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Head of Planning
London Borough of Haringey
Planning, Regeneration and Economy
Level 6
River Park House
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N22 8HQ

26 April 2023

Dear Sir/Madam

Re: Application by Motor Fuel Group for Planning Permission for the Stops Retail Limited for Planning Permission for the *“Demolition of the existing sales building and MOT centre on site and the erection of a new sales building, 4 no. new jet wash bays, amendments to the forecourt canopy, a new bin store, a new air/water vac machine, new parking spaces, a new boundary fence, and associated works”* at Northumberland Park Service Station, 1-13 Willoughby Lane, London, N17 0QU.

We are instructed by Highway Stops Retail Limited to submit a planning application for full planning permission for the *“Demolition of the existing sales building and MOT centre on site and the erection of a new sales building, 4 no. new jet wash bays, amendments to the forecourt canopy, a new bin store, a new air/water vac machine, new parking spaces, a new boundary fence, and associated works”* at Northumberland Park Service Station, 1-13 Willoughby Lane, London, N17 0QU.

This application has been submitted via the Planning Portal (Ref: PP-12114928). Accordingly, please find enclosed the following which has been attached in support of the planning application:

- (i) The planning application forms and certificates duly completed;
- (ii) Site Location Plan, Ref: 13856 - LP;
- (iii) Block Plan, Ref: 13856 - BP;
- (iv) Existing Site Layout Plan, Ref: 13856 - P01;
- (v) Existing Site Elevations, Ref: 13856 - P02;
- (vi) Proposed Site Layout Plan, Ref: 13856 - P03;
- (vii) Proposed Site Elevations, Ref: 13856 - P04;
- (viii) Proposed Sales Building Layout, Ref: 13856 - P05;
- (ix) Proposed Sales Building Elevations, Ref: 13856 - P06;
- (x) Proposed Jet Wash Details, Ref: 13856 - P07;
- (xi) EV Canopy and Charger Details, Ref: 13856 - P08;
- (xii) Noise Impact Assessment prepared by Environmental Equipment Corporation Ltd associated with the application granted through the extant permission on site, Ref EC17900-3;

- (xiv) Transport Statement prepared by DW Transportation associated with the application granted through the extant permission on site, Ref DWT280/TS/A
- (xv) Completed CIL form.

The application fee has been paid via the Planning Portal.

In addition to the above and enclosed, I would be grateful if you could take into account the contents of this letter.

The application seeks permission for demolition of the existing sales building and MOT centre on site and the erection of a new sales building, 4 no. new jet wash bays, amendments to the forecourt canopy, a new bin store, a new air/water vac machine, new parking spaces, a new boundary fence, and associated works at Northumberland Park Petrol Station.

The National Planning Policy Framework identifies the need for planning positively for community facilities and roadside services that support the safety and welfare of road users. Motorist service areas are a vital necessity and provide an important role in ensuring that motorists travel safely.

The petrol station has a long planning history for roadside related uses and the proposal will enhance this roadside offer meeting a roadside need. The proposal makes use of this brownfield site providing facilities needed by motorists including EVC with its associated environmental benefits.

In light of the size of the development and its wider use, retail impact is not a consideration which is material to the application. Notwithstanding this, given the small increase in size of the sales building it is not considered that the application proposal will have any trade diversion or adverse impact on any designated shopping centre or other retail floorspace of acknowledged importance as it will serve primarily those people on the highway network. The new sales building is intrinsically linked to the existing petrol station on site and therefore there is no requirement to undertake a sequential assessment of the proposed use.

It is considered the application proposal is of an appropriate design, will provide amenity benefits to the site and wider area and comply with the Development Plan.

The introduction of electric vehicle charging to the site should be viewed positively as it is entirely in line with Government and local planning policy and will seek to decrease reliance on fossil fuels, decrease CO2 emissions and encourage the increased uptake of electric vehicles.

On the basis of the above, it is respectfully requested that planning permission is forthcoming for this proposal.



Should you have any queries regarding the above or any other matter relating to this application please contact me on julian@jmsplanning.com or on 07525 131145.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Julian Sutton', is written over a faint, light blue circular watermark.

Julian Sutton
JMS Planning & Development

Encs