and its surroundings.
  2. Do not build from this drawing without seeking the usual consent.
  3. All ground dimensions in mm.
  4. The finished (proposed) site level is to be subject to a site survey. The proposed finished level will be subject to a site survey. The proposed finished level will be subject to a site survey.

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**Grontmij**

FOR PLANNING

Security Homes (Central Location of Safety Homes)

Former Addison Hospital

Landscape Masterplan

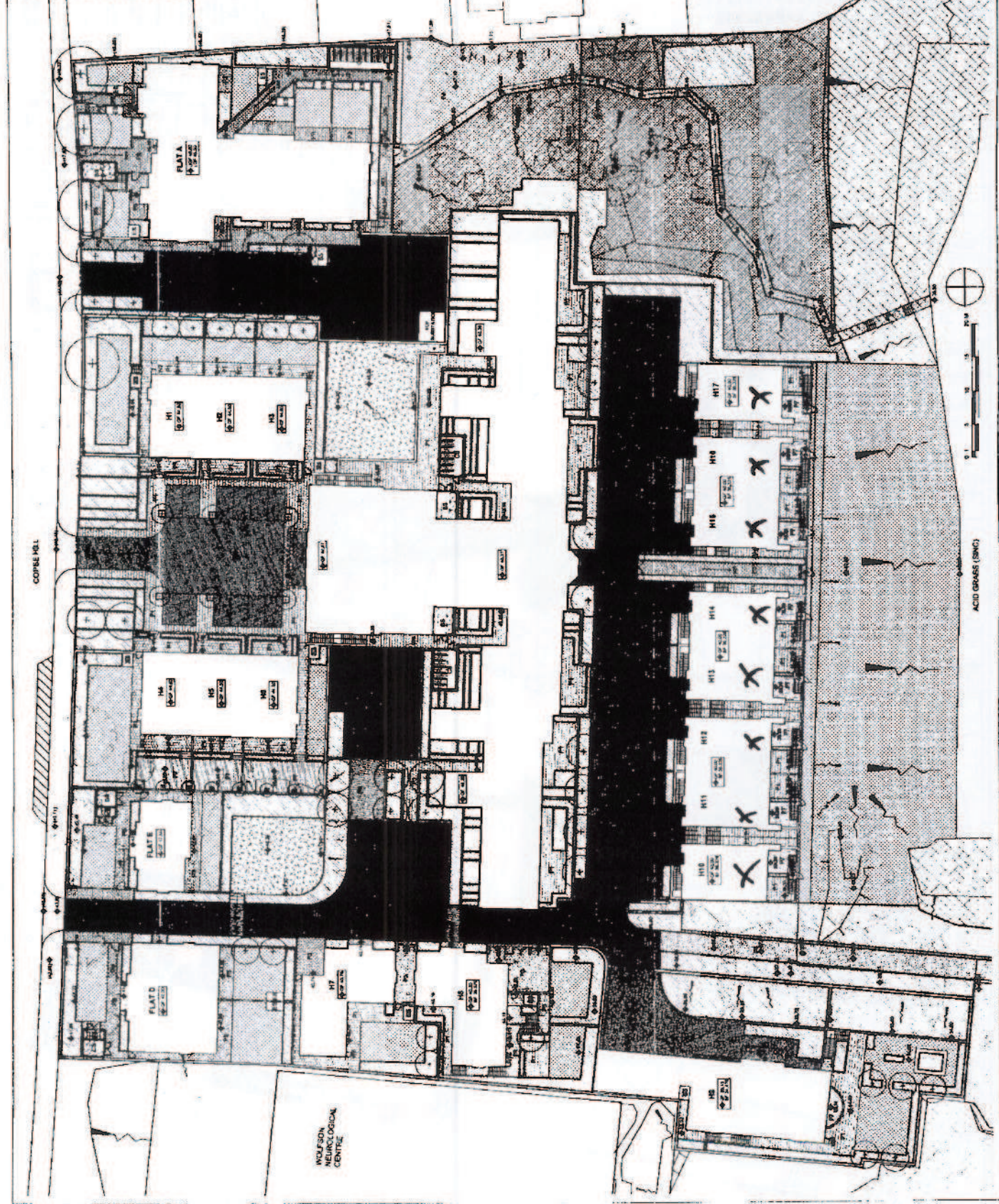
Hospital Site

Scale 1:200

DATE: 27/11/2012

PROJECT NO: W1009561\_12

REVISED BY: C





APPROVED SCHEME WITH 8 HOUSES SOUTH OF MAIN HOSPITAL N 110346

- 1. Proposed Buildings
- 2. Proposed Driveways
- 3. Proposed Parking Spaces
- 4. Proposed Landscaping
- 5. Proposed Fences
- 6. Proposed Paths
- 7. Proposed Cycle Paths
- 8. Proposed Green Spaces
- 9. Proposed Utilities
- 10. Proposed Retention Walls
- 11. Proposed Access Points
- 12. Proposed Boundary Lines
- 13. Proposed Easements
- 14. Proposed Right of Way
- 15. Proposed Public Spaces
- 16. Proposed Private Spaces
- 17. Proposed Shared Spaces
- 18. Proposed Unimproved Areas
- 19. Proposed Improved Areas
- 20. Proposed Other Areas

**Grontmij**  
 110346 Main Hospital, 110346 South  
 1:1000 Scale, 11/12/11  
 110346 Main Hospital, 110346 South  
 1:1000 Scale, 11/12/11  
 110346 Main Hospital, 110346 South  
 1:1000 Scale, 11/12/11

**FOR PLANNING**  
 Approved by the Council, 11/12/11

Site: 110346 Main Hospital  
 Overall Site Area: 110346 Main Hospital  
 Overall Site Area: 110346 Main Hospital  
 Overall Site Area: 110346 Main Hospital  
 Overall Site Area: 110346 Main Hospital  
 Overall Site Area: 110346 Main Hospital