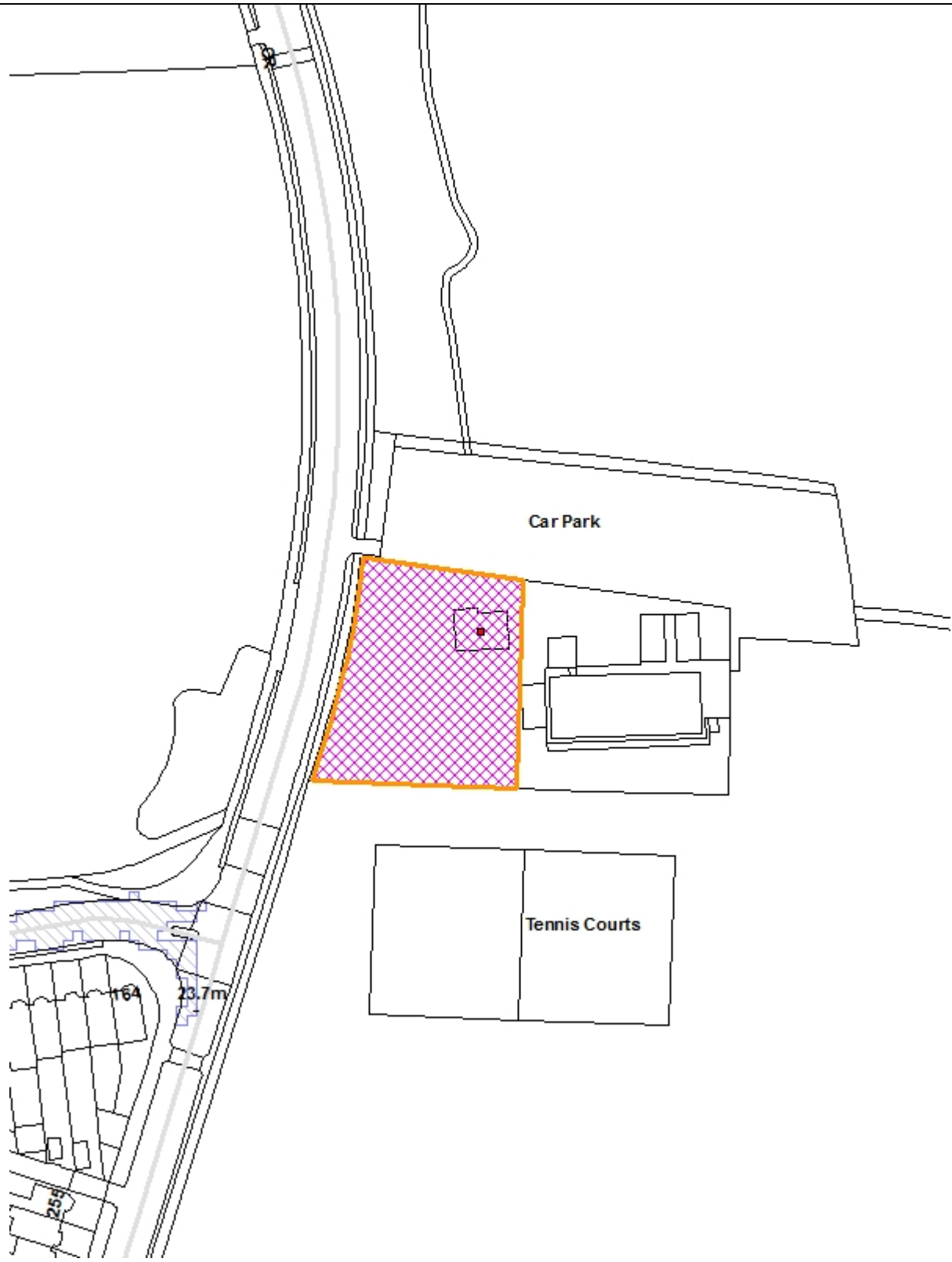


LONDON BOROUGH OF ENFIELD		
PLANNING COMMITTEE	Date: 21st November 2023	
Report of Director of Planning & Growth: Brett Leahy	Contact Officers Case Officer: Tendai Mutasa Planning Decisions Manager: Sharon Davidson	Category Full Application - Minor
Ward Bush Hill Park	Councillor Request No	
LOCATION: 144 Firs Lane, London, N21 2PH		
APPLICATION NUMBER: 19/03393/FUL		
PROPOSAL: Redevelopment of site and erection of a single storey building to provide a medical centre.		
Applicant Name & Address: Mr David Powley Woodgrove Care Ltd Wood Green London N22 8QS	Agent Name & Address: Mr Graham Normington James Totty Partnership 38 Wilkinson Street Sheffield S10 2GB	
RECOMMENDATION: 1. That subject to the completion of a S106 Agreement to secure the obligations set out in this report, the Planning Decisions Manager be authorised to GRANT planning permission subject to conditions. 2. That the Planning Decisions Manager be granted delegated authority to agree the final wording of the conditions to cover the matters in the Recommendation section of this report and the final S106 Agreement to cover the matters identified in the S106 Obligations section of the report.		



1.0 Note for Members

- 1.1 This application is reported to the Planning Committee as it has been advertised as a departure from the development plan, the site being designated as Metropolitan Open Land (MOL).

2.0 Recommendation

- 2.1 That subject to the completion of a S106 Agreement to secure the obligations set out in this report, the Planning Decisions Manager be authorised to **GRANT** planning permission subject to conditions.

1. Time Limit
2. Details of materials
3. Compliance with approved plans
4. Details of vehicle access
5. Drainage details (updated Suds details)
6. Landscaping details
7. Ecology details (bird and bat boxes)
8. Energy statement to be submitted
9. Energy Performance Certificate compliance
10. Site Waste Management Plan details
11. Surfacing materials details
12. Means of enclosure details
13. Waste details
14. Servicing and delivery details/hours
15. Cycle Parking details
16. Disabled parking details
17. Buggy parking details
18. Lighting details
19. Electric vehicle charging point details
20. Delivery & Servicing (DSP)
21. Construction Logistics/Management plan
22. Levels details
23. Details of tree protection and arboricultural supervision
24. Opening Hours
25. Piling details
26. Contamination/remediation

- 2.2 That the Planning Decisions Manager be granted delegated authority to agree the final wording of the conditions to cover the matters in the Recommendation section of this report and the final S106 Agreement to cover the matters identified in the S106 Obligations section of the report.

3.0 Executive Summary

- 3.1 This is a full application for the redevelopment of the site and erection of a single storey building to provide a medical centre. The proposed opening hours are 08.00 – 20:00 Monday to Friday and 08:00 – 13:00 on Saturdays.
- 3.2 Planning permission was granted for a new medical centre on this site under application reference. P12-02294PLA on 15th November 2016. The accompanying Section 106 Agreement required that contracts be in place to secure local GP

practice occupiers for the building prior to commencement of any work on site. Due to a delay in securing GPs for the surgery, it had not been possible to implement the planning permission and it therefore lapsed. This application is almost identical to that earlier scheme.

- 3.3 Under this current planning application, the applicant has submitted Sustainable Urban Drainage documentation and made alterations to the proposed car and cycle parking arrangements, as well as access. This is discussed further within the respective sections below.
- 3.4 There are considered to be very special circumstances to allow the principle of the development on this particular site of designated Metropolitan Open Land. In addition, it is considered that the proposal would result in the introduction of a valued local medical centre that will serve the residents of the Bush Hill Park, Palmers Green and Winchmore Hill areas. Therefore, it is considered that the proposal is in accordance with planning policies.
- 3.5 The proposed medical centre by virtue of its siting, design, height and appearance would satisfactorily integrate into the natural setting of the site and adjoining street scene and surrounding area. The development will not give rise to unacceptable on street parking conditions that would neither be prejudicial to the availability of existing on street parking spaces or result in conditions that may have a negative impact on the free flow of traffic and highway safety conditions.

4.0 Site and Surroundings

- 4.1 The application site lies to the east of Firs Lane, north of the junction with Barrowell Green, and is surrounded by recreational sports fields in an area designated as Metropolitan Open Land (MOL). To the immediate east of the site is a sports changing rooms facility and to the north a gravelled car park, serving the local sports fields. The site flanks Firs Lane to the east and a section of the sports field to the south.
- 4.2 The site was previously occupied by a residential dwelling, The Oak. However, since being severely damaged by fire in May 2006 it is currently an unusable shell. The fire damaged building occupies an area of approximately 100m². With the exception of the Metropolitan Open Land, the surrounding area is predominantly residential, made up primarily of terrace or semi-detached housing.

5.0 Proposal

- 5.1 The application seeks planning permission for the redevelopment of the site and erection of a single storey building to provide a medical centre. The centre would include 4 consulting rooms, a treatment room and ancillary office, meeting and storage space. On site parking would be provided for 10 cars, 2 of which would be disabled bays. Access to the car park is from Firs Lane

The proposed opening hours are 08.00 – 20:00 Monday to Friday and 08:00 – 13:00 on Saturdays.

6.0 Relevant Planning Decisions

6.1 The following planning history is considered relevant to the proposal:

Reference	Proposal	Decision	Date
P12-02294PLA	Demolition of former dwelling and construction of a detached single storey building to provide a Medical Centre.	Granted, subject to S106 and conditions	15.11.2016

7.0 Consultations

7.1 Statutory and non-statutory consultees

Environmental Health

7.1.1 Environmental Health does not object to the application for planning permission as there is unlikely to be a negative environmental impact. In particular there are no concerns regarding air quality. However, the development is surrounded by residential properties and demolition and construction dust could be an issue. Relevant conditions are therefore required and are included in the recommendation section above.

Trees

7.1.2 No objection is raised, subject to the provision of the detailed tree protection scheme that includes an auditable schedule of arboricultural supervision/inspection and soil analysis, as detailed in HWA10467_APIII 3.0 dated March 2022 and Landscaping scheme Drw: CWLD-ND-CR-LA-638-01 Rev C submitted in support of the proposed scheme. A condition is recommended to secure this

SUDS

7.1.3 No objection is raised, subject to the submission of an updated drainage strategy prior to the commencement of development. A condition is recommended to address this.

Transportation

7.1.4 Maximum car parking for this development would be 10 spaces. In line with TfL's current approach, suitable cycle parking should be provided and be designed into the scheme and clearly shown on the plans. The long stay staff cycle parking in particular should be designed in accordance with the London Cycling Design Standards. Conditions are recommended to address this.

Thames Water

- 7.1.5 With regard to waste water and sewage infrastructure capacity, no objection is raised. The proposed development is located within 15 metres of a strategic sewer and therefore Thames Water request a piling condition to be added to any planning permission. A condition regarding piling is included in the recommendation section above

Transport for London

- 7.1.6 No objections subject to conditions regarding electric charging points and details of cycle parking provision. Conditions are recommended above.

Greater London Authority

- 7.1.7 No objection and confirmation that the application did not need to be referred to the GLA as the application site is less than 1000sqm.

7.2 Public

- 7.2.1 Consultation letters were sent to 2 nearby properties. Consultation ran from 02.11.2019 to 05.12.2021. One objection was received with respect to increased parking demand.
- 7.2.2 The application was also advertised as a departure from the Local Plan and London Plan 2021 on the 6th of September 2023. There were no comments received as a result of this process.

8 Relevant Policies

The London Plan (2021)

- 8.1 The London Plan is the overall strategic plan for London setting out an integrated economic, environmental, transport and social framework for the development of London for the next 20-25 years. The following policies of the London Plan are considered particularly relevant:

Policy G3 Metropolitan Open Land
Policy D3 Optimising site capacity through the design-led approach
Policy D4 Delivering good design
Policy D5 Inclusive design
Policy D14 Noise
Policy S1 Developing London's social infrastructure
Policy S2 Health and social care facilities
Policy G6 Biodiversity and access to nature
Policy G7 Trees and woodlands
Policy SI 1 Improving air quality
Policy SI 2 Minimising greenhouse gas emissions
Policy SI 13 Sustainable drainage
Policy T3 Transport capacity, connectivity and safeguarding
Policy T4 Assessing and mitigating transport impacts
Policy T5 Cycling
Policy T6 Car parking
Policy T7 Deliveries, servicing and construction

Enfield Core Strategy (2010)

- 8.2 The Core Strategy was adopted in November 2010 and sets out a spatial planning framework for the development of the Borough through to 2025. The document provides the broad strategy for the scale and distribution of development and supporting infrastructure, with the intention of guiding patterns of development and ensuring development within the Borough is sustainable. The following is considered particularly relevant:

CP 7 – Health & Social Care Facilities & Other determinants of health
CP20 - Sustainable energy use and energy infrastructure
CP21 - Delivering sustainable water supply, drainage and sewerage infrastructure
CP 24 – The Road Network
CP25 -Pedestrians and cyclists
CP26 -Public transport
CP 30 – Maintaining and Improving the Quality of the Built Environment
CP31 – Built and landscape Heritage
CP34 – Parks, playing fields and open spaces

Enfield Development Management Document (2014)

- 8.3 The Council's Development Management Document (DMD) provides further detail and standard based policies by which planning applications should be determined. Policies in the DMD support the delivery of the Core Strategy. The following local plan Development Management Document policies are considered particularly relevant:

DMD 8 - General Standards for New Residential Development
DMD16 – Provision of New Community facilities
DMD 37 – Achieving High Quality and Design-Led Development
DMD 45 – Parking Standards and Layout
DMD 47 – Access, new roads and servicing
DMD 48 - Transport assessment
DMD 49 - Sustainable Design and Construction Statements
DMD 50 - Environmental Assessment Methods
DMD 51 - Energy Efficiency Standards
DMD 53 - Low and Zero Carbon Technology
DMD 55 - Use of Roof Space/ Vertical Surfaces
DMD 61 - Managing Surface Water
DMD 71 – Protection and Enhancement of Open Space

- 8.4 Other relevant policy

National Planning Policy Framework 2023 (NPPF)
National Planning Practice Guidance (NPPG)
Enfield Characterisation Study (2011)

9. Assessment

- 9.1 The aspects considered within the proposal are as follows:

- Principle of the development on Metropolitan Open Land (MOL)
- Design
- Residential Amenity

- Transportation
- Trees, Biodiversity and Landscaping
- Energy & Sustainability
- Contamination/air quality
- Sustainable Drainage & Flood Risk
- S106 obligations

9.2 Principle of the development on Metropolitan Open Land (MOL)

- 9.2.1 The site forms part of London's strategic network of open space and is designated as Metropolitan Open Land (MOL).
- 9.2.2 Policy G3 of the London Plan makes clear that MOL is afforded the same status and level of protection as Green Belt and that MOL should be protected from inappropriate development in accordance with national planning policy tests that apply to the Green Belt.
- 9.2.3 This is corroborated by Policy CP 34 of the Core Strategy which states that the Council will protect and enhance existing open space and seek opportunities to improve the provision of good quality and accessible open space in the Borough by protecting MOL and extending its designation to include green chains that meet MOL designation criteria'.
- 9.2.4 Policy DMD 71 (Protection and Enhancement of Open Space) states that inappropriate development on land designated as Metropolitan Open Land will be refused except in very special circumstances.
- 9.2.5 The NPPF sets out at paragraph 147 that inappropriate development in the Green Belt is by definition harmful and should not be approved except in Very Special Circumstances (VSC). Paragraph 148 states that when considering planning applications the LPA should ensure substantial weight is given to any harm to the Green Belt and VSC will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations. The construction of new buildings in the Green Belt is considered inappropriate, but with some exceptions, which includes *'limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings) which would:*
- *Not have a greater impact on the openness of the Green Belt than the existing development; or*
 - *Not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting affordable housing need within the area of the local planning authority*
- 9.2.6 This same approach which applies to Green Belt land therefore needs to be taken for development in MOL in the light of the above policy considerations.
- 9.2.7 The NPPF defines Previously Developed Land as "Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or was last

occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape.” [emphasis added]

- 9.2.8 In this case, the application site, The Oak was formerly used as a residential dwelling of approximately 100m². The shell of the building remains and the site remains enclosed by palisade and timber fencing separating it from the playing fields, car park for the sports pitches and clubhouse that surround it. Whilst the site is overgrown, it is considered that it constitutes previously developed land and therefore, the test to be applied to the development proposed is whether it would have a greater impact on the openness of the MOL than the existing development. If it does, the development is considered inappropriate development and very special circumstances must be demonstrated if the development is to be supported
- 9.2.9 The proposed building would be single storey with a footprint of 352m² which is significantly larger than the approximately 100m² of the former dwelling. The proposed building would be positioned towards the eastern boundary of the site and together with the increase in size it would be more readily visible on the site. The size and siting of the building means that it would have a greater impact on openness of the MOL than the existing building.
- 9.2.10 For these reasons, officers conclude that whilst the proposed development is situated on PDL, the proposed building would have a greater impact on the openness of the MOL and therefore VSC would need to be demonstrated.
- 9.2.11 The adopted Core Strategy Policy CP 7 states that the Council will work with the Enfield PCT, NHS London and other public and private sector health agencies in delivering appropriate proposals for new health and social care facilities. New facilities should be in locations with good access to public transport and health facilities should aim to co-locate with other community services. Detailed criteria to assess locations for future health care provision will be set out in the DMD.
- 9.2.12 Policy DMD 16 states that new community facilities will be supported borough-wide and planning permission will be granted provided the proposed development:
- (a) Is demonstrated to have a community need
 - (b) Makes efficient and effective use of land and buildings, and where appropriate, provides opportunities for co-location, flexible spaces and multi-use;
 - (c) Is easily accessible to the community it is intended to serve by walking, cycling and public transport to reduce dependence upon private car transport;
 - (d) Is designed to provide access for physically impaired users, in accordance with DMD 37;
 - (e) Does not harm the amenities of neighbouring and nearby properties; and
 - (f) Does not have a negative impact on the area in terms of the potential traffic Generated.
- 9.2.13 Whilst the Winchmore Hill area of Enfield has been designated as an area deficient in access to public parks and there is a local output indicator requiring that there will be no net loss of protected open space (MOL), consideration must be given to the

fact that the site is Previously Developed Land, comprising a residential dwelling and its curtilage, and is not publicly accessible open land which can or would contribute to open space needs..

- 9.2.14 In support of this application, the applicants have provided a statement from the NHS Integrated Care Board confirming their support for the proposal. They advise that “the development is a key strategic priority for Enfield Borough to improve the primary care estate and increase the clinical capacity for the local population in the South West of the Borough for 2024/2025.” They also confirm that an Expression of Interest process to relocate existing Enfield practices has been completed with interest received from multiple practices.
- 9.2.15 It is considered that the provision of a medical centre to meet an identified need does constitute very special circumstances in this case and therefore the principle of the development can be supported. However, it is considered appropriate to ensure that contracts are in place to secure a GP Practice occupier/s for the building prior to the commencement of any works on site. It is considered that this would be best secured via a S106 agreement. This S106 agreement will also ensure that the proposed building is used for the sole purposes of a medical centre.

9.3 Design

- 9.3.1 The NPPF states that Planning policies and decisions should ensure that developments are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities); At a regional level, the London Plan requires, amongst other things, that the design of new buildings and the space they create should help reinforce or enhance the character, legibility, permeability and accessibility of the development.’ The Enfield Local Plan echoes these design objectives and advises within policy CP30 of the Core Strategy and policy DMD37 of the importance of delivering high quality design throughout the borough.
- 9.3.2 This application proposes the demolition of the existing fire damaged dwelling and the erection of a single storey building to facilitate the medical centre. The building would be 30 metres in width and vary in depth from 17.5 metres at the widest point to 8 metres at the narrowest point. It would be set at the rear of the site at varying distances from the boundary with the closest proximity being approximately 1.5 metres neighbouring a garage building on the neighbouring site. The building would also vary in height but would be highest at the central area of the building at 6.5 metres.
- 9.3.3 With respect to design and appearance, the building would be composed of a mixture of brick, render and cladding materials with a tiled apex roof. From the perspective of design, scale and appearance it is considered that what has been proposed would have an appropriate relationship with the existing site and surrounding area. It is considered the building would be of an acceptable height particularly taking into account the relatively shielded nature of the site.
- 9.3.4 In terms of visual appearance, it is considered that the appearance of the proposed building would be acceptable and fit within the natural setting of the site.

9.3.5 For reasons discussed, the proposal is considered to be in accordance with planning policy and subject to conditions would be acceptable in design terms.

9.4 Residential Amenity

9.4.1 Policies DMD8 and DMD10 of the Development Management Document and CP30 of the Core Strategy seek to maintain residential amenities with regard to levels of outlook, sunlight, daylight, noise and disturbance.

9.4.2 The nearest occupied properties in relation to the site are the residential properties located on Barrowell Green approximately 100 metres south of the site. There are sports changing rooms directly east of the site

9.4.3 Given the considerable distance between the application site and the nearest habitable properties, the proposal is not considered to harm residential amenity. Therefore, the proposal would be in accordance with policies mentioned above.

9.5 Transportation

9.5.1 The NPPF recognises that sustainable transport has an important role to play in facilitating sustainable development but also contributing to wider health objectives. In particular it offers encouragement to developments which support reductions in greenhouse gas emissions and those which reduce congestion. The NPPF also outlines that developments which generate significant vehicle movements should be located where the need to travel will be minimised and the use of sustainable transport options can be maximised. It is also expected that new development will not give rise to the creation of conflicts between vehicular traffic and pedestrians.

9.5.2 London Plan Policies T1 - T6 seek to ensure that impacts on transport capacity and the transport network, at both a corridor and local level, are fully assessed. Development should not adversely affect safety on the transport network. This is also echoed by DMD 45 which indicates proposals will not be supported where they would have an unacceptable adverse impact on the capacity or environment of the highway network. The London Plan seeks to ensure a balance is struck to prevent excessive car parking provision that can undermine cycling, walking and public transport use and through the use of well considered travel plans aim to reduce reliance on private means of transport.

9.5.3 The site is on Firs Lane, which is an adopted unclassified road. The site has a PTAL of 1a, which is a poor level of public transport accessibility, however a cycle lane has been installed outside the site. The applicant originally proposed 14 designated car parking spaces including 2 designated disabled parking bays. LBE Transportation officers raised concerns with respect to the high level of car parking, lack of cycle parking and width of the proposed access road.

9.5.4 In response, the applicant has reduced the width of the access road in order to retain more of the cycle lane outside of the site, reduced the quantity of car parking spaces from 14 to 10 and provided a 'broxap Apollo cycle shelter with Sheffield hoops'. An electric charging point will also be installed onsite.

9.5.5 In conclusion, officers are satisfied transportation concerns have been addressed and the proposal will provide an adequate number of car parking spaces for its potential

users, as well as actively promoting sustainable transportation modes. Therefore, the proposal is considered to be in accordance with the policies mentioned above.

- 9.5.6 Officers note the previously approved application was subject to highway contributions towards securing a satisfactory access into the site and provision of a new pedestrian crossing. A cycle lane and pedestrian crossing has since been installed outside of the application site, as such it is not necessary to include this S106 contribution in this instance. Nonetheless, the applicant must ensure that necessary agreement to undertake works on the public highway are in place before undertaking the proposed alterations to the public highway and the applicant will be advised of this through informative.

9.6 Trees, Biodiversity and Landscaping

- 9.6.1 Policy DMD 80 stipulates that *all development including subsidiary or enabling works that involve the loss of or harm to trees covered by Tree Preservation Orders, or trees of significant amenity or biodiversity value, will be refused. Where there are exceptional circumstances to support the removal of such trees, adequate replacement must be provided. All development and demolition must comply with established good practice, guidelines and legislation for the retention and protection of trees. Proposals must:*

- a. Retain and protect trees of amenity and biodiversity value on the site and in adjacent sites that may be affected by the proposals;*
- b. Ensure that the future long term health and amenity value of the trees is not harmed;*
- c. Provide adequate separation between the built form and the trees including having regard to shading caused by trees and buildings.*

- 9.6.2 London Plan Policy G7 states

Development proposals should ensure that, wherever possible, existing trees of value are retained. Should planning permission be granted for the removal of trees adequate replacement provision should be made. The planting of additional trees should generally be included in new developments – particularly large-canopied species which provide a wider range of benefits because of the larger surface area of their canopy.

- 9.6.3 Submitted plans and documents for this application include an Arboricultural report which outlines tree coverage across the site. There are thirty-eight (38) trees and eight (8) groups of trees which have been categorised within or immediately adjacent to the site; 14 are category B trees and 32 are category C trees. 6 Trees and 2 groups of trees which fall within category C are to be removed (G1, G2, T6, T11, T12, T13, T18 & T19). Given the 6 trees to be removed on site are low value trees, the Council's Tree Officer acknowledges the replacement of such trees would be acceptable and such measures are to be secured by means of a planning condition. All retained trees will be protected during development by using fencing and/or ground protection measures and a condition is recommended to secure this.

- 9.6.4 Submitted documentation also includes an Ecology Report which confirms no protected species or evidence of protected species were found on site at the time of the survey. The site provides negligible potential for badger, Great Crested Newts and reptiles due to the lack of suitable habitat and limited connectivity to more suitable habitats. The building (B1) provides low potential for roosting bats due to a small number of gaps found between roof tiles along a rear verge and soffit boarding. The shed building (B2) provides negligible potential for roosting bats due to the lack

of roosting features. Further bat surveys will be required prior to the commencement of development within the May to August window and a condition is recommended to secure this.

- 9.6.5 The report recommends the provision of 2 bat boxes to be provided on trees, insect boxes to be provided which include 2 robin boxes, 2 songbird boxes, 2 urban bee nesting boxes and 2 bug biome boxes shall be provided. These will be secured by condition.

Energy and Sustainability

- 9.7** London Plan Policy SI states that development proposals should make the fullest contribution to minimising carbon dioxide (CO₂) emissions in accordance with the following energy hierarchy:

1. Be Lean: use less energy;
2. Be Clean: supply energy efficiency; and
3. Be Green: use renewable energy.

- 9.7.1 Enfield's DMD policy 49 requires the highest sustainable design and construction standards, having regard to technical feasibility and economic viability. These policies require new developments to address the causes and impacts of climate change by minimising energy use, supplying energy efficiently and using energy generated from renewable sources (Core Strategy Policy 20 and DMD51), seeking zero carbon developments (DMD50), using decentralised networks where feasible (DMD52), and providing on-site renewable energy generation to make-up any shortfall where feasible (DMD53).

- 9.7.2 An Energy Statement has not been submitted at this stage and therefore a condition is recommended to require the submission of one.

9.8.1 Contamination/Air Quality

Contaminated Land

- 9.8.2 The requirement to deal with contaminated land is set out in the London Plan and is reinforced by the NPPF. It is considered that there is potential for the site to include some contaminated ground. To address this, and ensure that the site is suitable for its end use, pre-commencement conditions are recommended

Air Quality

- 9.8.3 Environmental Health does not raise any concerns that the proposal would have a negative impact on existing air quality, subject to pre-commencement conditions being attached including the requirement for a Construction Management Plan, this must set out measures to mitigate against dust and emissions impacts and must be in accordance with the Mayor's SPG 'The Control of Dust and Emissions During Construction and Demolition'.

9.9 Sustainable Drainage / Flood Risk

- 9.9.1 In accordance with Policy DMD 61, a Drainage Strategy is required for all developments to demonstrate how proposed measures manage surface water as

close to its source as possible and follow the drainage hierarchy in the London Plan. Furthermore, Firs Farm Wetlands is adjacent to the site, this amplifies the need for an adequate Drainage strategy.

- 9.9.2 The applicant submitted a Drainage strategy during the course of the application which also included water discharge and tree protection. LBE SUDS officers reviewed the drainage strategy, and whilst it was considered acceptable in principle, they advised that further information and a verification report would be required. As such, an appropriately worded condition has been attached to the accompanying decision notice.

9.10 Section 106 Obligations

- 9.10.1 The applicant will be required to enter into a S106 to ensure that contracts are in place with the NHS occupier prior to the commencement of any works on site and that the site remains in use as a medical facility.

9.11 Community Infrastructure Levy

Mayoral CIL

Mayoral CIL is collected by the Council on behalf of the Mayor of London. The amount that is sought for the scheme is calculated on the net increase of gross internal floor area multiplied by an Outer London weighting (increased to £60 per sqm as of 1st April 2019).

Enfield CIL

The Council introduced its own CIL on 1st April 2016. Enfield has identified three residential charging zones, and the site falls within the higher rate charging zone (£120/sqm).

The estimated CIL contribution is £42,240 for the Enfield CIL and £21,240 for Mayoral CIL.

10 Public Sector Equalities Duty

- 10.1 In accordance with the Public Sector Equalities Duty, an equalities impact assessment has been undertaken. It is considered the proposal would not disadvantage people who share one of the different nine protected characteristics as defined by the Equality Act 2010 compared to those who do not have those characteristics.

11 Conclusion

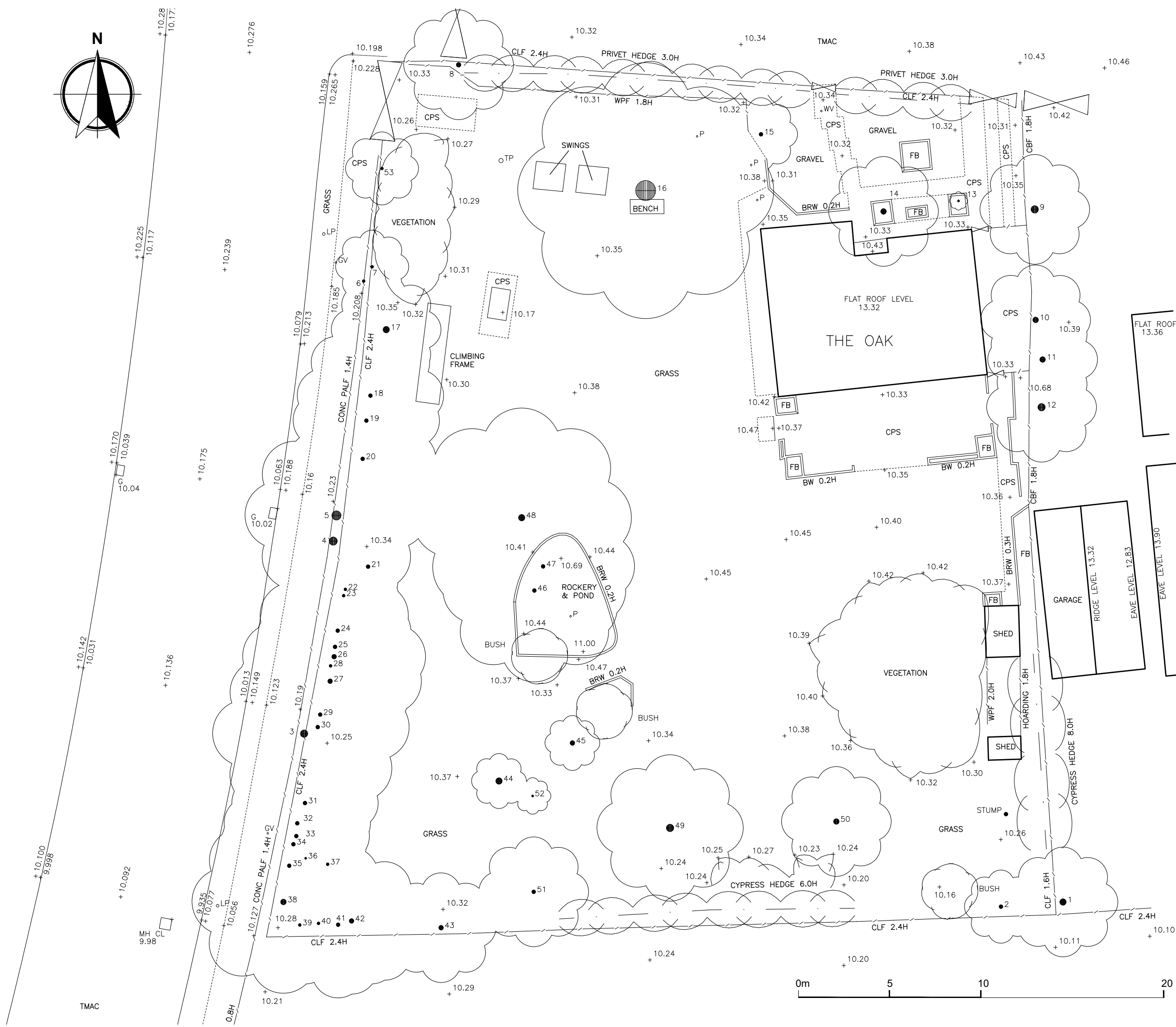
- 11.1 Having regard to the above, it is considered that Very Special Circumstances have been demonstrated sufficient to outweigh the harm associated with the provision of inappropriate development within MOL, those special circumstances being the provision of a medical facility to provide increased clinical provision in this part of the Borough. Moreover, the proposed development on previously developed land would not result in the loss of publicly accessible open space.

- 11.2 It is considered that the proposal is of an appropriate design and scale taking into

account the natural setting of the site and the proposal would not have an adverse impact on neighbouring occupiers. Moreover, it is considered that the development will not have a detrimental impact on the local highway network in terms of trip generation or highway safety.

The proposal is therefore considered acceptable for the following reasons:

1. The applicants have demonstrated Very Special Circumstances to allow the principle of the development of the proposed local medical centre on this particular site of designated Metropolitan Open Land. In addition, it is considered that the proposal would result in the introduction of a valued local medical centre that will serve the residents of the Bush Hill Park, Palmers Green and Winchmore Hill areas. Therefore, it is considered that the proposal is in accordance with planning policies. The public benefit of providing additional health facilities on previously developed land is considered acceptable.
2. The proposed medical centre by virtue of its siting, design, height and appearance would satisfactorily integrate into the natural setting of the site and adjoining street scene and surrounding area.
3. The development will not give rise to unacceptable on street parking conditions that would either be prejudicial to the availability of existing on street parking spaces or result in conditions that may have a negative impact on the free flow of traffic and highway safety conditions.



Rev:	Updated to include north arrow & scale bar	11.09.19	NL	GN
Status:	FOR PLANNING			

Client:
Wood Grove Care Ltd

Project:
Firs Lane Medical Centre

Drawing:
Existing Site

JTP ARCHITECTS

JAMES TOTTY PARTNERSHIP
CHARTERED ARCHITECTS
38 WILKINSON STREET
SHEFFIELD S10 2GB

Telephone : (0114) 2700208
Email : mail@jtp-architects.co.uk
Web : www.jtp-architects.co.uk

Date:	Drawn:	Project No:
Sep 2019	NL	15/933
Scale (@A3):	Checked:	Drawing No:
1:200	GN	01A



EAST ELEVATION



NORTH ELEVATION

A SCALE BAR ADDED 12-09-19

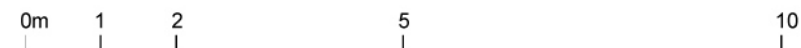
WOODGROVE CARE LTD

Project:
FIRS LANE MEDICAL CENTRE

Drawing:
ELEVATIONS 2 OF 2

JTP
ARCHITECTS

JAMES TOTTYPARTNERSHIP
CHARTERED ARCHITECTS
38 WILKINSON STREET
SHEFFIELD S10 2GB
Telephone : (0114) 2700208
Email : mail@jtp-architects.co.uk
Web : www.jtp-architects.co.uk



Date: Sept 19	Drawn: GN	Project No: 15/933
Scale (@A3): 1:100	Checked: GN	Drawing No: 07A



WEST ELEVATION



SOUTH ELEVATION

A SCALE BAR ADDED

12-09-19

Client:
WOODGROVE
CARE LTD

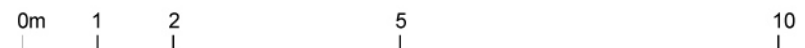
Project:
FIRS LANE
MEDICAL CENTRE

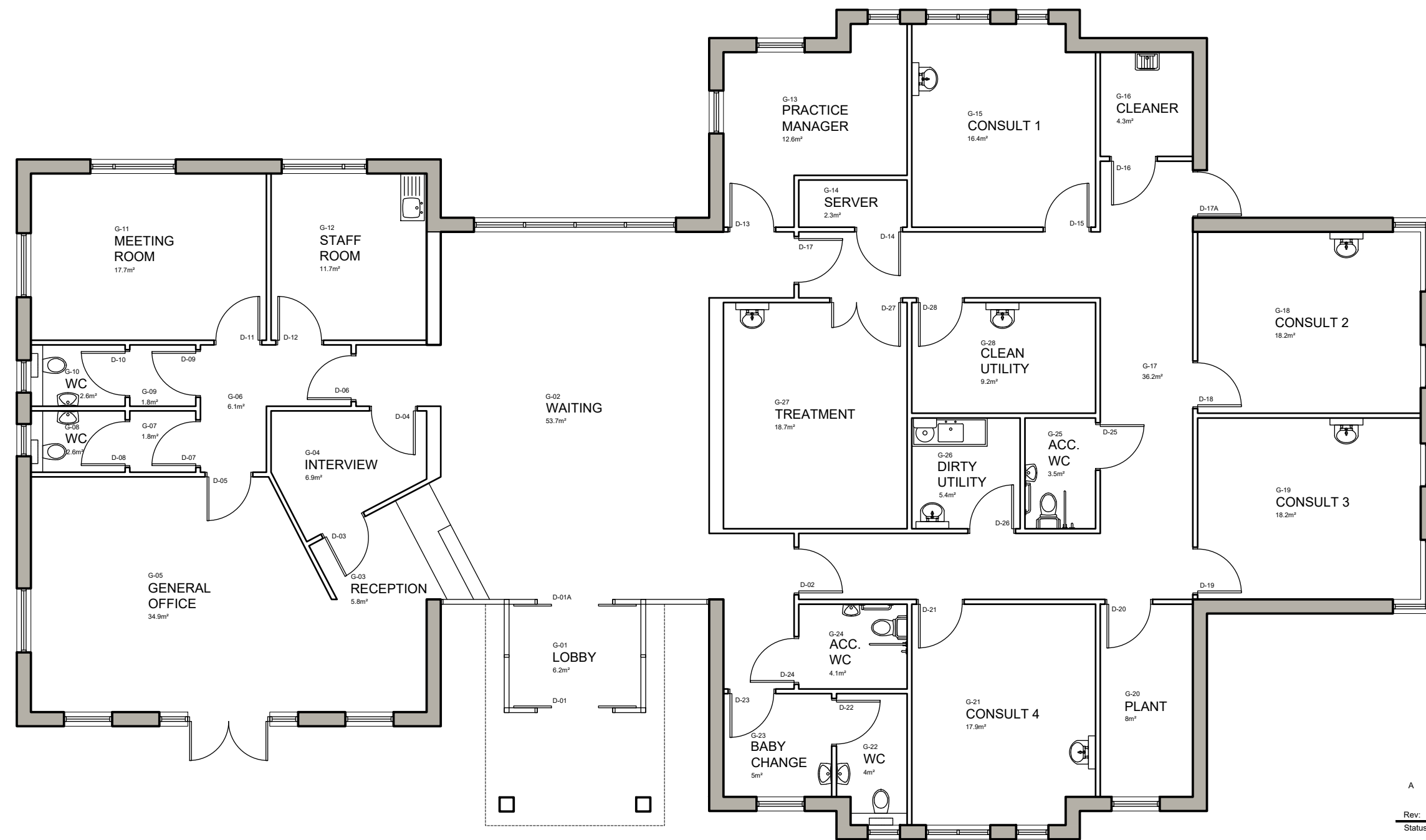
Drawing:
ELEVATIONS
1 OF 2

JTP
ARCHITECTS

JAMES TOTTY PARTNERSHIP
CHARTERED ARCHITECTS
38 WILKINSON STREET
SHEFFIELD S10 2GB
Telephone : (0114) 2700208
Email : mail@jtp-architects.co.uk
Web : www.jtp-architects.co.uk

Date: Sept 19	Drawn: GN	Project No: 15/933
Scale (@A3): 1:100	Checked: GN	Drawing No: 06A



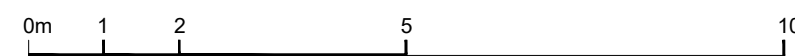
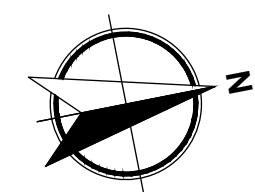


Rev:	A	Updated to include north arrow and scale bar	11.09.19	NL	GN
Status:	FOR PLANNING				

Client:
Wood Grove Care Ltd

Project:
Firs Lane Medical Centre

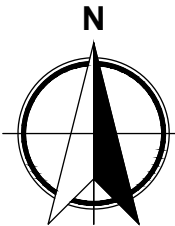
Drawing:
Proposed Floor Plan



JTP
ARCHITECTS

JAMES TOTTY PARTNERSHIP
CHARTERED ARCHITECTS
38 WILKINSON STREET
SHEFFIELD S10 2GB
Telephone : (0114) 2700208
Email : mail@jtp-architects.co.uk
Web : www.jtp-architects.co.uk

Date:	Drawn:	Project No:
Sep 2019	NL	15/933
Scale (@A3):	Checked:	Drawing No:
1:100	GN	10A



Rev:	Details:	Date:	Drn:	Chk:
B	Update to parking layout	12.05.20	NL	GN
A	Updated to change tree hatch and add electric charge point for 2no bays	11.09.19	NL	GN

Status: **FOR PLANNING**

Client: **Wood Grove Care Ltd**

Project: **Firs Lane Medical Centre**

Drawing: **Proposed Site Plan**

JTP ARCHITECTS

JAMES TOTTY PARTNERSHIP
CHARTERED ARCHITECTS
38 WILKINSON STREET
SHEFFIELD S10 2GB
Telephone : (0114) 2700208
Email : mail@jtp-architects.co.uk
Web : www.jtp-architects.co.uk

Date:	Drawn:	Project No:
April 2019	NL	15/933
Scale (@A3):	Checked:	Drawing No:
1:200	GN	02B

