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L240306 - Cover Letter – Ext Alts



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SUBMITTED VIA PLANNING PORTAL REF: PP-12803881

Dear Sir or Madam,

**SECTION 62 OF THE TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
EXTERNAL WORKS TO THE FRONT ELEVATION
UNIT 5, TK MAXX, TOTTENHAM HALE RETAIL PARK, BROAD LANE, LONDON, N15 4QD
TJX EUROPE LIMITED**

Introduction

We write on behalf of our client, TJX Europe Limited (**'the Applicant'**), to apply for planning permission for external works to the front elevation of the existing TK Maxx at Unit 5, Tottenham Retail Park, Broad Lane in London.

In accordance with the Town and Country Planning (Development Management Procedure) Order 2015 (as amended), we enclose the following documents which comprise the application:

- The completed application forms and certificates;
- This covering letter;
- CIL Question Form;
- The following drawings:
 - Drawing Ref: TTM_SP Rev: P0 – 'Site Location Plan'; and
 - Drawing Ref: TTM_PLANNING Rev: P1 – 'Existing and Proposed External Alterations'

As the application has been submitted electronically via the Planning Portal website (**PP-12803881**) a payment for the application fee of £586.00 has been made online.

The Application Site

The application site is Unit 5 at the Tottenham Hale Retail Park ('the Site').

Unit 5 is a retail warehouse (Class E) which measures approximately 2,353 sq. m (GIA). It is occupied and trades under the TK Maxx brand.

The boundary of the application site is the land outlined in red on the Site Location Plan (Drawing Ref: TTM_SP Rev: P0 - 'Site Location Plan').

The Retail Park is accessed via Broad Lane running parallel to the east of the site or Ferry Lane (A503) running parallel to the north. The Retail Park is an established destination for a mix of retail operators including Curry's, B&Q, Lidl and Wilko. Directly south of the site, the context is predominantly commercial,

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forming a wider commercial area which is integral to the overall attractiveness as a retail destination. Tottenham Hale rail and tube station are located less than a five-minute walk from the site.

The Proposed Development

The proposed development sought as part of the application comprises external alterations to the front elevation of Unit 5.

The proposed amends include removal of part of the ground floor glazing and introduction of a fire exit door to the north of the front elevation, adjacent to the Asda Living unit (Drawing Ref: TTM_PLANNING Rev P0). The proposed Ascot fire door will measure approximately 2m by 1.4m and be RAL 7039. The façade surrounding the door, in replacement of the window will match existing.

The application is for minor alterations to an existing retail unit within an existing retail park. The proposed alterations are minor and are consistent with the wider terrace within the Tottenham Hale Retail Park. The proposal allows for the operator TK Maxx to continue to operate from the premises at Unit 5.

The revised design has regard to the objectives of both local and national planning policies which seek to secure high quality design in all developments. The proposed works included modern design and materials which accord with the aspirations and objectives of these design policies.

Summary and Conclusion

The application seeks planning permission for the installation of a new fire door to the front elevation of Unit 5 Tottenham Hale Retail Park. The application is made in order to allow TK Maxx to continue to occupy the unit.

The proposal is consistent with the design of the wider retail park and does not detract from the visual amenity of the area.

We trust that the information provided above and on the enclosed drawings is sufficient for the Council to register and consider this application. We will endeavour to contact you within the next few days to establish your timetable for decision making.

In the meantime, should you require any clarification or additional information, please do not hesitate to contact Amelia Robson or Timothy Price at these offices.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Savills", written in a cursive, flowing style.

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Planning