

Officer's Report

Application Number	HGY/2023/0891
Type	Full planning permission
Location	Emily Bowes Court, Lebus Street, Tottenham, London, N17 9FD
Proposal	Temporary permission for use of portacabins as a general practitioner surgery (Use Class E) to be in place for a period of one year. Associated car parking and landscaping also to be retained for the temporary period
Case Officer	Martin Cowie
Valid Date	29/03/2023
Applicant	Hale Village Properties LLP
Agent	Mr Tom Cole

RECOMMENDATION

Approve with Conditions

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed Development

This is an application for the retention of temporary buildings for use as a general practitioner surgery (Class E) to be in place for a period of one year only. The associated hard landscaping and parking areas would also be retained as existing.

The external walls of the temporary buildings are finished with brick.

Site and Surroundings

The site is located to the northern end of the Hale Village development in Tottenham Hale, which is now almost completed. To the other side of the Village boundary to the north is the Millmead Industrial Estate.

Adjacent to the site is a ball court to the west and further car parking/construction compound to the east. This area is part of Phase 4 of the Hale Village development and programmed to become an 'Eco Park' when the development completes.

RELEVANT PLANNING AND ENFORCEMENT HISTORY

Hale Village has a lengthy planning history with several amendments to the original outline and detailed planning permissions having occurred. The most recent applications relating to this specific part of the Village are referenced below:

HGY/2015/3318 - Erection of portacabins for use as a general practitioner surgery (Use Class D1) or office (Use Class B1) to be in place for a period of five years. Associated car parking and landscaping. Granted 11.12.2015.

HGY/2021/0155 - Temporary permission for use of portacabins as a general practitioner surgery (Use Class E) to be in place for a period of two years. Associated car parking and landscaping also to be retained for the temporary period. Granted 19.03.2021.

CONSULTATION RESPONSE

The following were consulted regarding the application:

Internal:

LBH Transportation Officer

No response received however previous comments sent in relation to HGY/2021/0155 raised no objection, subject to a condition in respect of cycle parking.

LBH Pollution Officer

No objection, subject to an informative in respect of unexpected contamination.

LBH Waste Management team - The proposal includes general and clinical waste storage provision at the site. It is not clear from the information provided, who will provide the collection service for these streams but GP clinical waste is normally arranged through the healthcare system and in this case Royal Free is mentioned. The general waste will be classed as commercial waste and so is subject to a charge if Haringey is approached to provide the service.

LBH Licensing - No response.

External:

Transport for London - No objection subject to the provision of cycle parking.

London Fire Brigade - No response.

Lee Valley Regional Park Authority - No response.

Ferry Lane Action Group - No response.

LOCAL REPRESENTATIONS

The application has been publicised by way of a site notice and letters to nearby residents. The number of representations received from neighbours, local groups, etc in response to notification and publicity of the application were as follows:

No of individual responses: None.

The following local groups/societies made representations: None.

The following Councillor(s) made representations: None.

MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

- Principle of the Development
- Design Quality
- Impact on Neighbouring Amenity
- Parking and Highways

Principle of the Development

Policy S2 of the London Plan makes clear that Boroughs should work with Clinical Commissioning Groups and other organisations to identify and address local health and social care needs within Development Plan. In doing so, Councils are expected to support development proposals that support the provision of new and enhanced health and social care facilities to meet identified needs. Local Plan Policy SP14 seeks to improve health and well-being in Haringey.

Policy DM49 (Managing the Provision and Quality of Community Infrastructure) states that the Council will seek to protect

existing social and community facilities unless a replacement facility is provided that meets the need of the community.

Said policy also explicitly supports new facilities providing they:

- a. Are accessible by public transport, walking and cycling, preferably in town centres or local centres, growth areas or areas of change;
- b. Are located within the community that they are intended to serve;
- c. Provide flexible, multifunctional and adaptable space, where practicable;
- d. Do not have significant adverse impact on road safety or traffic generation; and
- e. Protect the amenity of residential properties.

The application site is located within the wider Hale Village development. The portacabins were constructed pursuant to planning permission ref: HGY/2015/3318. This permission was granted on 11 December 2015 for a period of five years. A further temporary consent was granted in March 2021 for a further two years (HGY/2021/0155).

The existing portacabins provide three consulting rooms an interview room and ancillary floorspace to the function of the surgery.

Six car parking spaces are provided for doctors working at the surgery, alongside two disabled car parking spaces and two ambulance bays to serve the surgery.

The intention was for the temporary surgery to be operational until the NHS Haringey CCG completed construction of its new facility in Tottenham Hale as part of the Argent development west of the station. The new facility remains under construction but is yet to be completed. This application seeks a further temporary permission to enable the continuation of the services provided by the GP surgery until the new facility is completed and can be occupied.

The GP surgery provides vital health services to the local community, including flu vaccinations alongside GP consultations. It is imperative this is allowed to continue, particularly amidst the ongoing strain on health services in fighting against the Covid-19 pandemic. All elements of the proposal remain consistent with the previous application and no physical alterations are proposed to the portacabins or parking provision.

The site is part of Phase 4 of the Hale Village development and programmed to become an 'Eco Park' when the development completes. This temporary permission would not inhibit the future delivery of this final phase.

As such, it is considered that extending the permission for a doctor's surgery facility in this location for another two years is acceptable in principle.

Design Quality and Access

Local Plan Policy SP11 states that all new development should enhance and enrich Haringey's built environment. Policy DM1 of the Development Management DPD continues this approach and requires development proposals to relate positively to their locality.

The existing building has a brick finish that appears similar to other buildings within Hale Village. It is modest in scale compared to other buildings in the vicinity. The previous applications ref. HGY/2015/3318 and HGY/2021/0155 were approved for temporary periods to allow the site to be converted into an eco-park once the final plot (Plot SW – Hale Works) of the Hale Village development is completed and occupied, and the new permanent GP surgery is constructed and operational, in accordance with the approved landscaping plans for Hale Village.

The access ramp to the front of the building improves the accessibility of the building and as such is acceptable in design terms.

As such, the scale and detailed design of the development is considered acceptable as it would not adversely affect the character and appearance of the area for a temporary period, subject to it being removed at the end of the temporary permission timeframe.

Impact on Neighbouring Amenity

London Plan Policy 7.6 states that development must not cause unacceptable harm to the amenity of surrounding land and buildings. Policy DM1 of the Development Management DPD states that proposals must ensure a high standard of amenity for neighbours.

The existing facility is single storey in height and of a relatively limited floor area. Its scale is small compared to that of other buildings in the vicinity. It is separated from residential properties in the area by an existing car park. To the rear is an industrial estate. As such, it is considered that no residential amenity would be adversely affected by extending the planning permission timeframe for this existing building.

Parking and Highways

Policy DM32 states that developments shall be assessed against the car and cycle parking standards set in the London Plan.

The previous applications were considered acceptable in parking and highways terms and it is anticipated that the demand for parking would remain the same for this application. On-site cycle parking is not clearly shown and details of cycle parking, in accordance with the London Plan, have previously been requested by the Council's Transportation team and more recently by TfL. A condition will be added to ensure that a dedicated covered and secured cycle parking area is provided to support the proposal.

As such, it is considered the car and cycle parking spaces provided and the impact on the public highway would be acceptable, subject to conditions.

CONCLUSIONS

There remains a need for healthcare facilities in this area, since the date of the previous planning permission at this site. The proposal is acceptable in terms of its design, amenity and parking/highways impact. All other relevant policies and considerations, including equalities, have been taken into account.

Planning permission should be granted subject to conditions for the reasons set out above. The details of the decision are set out in the RECOMMENDATION.

RECOMMENDATION

GRANT PLANNING PERMISSION subject to conditions

Registered No. HGY/2023/0891

1. This permission shall be for a limited period expiring on 19/06/2024 when the building hereby approved shall be removed and the land reinstated.

Reason: In the interests of proper planning, and to ensure the requirements of the original planning permission are met.

2. The development hereby authorised shall be carried out in accordance with the approved plans.

Reason: In order to avoid doubt and in the interests of proper planning.

3. Within one month of the grant of this permission plans of long-stay and short-stay cycle parking must be supplied to the Council for its written approval, in line with the London Plan and the London Cycling Design Standards. The approved details must be provided on site within one months of the written approval and retained as such until the development is no longer in use.

Reason: To encourage the use of sustainable modes of transport and to comply with London Plan policies.

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Reason: To encourage the use of sustainable modes of transport to comply with London Plan policies.