

LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date: 19th July 2022

Report of:

Head of Planning
- Vincent Lacovara

Contact Officer:

Jennie Rebaio
Gideon Whittingham
Andy Higham

Ward:

Highfield

Application Number: 22/01480/VAR

Category: Change of Use

LOCATION: Firs Farm Playing Fields, Firs Lane, London, N21 2PJ

PROPOSAL: Variation of Condition 2 of 21/02685/FUL to allow change of use of land to community use involving installation of temporary building to provide community facilities including cafe, meeting room, function room, office and storage, toilets together with indoor and outdoor seating.

Applicant Name & Address:

Mr Chris Ferrary
Friends of Firs Farm (Charity)
19 Vicars Moor Lane
London
N21 2QN

Agent Name & Address:

Mr Chris Ferrary
Friends of Firs Farm (Charity)
19 Vicars Moor Lane
London
N21 2QN

RECOMMENDATION:

That the Head of Development Management be authorised to **GRANT** planning permission subject to conditions.



1.0 Note to Members

- 1.1 This application is reported to Planning Committee given the Council's involvement in support of this community proposal and the fact the proposal is sited on Council land.

2.0 Executive Summary

- 2.1 The application site is at present, a disused car park which forms part of the larger Firs Farm Playing Fields. The car park has been closed since approximately 2006 and barriers have been installed preventing vehicle access.
- 2.2 Members may recall that this application was considered by the Planning Committee at its meeting on 23rd November 2021 when it was resolved to grant planning permission for the change of use of land to community use involving installation of six temporary storage containers to provide community facilities including café, meeting room, function roof, office and storage, toilets together with indoor and outdoor seating.
- 2.3 Since this decision, the storage containers are no longer available and there have been further discussion resulting in a revised proposal.
- 2.4 The proposed hub now consists of a timber-framed bespoke pre-fabricated timber clad structure which would sit on a slightly smaller footprint of approximately 216 square metres facing onto Firs Lane. In terms of its location and design, the openness of the Metropolitan Open Land will be maintained with no works encroaching onto the sports pitches or the line of trees.
- 2.5 The principle therefore remains the same and these changes are recommended for approval for the following reasons:
- i) The proposed development would be consistent with the objectives of national, regional and local planning policy in terms of supporting and the provision of new community facilities within the borough;
 - ii) The proposal has on balance provided justification for temporary structures on MOL
 - iv) The development would not harm the character and appearance of the MOL and surrounding area
 - v) The development would not result in any harmful impacts upon neighbouring amenity
 - vi) The proposal would not give rise to any significantly harmful transportation impacts in the locality
 - vii) Suitable conditions to cover SuDS, Tree Protection, Refuse Storage and Collection can be imposed on any permission.

3.0 Recommendation

- 3.1 That, the Head of Development Management be authorised to **GRANT** planning permission subject to conditions:
- 1. Time Limited Permission

2. Temporary Permission
3. Approved plans and documents.
4. Refuse storage
5. Waste Collection Plan
6. Restricted use – 08.00 – 20.00
7. Opening Hours
8. External Lighting
9. SuDS
10. Details of utilities
11. Arboricultural Impact Assessment and Tree Constraints Plan

4.0 Site and Surroundings

- 4.1 The site consists of a disused car park forming part of Firs Farm Playing Fields off Firs Lane.
- 4.2 Firs Farm Playing Fields contains a number of football pitches, tennis courts and wetland areas. To the south of the site are dilapidated changing facilities. A residential dwelling (The Oak, 144 Firs Lane) sits in an area of land to the south of the site.
- 4.3 The site is accessed off Firs Lane although barriers are in place which restricts entry to vehicles. A public footpath and cycle way is sited along the southern boundary which also exhibits a landscaped strip with various degrees of vegetation including mature trees.
- 4.4 The surrounding area is largely residential, predominately consisting of two storey terrace or semi-detached dwellings. Winchmore Hill School can be seen further to the east along with playing fields directly opposite the site .
- 4.5 The application site is designated as Metropolitan Open Land, Local Open Space and Wildlife Corridor.

5.0 Proposal

- 5.1 The proposal is for the change of use of land to community use involving installation of temporary timber clad structure to provide community facilities including café, meeting room, function room, office and storage, toilets together with indoor and outdoor seating.
- 5.2 The single storey pre-fabricated timber clad structure with outside seating area, would occupy an area of approximately 216 square metres of the redundant car park. The structure would be set back from Firs Lane by approximately 33 metres, spanning the width of the disused car park.
- 5.3 The single storey structure is timber clad with a flat blue/green roof and green walls, at a height of 2.9m. The temporary structure will serve as a community

hub which includes function room, meeting room, office, café, toilets and changing places toilets.

- 5.4 The purpose of the application is to provide a community hub with facilities for the community, community groups, schools and users of Firs Farm Playing Fields.
- 5.5 No vehicle access is proposed, and pedestrian access will be via the redundant car park and the foot/cycle path that runs along the southern boundary of the car park.

6.0 Relevant Planning History

- 6.1 15/01218/RE4 - Creation of a wetland area (approximately 4,000 sq.m.) to the north of existing sports pitches involving restoration of culverted watercourse, Moore Brook, excavation and landscaping and creation of footpaths and cycle ways – Permission Granted with Conditions
- 6.2 15/02095/RE4 - Creation of wetland area (1.2 ha), construction of combined footpath, cycleway and flood storage area within public park land, excavation works to create wetland basins, flow control chamber to existing culvert, vehicular access ramp to east and landscaping – Permission Granted with Conditions
- 6.3 15/04844/RE4 - Construction of watercourse through the wooded area to the south of the recently constructed wetlands area involving excavation works to create the new watercourse and retention of resultant spoil on site for landscaping surrounding areas (0.5 ha) – Permission Granted with Conditions
- 6.4 21/02685/FUL - Change of use of land to community use involving installation of 6 temporary storage containers to provide community facilities including cafe, meeting room, function room, office and storage, toilets together with indoor and outdoor seating – Permission Granted with Conditions

7.0 Consultation

Public

- 7.1 Consultation letters were sent to 151 neighbouring properties. No response received.

External Consultees:

7.2 Sport England:

Having assessed the application for the variation of condition, Sport England notes that while the loss of the car park would in theory, have an impact on the usability of the playing field for sport as less users would be able to safely park on the site, it recognises in this instance, there are specific factors to take into consideration as follows:

- It appears that car park has had barriers preventing vehicular access for some time.
- Sport England understands that the playing pitches on the playing field have still been in use, albeit limited use, with players and officials

parking on the adjacent highway. There does not appear to have been significant issues caused with this arrangement.

- The proposed facility is for an, albeit extensive, temporary period which could be reviewed once the expiration of any permission granted at which point the impact of any greater need/demand for the playing field/pitches could be considered.
- The temporary facility could provide facilities to support the use of the playing field, i.e. toilets and refreshments from the café/kitchen. In respect of toilets Sport England would like to highlight that the Planning Statement indicates that WCs would be accessed from both inside and outside the proposed temporary building however there does not appear to be an external access to the toilet on the proposed floor plan.

As a result, Sport England does not object to the variation of condition application in this instance as the revised scheme could be considered to in practice to broadly align with Exceptions 2 and 3 of our Playing Fields Policy in the short term, in that:

'The proposed development is for ancillary facilities supporting the principal use of the site as a playing field and does not affect the quantity or quality of playing pitches or otherwise adversely affect their use.' (Exception 2) and

'The proposed development affects only land incapable of forming part of a playing pitch and does not:

- *reduce the size of any playing pitch*
- *result in the inability to use any playing pitch (including the maintenance of adequate safety margins and run-off areas);*
- *reduce the sporting capacity of the playing field to accommodate playing pitches or the capability to rotate or reposition playing pitches to maintain their quality;*
- *result in the loss of other sporting provision or ancillary facilities on the site; or*
- *prejudice the use of any remaining areas of playing field on the site.'* (Exception 3)

This being the case, Sport England does not wish to raise an objection to this application.

7.3 Thames Water

Waste comments

With regards to surface water drainage, Thames Water would advise that if the developer follows the sequential approach to the disposal of surface water, we would have no objection. No objection with regards Waste Water Network and Sewage Treatment Works, The applicant is advised to read our guide on working near or diverting pipes.

Water comments

No objection regarding water network and water infrastructure. An informative regarding water pressure and ground water pollution is recommended.

Informative to be sent to applicants with regards Thames water comments

Internal Consultees:

7.4 Traffic and Transportation

No objections are raised subject to conditions relating to refuse storage and the provision of a waste collection and service plan. Visitor cycle parking has been provided and no longer needs to be provided via condition.

7.5 SuDS Officer

The Sustainable Drainage team raise no objection and are supportive of the blue/green roof. A condition is required to illustrate how the runoff from the building will overflow and be controlled.

7.6 Commercial Waste

No objection subject to bins being presented at the gate/barriers on Firs Lane.

7.8 Environmental Health

No objections raised

8.0 Relevant Planning Policies

8.1 Section 70(2) of the Town and Country Planning Act 1990 requires the Committee have regard to the provisions of the development plan so far as material to the application: and any other material considerations. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning decisions to be made in accordance with the development plan unless material considerations indicate otherwise.

8.2 London Plan (2021)

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 GG1 – Building Strong and Inclusive Communities

Policy GG3 – Creating a Healthy City

Policy D4 – Delivering Good Design

Policy D5 – Inclusive Design

Policy D8 – Public Realm

Policy D11 – Safety, Security and Resilience to Emergency

Policy D12 – Fire Safety

Policy D14 – Noise

Policy S1 – Developing London's social infrastructure

Policy S5 – Sports and Recreation Facilities

Policy G3 – Metropolitan Open Land

- Policy G4 – Open Space
- Policy G6 – Biodiversity and Access to Nature
- Policy SI1 – Improving Air Quality
- Policy SI2 – Minimising Greenhouse Emissions
- Policy SI12 – Flood Risk Management
- Policy SI13 – Sustainable Drainage
- Policy T1 – Strategic Approach to Transport
- Policy T4 – Assessing and Mitigating Transport Impacts
- Policy T5 – Cycling
- Policy T6 – Car Parking
- Policy T7 – Deliveries, Servicing and Construction

8.3 Core Strategy (2010)

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:

- CP9 Supporting community cohesion
- CP11 Recreation, Leisure, Culture and Arts
- CP21 Delivering Sustainable Water Supply, Drainage And Sewerage Infrastructure
- CP22 Delivering Sustainable Waste Management
- CP24 The Road Network
- CP25 Pedestrians And Cyclists
- CP28 Managing Flood Risk Through Development
- CP30 Maintaining and improving the quality of the built and open environment
- CP32 Pollution
- CP34 Parks, Playing Fields and Other Open Spaces
- CP36 Biodiversity

8.4 Development Management Document (2014)

The 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:

- DMD16 Provision of New Community Facilities
- DMD 37 Achieving high quality and design-led development
- DMD 47 Access, new roads and servicing
- DMD 48 Transport assessments
- DMD 57 Responsible sourcing of materials, waste minimisation and green procurement
- DMD 58 Water efficiency
- DMD59 Avoiding and Reducing Flood Risk
- DMD60 Assessing Flood Risk
- DMD61 Managing Surface Water
- DMD 65 Air quality
- DMD 66 Land contamination and instability

| | |
|--------|-----------------|
| DMD 68 | Noise |
| DMD70 | Water Quality |
| DMD71 | Open Space |
| DMD74 | Playing Pitches |
| DMD81 | Landscaping |

8.5 Enfield Local Plan (Reg 18) 2021

Enfield Local Plan - Reg 18 Preferred Approach was approved for consultation on 9th June 2021. The Reg 18 document sets out the Council's preferred policy approach together with draft development proposals for several sites. It is Enfield's Emerging Local Plan.

The Local Plan remains the statutory development plan for Enfield until such stage as the replacement plan is adopted and as such applications should continue to be determined in accordance with the Local Plan, while noting that account needs to be taken of emerging policies and draft site proposals.

Key local emerging policies from the plan are listed below:

| | |
|----------------|--|
| Policy DM SE2 | - Sustainable design and construction |
| Policy DM SE4 | - Reducing energy demand |
| Policy DM SE8 | - Managing flood risk |
| Policy DM SE10 | - Sustainable drainage systems |
| Policy SP SC2 | - Protecting and Enhancing Social and Community Infrastructure |
| SP BG1 | - Enfield's Blue and Green Infrastructure Network. |
| SP BG4 | - Green Belt and Metropolitan Open Land |
| DM BG6 | - Protecting Open Space |
| DM DE12 | - Civic and public developments |

The draft plan also proposes a site allocation for a crematorium. There is no conflict with this proposal for a temporary community café and toilets. The Crematorium proposal is identified for 5 to 10 years' time. The temporary proposal is for delivery this winter and intended to be in place for 5 to 7 years. If the crematorium is built as the submission states it would include 'improved café, community facilities, welfare facilities' thus replacing the temporary facility with a permanent one.

8.6 Other relevant policy and guidance

- National Planning Policy Framework (NPPF) (2021)
- National Planning Practice Guidance (NPPG)
- Refuse and Recycle Storage Guide Enfield (ENV 08/162)
- Enfield Playing Pitch Strategy (April 2018 – March 2023)
- Sport England's Playing Fields Policy and Guidance

9 **Assessment**

9.1 The main issues arising from this proposal for Members to consider are:

- Principle of the Development in terms of impact on MOL
- Design Considerations
- Impact upon Neighbouring Amenity
- Transport, cycle parking

- Refuse, Waste and Recycling, collection
- SuDS
- Trees

Principle of Development

- 9.2 The proposal would result in the change of use of land (currently disused car park) to accommodate a community use involving installation of temporary timber clad structure.
- 9.3 London Plan Policies GG1 requires provision of good quality community spaces, services, amenities and infrastructure that accommodate, encourage and strengthen communities. Policies S1 and S5 support high quality, inclusive social infrastructure that addresses local and strategic need and to ensure sufficient supply of good quality sports and recreation facilities are provided. In addition, Policy CP11 of the Council's Core Strategy encourages development proposals that increase or enhance the provision of sports and recreation facilities because it is widely accepted that such facilities provide a range of social and health benefits for the local community.
- 9.4 Policy DMD16 (Provision of New Community Facilities) of the council's adopted DMD also requires that new community facilities will be supported boroughwide and may be required as part of development within the strategic growth areas, as detailed within Local Plan documents and the Infrastructure Delivery Plan (IDP) to ensure the creation of prosperous, sustainable communities. The policy advises that planning permission should be granted if the following criteria are met: that the proposal:
- a) is demonstrated to have a community need; and
 - b) makes an efficient and effective use of land and buildings, and where appropriate, provides opportunities for co-location, flexible spaces and multi-use.
- 9.5 The proposal has been developed by Friends of Firs Farm, which is a local community group and registered charity. The purpose of this project is to create a community hub bringing the community together by providing facilities for all members of the community including community groups, schools and users of the Firs Farm Playing Fields.
- 9.6 The community space will be sited within a temporary timber-framed bespoke pre-fabricated timber clad structure which will be available to all members of the community all year round; with a café social space, for classes, clubs, community groups, workshops, schools etc. The hub also includes facilities for park users which include toilets and café.
- 9.7 It is also envisaged that schools and other community groups visiting the wetlands project, will be able to utilise the facilities whilst learning about the watercourse, key SuDS messages and the transformation of sites like Firs Farm.
- 9.8 Friends of Firs Farm have directly engaged with the local community through exhibitions, leaflets and other media disseminated at events at the site and surrounding area. The proposals have been developed in response to the views of the community in terms of the type of facilities that are needed in the

local area. The aim is to maintain and enhance the use of Firs Farm generally for sports and recreational activities, while at the same time complementing the extensive ecological and drainage conservation works that have been carried out in recent years. Specific facilities to be included in the Community Hub also aim to target the special needs of vulnerable groups in the local community.

- 9.9 It is therefore considered the proposed development would result in the creation of community facilities which would further encourage the use of Firs Farm Playing Fields as well as providing additional facilities to the community and other user of Firs Farm Playing Fields. As such. The proposal is considered to be consistent with London Plan Policies GG1, S1 and S5, Core Strategy CP11 and Policy DMD16.

Impact on Metropolitan Open Land

- 9.10 Firs Farm Play Fields is afforded a significant degree of protection in planning terms, being Metropolitan Open Land (MOL). London Plan Policy G3 states that MOL is afforded the same status and level of protection as Green Belt:
- 1) MOL should be protected from inappropriate development in accordance with national planning policy tests that apply to the Green Belt;
 - 2) Boroughs should work with partners to enhance the quality and range of uses of MOL.

Paragraph 149 of NPPF states that the construction of new buildings should be regarded as inappropriate on Green Belt apart from certain exceptions. One of these is for:

The provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation and for cemeteries, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it.'

- 9.11 This provides an indication of the type of facility that Government considered to be suitable on Green Belt and similarly MOL.
- 9.12 Core Strategy Policy CP34 commits the council to protect open spaces against inappropriate development. Policy DMD 71 provides further information on how such spaces would be protected while Policy DMD 71 states that essential structures and facilities that would support the enjoyment of, and maintain the openness of the open space will be acceptable provided that the size, siting, location, design and materials would be sympathetic and proportionate to the operational requirements of the open space that it supports.
- 9.13 The community hub would be made up of a temporary timber-framed, pre-fabricated timber clad structure set on the existing disused car park area not encroaching on any part of the playing fields. The structure is low level and takes up an area of approximately 216 square metres. The structure is light weight and of a temporary nature and can be easily disassembled and removed when no longer needed. It would be set back from Firs Lane and would be timber clad incorporating green walls to blend into its surroundings.

- 9.14 Given the proposed use, size, siting, location, design and temporary nature it is considered the works would support the enjoyment of and maintain the openness of the open space and would be sympathetic and proportionate to the operation requirements of the open space that it supports.

Impact on Playing Field

- 9.15 Officers have also taken into consideration comments received from Sport England. Sport England note that the proposed development could provide facilities to support the use of the playing fields, for example toilets and refreshments and as a result, are satisfied that the proposal meets both Expectations 2 and 3 of their Playing Fields Policy in that:

'The proposed development is for ancillary facilities supporting the principal use of the site as a playing field, and does not affect the quantity or quality of playing pitches or otherwise adversely affect their use.' (Exception 2) and

'The proposed development affects only land incapable of forming part of a playing pitch and does not:

- *reduce the size of any playing pitch*
- *result in the inability to use any playing pitch (including the maintenance of adequate safety margins and run-off areas);*
- *reduce the sporting capacity of the playing field to accommodate playing pitches or the capability to rotate or reposition playing pitches to maintain their quality;*
- *result in the loss of other sporting provision or ancillary facilities on the site; or*
- *prejudice the use of any remaining areas of playing field on the site.'* (Exception 3)

Summary of Principle

- 9.16 It is considered that the proposed use and location within the MOL, as temporary ancillary structures to the playing fields and wider community, are acceptable and in principle would not be inappropriate to the detriment of the open character of the MOL nor on the function and viability of the playing fields.

Appearance

- 9.17 The proposed structure with timber cladding and green walls appears as a small community building ancillary to the function and use of the playing fields. The structure would be sited close to a line of mature trees which assist to providing an acceptable setting for the building. Moreover, in views from Firs Lane and the playing fields, due to its timber clad form and use of green walls would sympathetically blend into its surroundings. Furthermore, the current proposal would represent a substantial upgrade over the conversion and appearance of the storage containers previously accepted.

- 9.18 Consideration has been given to the size, siting and design of the structure and it is concluded to be sympathetic to the character and appearance of the surrounding area, maintaining the open appearance of the Firs Farm Playing Fields. It is therefore considered the proposed temporary structure would

have a negligible impact on the character of adjoining Metropolitan Open Land and Any negative visual impact is offset set by the benefits of the facilities to the playing field and wider community.

Impact on Neighbouring Amenity

- 9.19 Policy DMD16 requires that development involving the provision of a new facility must not harm the amenities of neighbouring and nearby properties.
- 9.20 With regards to noise and disturbance, the community hub is located between the existing football pitches and tennis courts, with the closest residential property Nos 144 Firs Lane, approximately 20 metres to the south of the Hub.
- 9.21 The next closest residential properties are over 100 metres in distance. The introduction of the community hub could anticipate an increase to overall park activity. However, the increase is considered moderate, and is not expected to generate a greater level of additional or unwanted noise than that already associated with the existing use of the site as a sports field and there would be no undue impact on residential amenities.

Transportation Impacts

Car Parking

- 9.22 Traffic and Transportation accept that considering the scale of development, it is unlikely to have a significant impact on parking demands in the local area. Furthermore, as the disused car park will remain closed, it is accepted that on a temporary basis the site would need to be served by vehicles parking on-street. There are double yellow lines on Firs Lane outside the site / by the bus gate and these should prevent vehicles unloading and loading blocking the bus gate and width restriction. On this basis no objection is raised.

Cycle parking

- 9.23 Visitor cycle parking stands have been provided and further details on design can be secured by condition.

Refuse, Waste and Recycling

- 9.24 Policy SI7 of the London Plan requires suitable waste and recycling storage facilities in all new developments whilst Core Policy 22 supports the provision of a sufficient, well-located waste management facility and requires all new developments to provide on-site waste treatment, storage and collection throughout the lifetime of the development. Meanwhile Policy DMD 57 notes that all new developments should make provision for waste storage, sorting and recycling, and adequate access for waste collection.
- 9.25 The location of secure waste storage is considered acceptable. The collection of waste would be from Firs Lane and the applicants have confirmed that bins will be collected by means of a commercial contractor. Having consulted with our own Commercial Waste Team, they have agreed that refuse can be collected from the existing barrier/gate. As such a suitably worded condition requiring the submission and approval of full waste storage details to ensure that the development can deliver policy compliant waste and recycling storage arrangements of the development will be attached.

- 9.26 Traffic and Transportation have no objection subject to pre-commencement conditions relating to visitor cycle parking, refuse storage and the provision of a Waste Collection Service.

Sustainable Drainage

- 9.27 London Plan policies SI12 and SI13 require the consideration of the effects of development on flood risk and sustainable drainage respectively. Core Policy 28 (“Managing flood risk through development”) confirms the Council’s approach to flood risk, inclusive of the requirement for SuDS in all developments. Policy DMD59 (“Avoiding and reducing flood risk”) confirms that new development must avoid and reduce the risk of flooding, and not increase the risks elsewhere and that planning permission will only be granted for proposals which have addressed all sources of flood risk and would not be subject to, or result in unacceptable levels of flood risk on site or increase the level of flood risk to third parties.
- 9.28 Policy DMD61 (“Managing surface water”) requires the submission of a drainage strategy that incorporates an appropriate SuDS scheme and appropriate greenfield runoff rates.
- 9.29 Sustainable Drainage officers have considered the scheme and support the use of blue/green roof and walls. However, the Applicant will need to submit a SuDS Strategy demonstrating how the building will drain. This will be secured through a pre-commencement condition.

Landscaping

- 9.30 It is recognised that the proposed structure will contain green roof and walls and will result in a better overall appearance. It is also screened in part by existing trees lines. It is therefore considered no further details on landscaping are required.

Trees

- 9.31 While no objection is raised in principle to the siting of the building on the existing hard surfaced car park it has not been confirmed how the electricity/water supply or drainage would be provided. Surveys have been undertaken and it is anticipated that services will connect into existing services within the dilapidated changing rooms adjacent to the site. However, further details on how these facilities will be installed are required. If it is intended to install these services by trenching, tree roots may well be impacted upon. An Arboricultural Impact Assessment and tree Constraints Plan compliant with British Standard requirements will therefore be required to account for this. This can be secured by a suitably worded condition.

10.0 Public Sector Equalities Duty

- 10.1 Under the Public Sector Equalities Duty, an equalities impact assessment has been undertaken. Due to the nature of the proposal, 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.

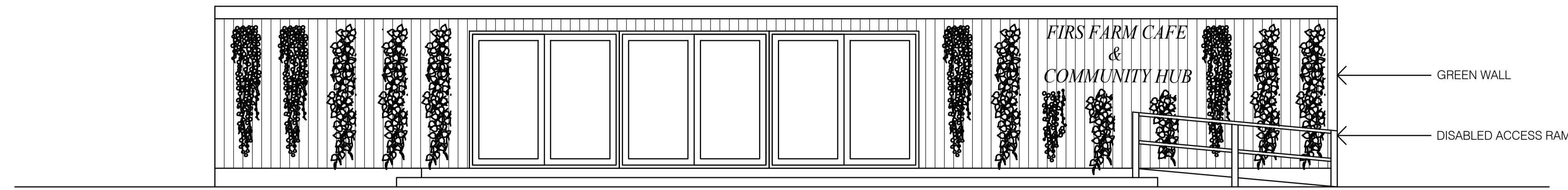
11. Community Infrastructure Levy

11.1 The development would not be liable for either the Enfield or Mayoral CIL.

12.0 Conclusion

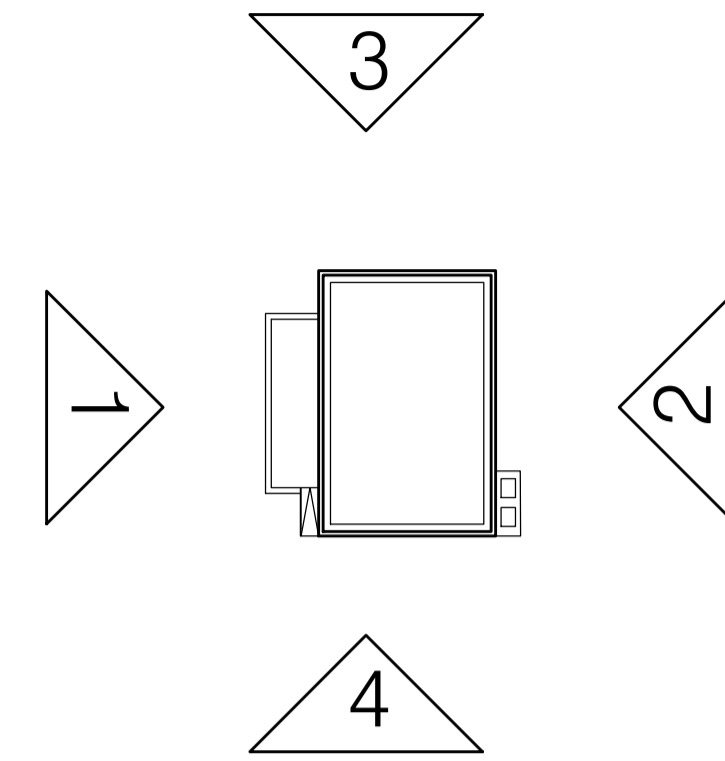
12.1 It is considered the proposed development would respect the open character and appearance of the Metropolitan Open Land as well as the function and operation of the playing fields. While the visual appearance would be basic in form, this is offset by the benefit to the users of the playing field and the wider community as a community hub. In the absence of any impact on residential amenity or highway safety, the proposal is considered acceptable in light of National Planning Policy Framework, the newly adopted London Plan (2021), the Core Strategy (2010) and the Development Management Document (2014).

General Notes
 Do not scale drawing
 All dimensions to be verified on site by contractor before commencing work
 Report any discrepancies to architect immediately
 This drawing is to be read in conjunction with all related architects and engineers drawings and any other relevant information

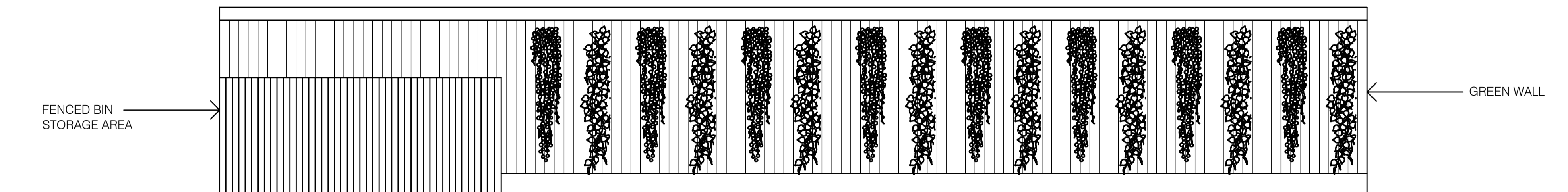


1. PROPOSED FRONT ELEVATION

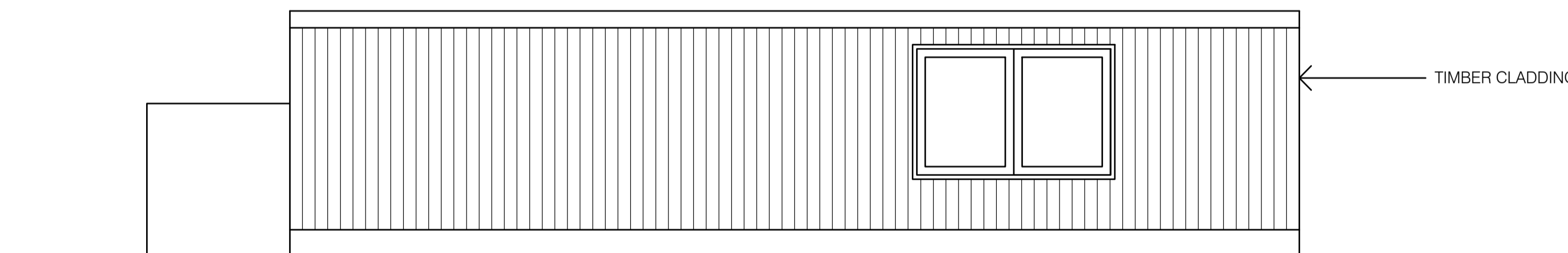
GREEN WALL PLANTING SHOWN IS INDICATIVE, TO BE AGREED AND DELIVERED IN PARTNERSHIP WITH LB ENFIELD



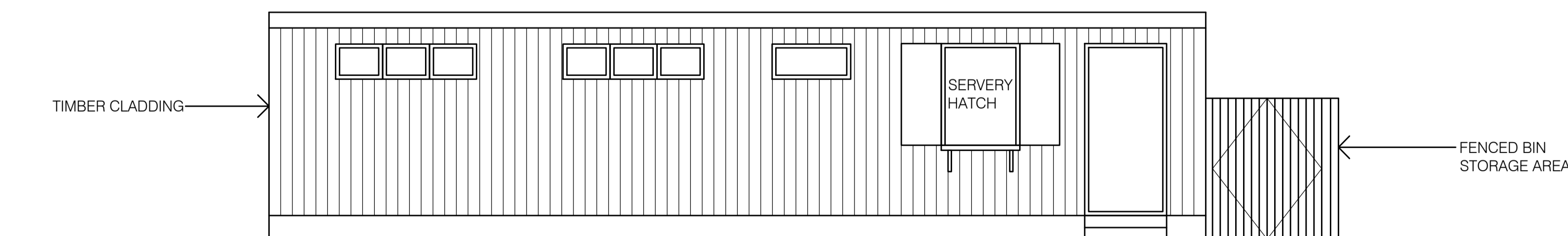
ELEVATION KEY



2. PROPOSED REAR ELEVATION



3. PROPOSED SIDE ELEVATION 1

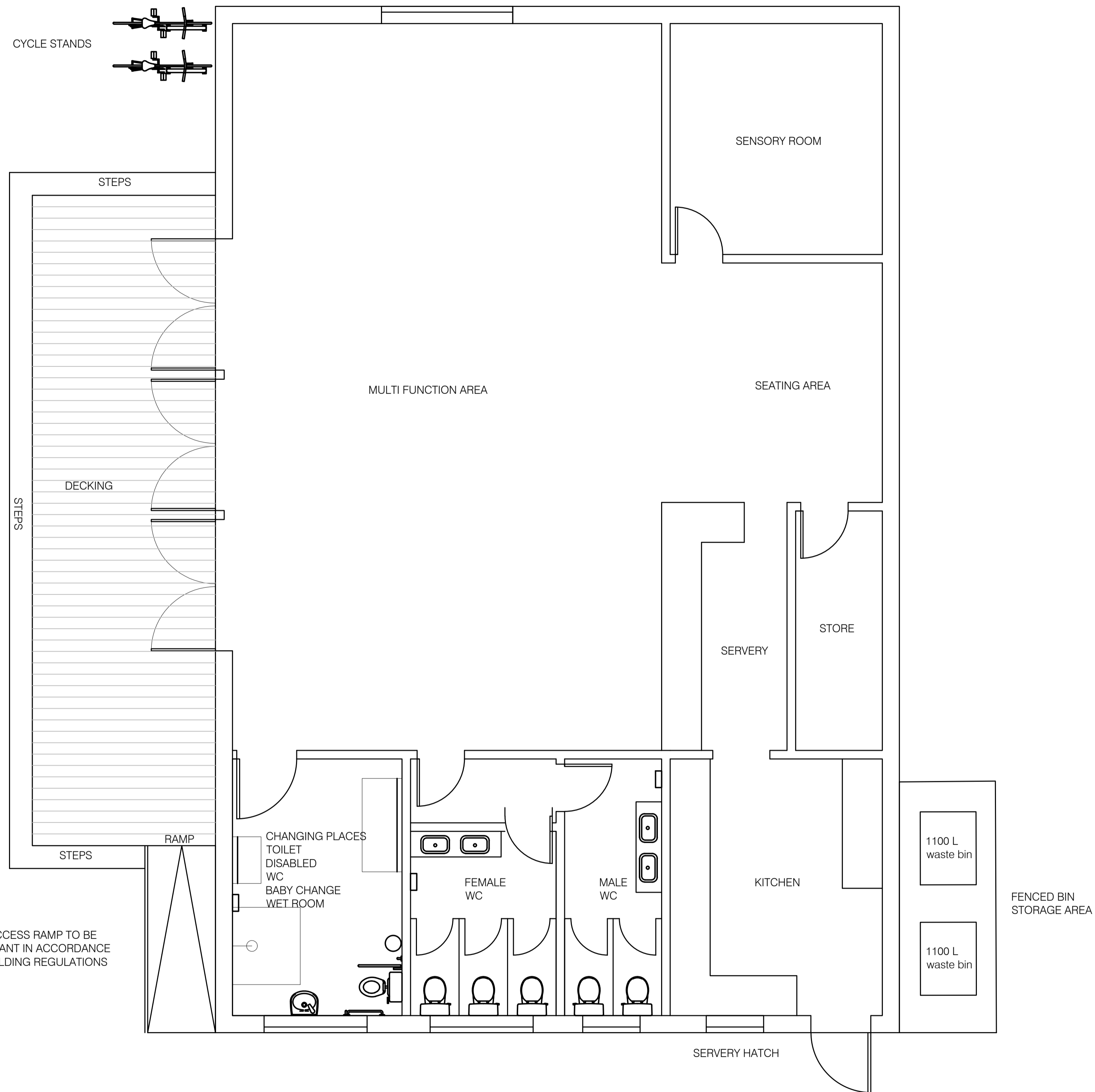
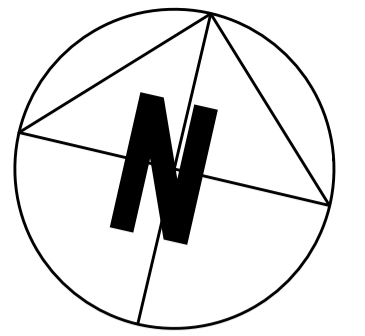


4. PROPOSED SIDE ELEVATION 2

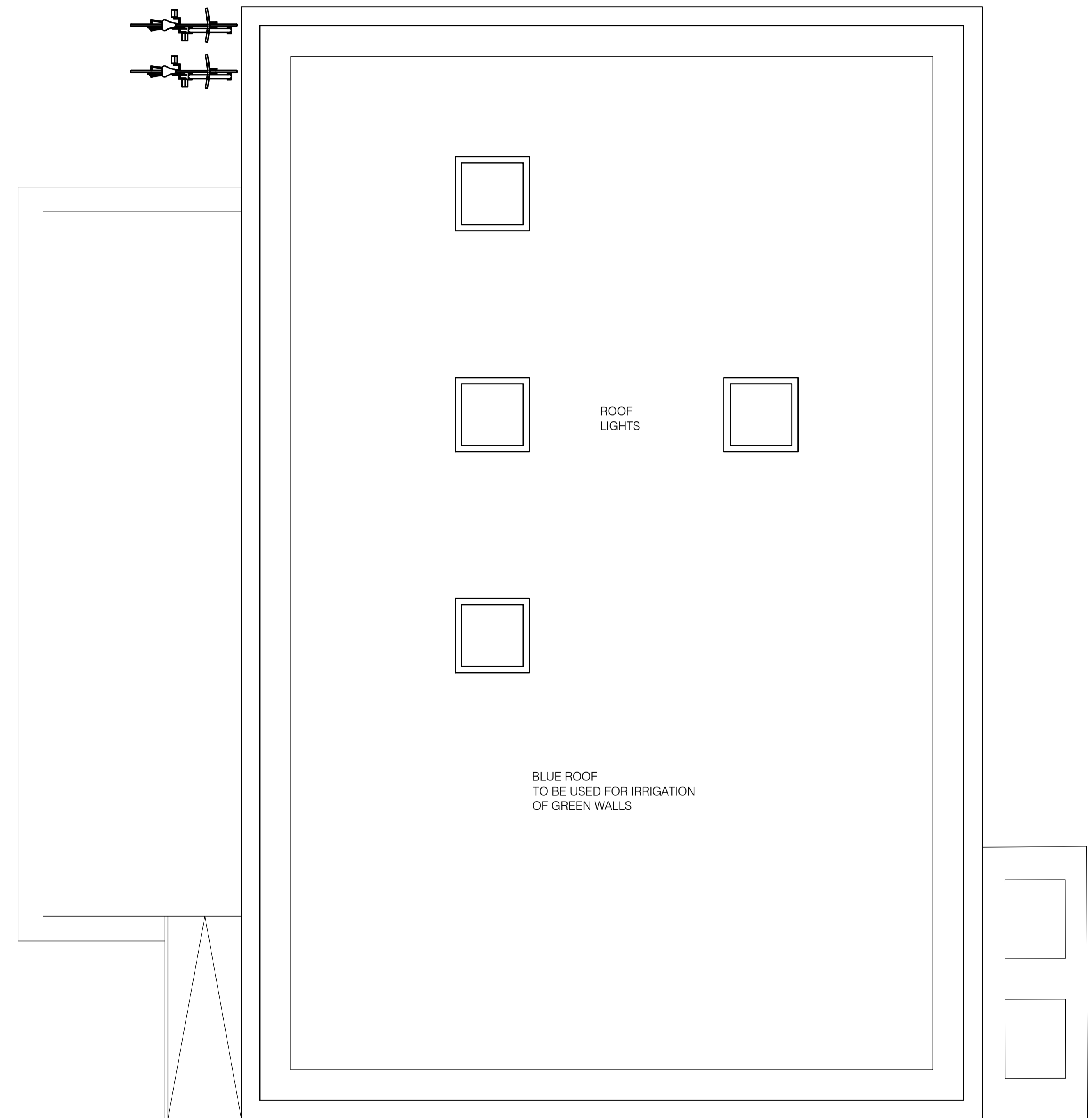
| Rev. | Date | Amendment |
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Drawing Title
**FIRS FARM COMMUNITY CAFE
 ELEVATIONS
 TEMPORARY PROPOSAL**

| Drawing No. | Date | Scale | Rev. |
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| FF030 | JAN 2020 | 1:100 | A |



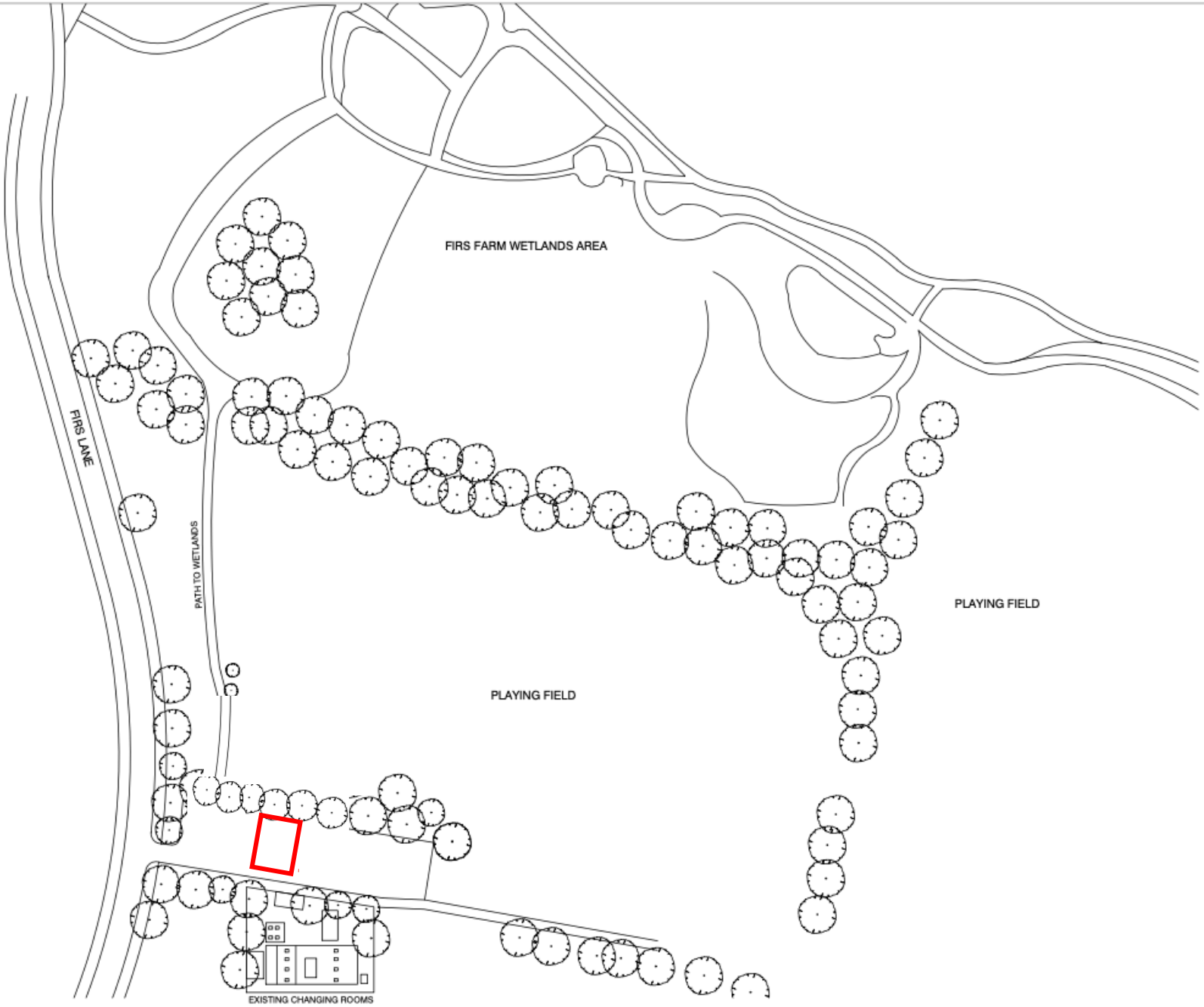
PROPOSED GROUND FLOOR PLAN



PROPOSED ROOF PLAN

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| Drawing Title | | | |
| FIRS FARM COMMUNITY CAFE FLOOR PLAN TEMPORARY PROPOSAL | | | |
| Drawing No. FF040 | Date JAN 2020 | Scale 1:100 | Rev. A |

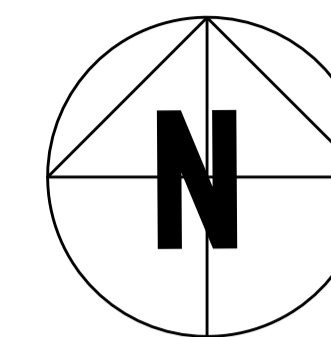
General Notes
 Do not scale drawing
 All dimensions to be verified on site by contractor before commencing work
 Report any discrepancies to architect immediately
 This drawing is to be read in conjunction with all related architects and engineers drawings and any other relevant information



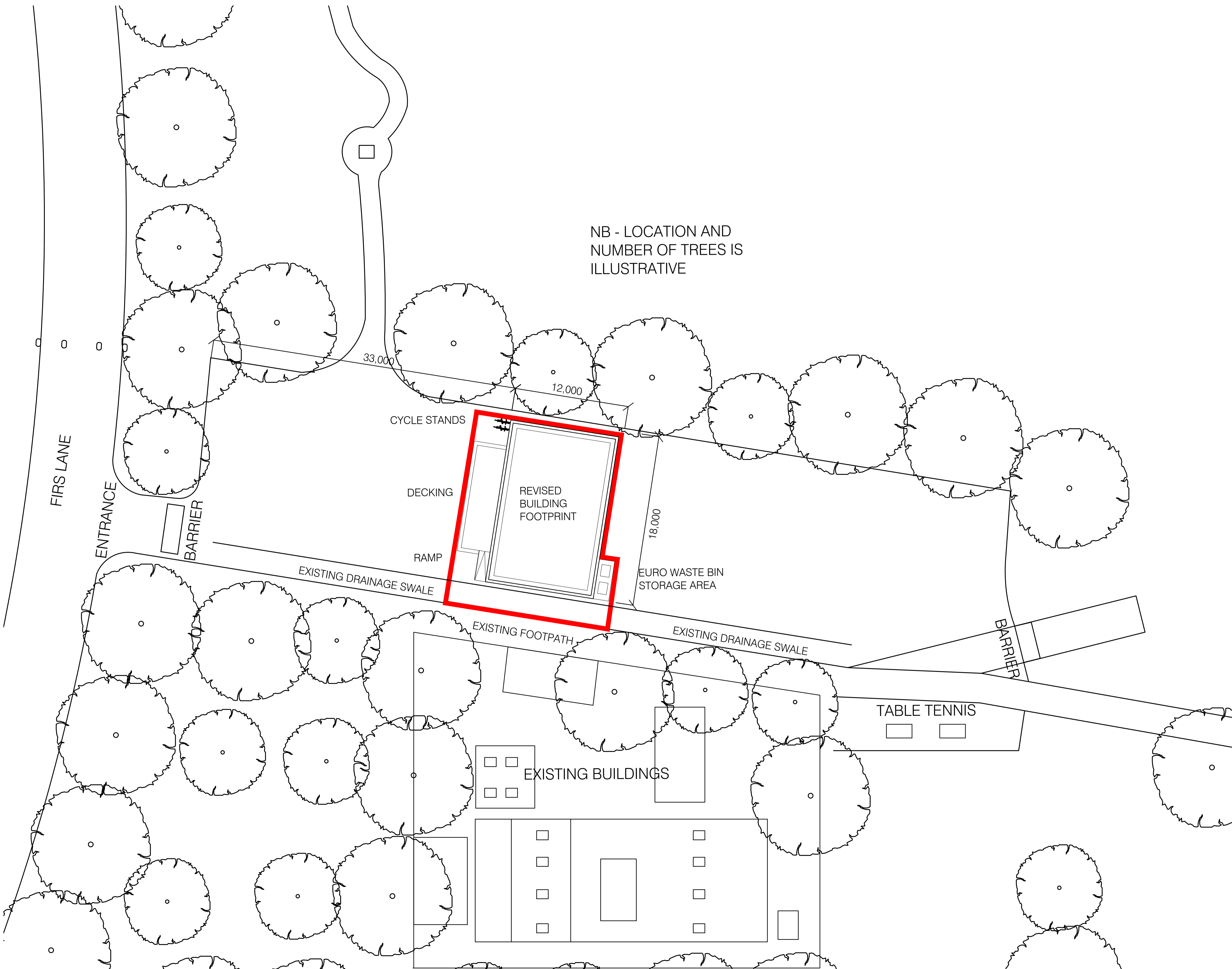
SITE OUTLINE

| Rev. | Date | Amendment | |
|---|----------|-----------|-------|
| | | | |
| Drawn by: C Thomas architect@niall.com | | | |
| Drawing Title: | | | |
| FIRS FARM COMMUNITY CAFE TEMPORARY PROPOSAL SITE LOCATION PLAN | | | |
| Drawing No: | Date: | Scale: | Rev.: |
| FF010 | JAN 2020 | 1:1250 | - |

General Notes
 Do not scale drawing
 All dimensions to be verified on site by contractor before commencing work
 Report any discrepancies to architect immediately
 This drawing is to be read in conjunction with all related architects and engineers drawings and any other relevant information



NB - LOCATION AND NUMBER OF TREES IS ILLUSTRATIVE



— SITE BOUNDARY

| Rev. | Date | Amendment |
|------|----------|--|
| A | Jan 2022 | Site boundary location and building foot print revised |

Drawing Title
**FIRS FARM COMMUNITY CAFE
 TEMPORARY PROPOSAL
 PROPOSED SITE PLAN**

| | | | |
|----------------------|-------------------|----------------|-----------|
| Drawing No. FF021 | Date JUNE 2021 | Scale 1:400 | Rev. A |
|----------------------|-------------------|----------------|-----------|