

REF: R0978/MR/DB/SS
SUBMITTED VIA PLANNING PORTAL ONLY

Haringey Council
Planning
Level 6, River Park House
225 High Road
Wood Green
N22 8HQ

8 April 2024

Dear Sir/Madam,

**APPLICATION FOR FULL PLANNING PERMISSION TO INSTALL AUTOMATIC SLIDING DOOR
APPLICATION FOR FULL PLANNING PERMISSION TO INSTALL M.O.E DOOR AND NEW
SHOPFRONT TO MATCH EXISTING
7 STATION ROAD, TOTTENHAM HALE, LONDON, N17 9LR**

I write on behalf of the Applicant, Tesco, to submit two separate applications as follows:

- Application for full planning permission to install automatic sliding door; and
- Application for full planning permission to install M.O.E Door and new shopfront to match existing.

The applications are detailed separately in this letter.

Background to Application

The ground floor unit was permitted for retail use under LPA ref. HGY/2016/3932 on the 10th August 2017 which obtained planning permission for the following development:

"Demolition of existing buildings and erection of a building providing 434 sqm (GEA) of commercial floorspace (Class A1/A3), 128 residential units (Class C3), landscaped amenity space, cycle parking and all structural and associated works."

This acts as the host consent and permits the use of the unit as a retail convenience store. These applications seek the additional minor works required to facilitate the occupation of the unit by a national convenience store operator.

The site is a recently constructed residential building and is located on the at the corner of Station and Hale Roads. The character of the area is a mix of commercial and residential being with in a District Centre and Growth Area.

Proposed Works

Automatic Door

Planning permission is sought for the installation of a new automatic aluminium sliding door finished in anthracite RAL 7016, located to the west of the north elevation.

Additional information on the proposals is available on the proposed plans (Drawing Nos. 01_2419_01A, 03_2419_03A, 02_2419_02B, 02_2419_02A, 03_2419_03B, 02_2419_02C and 02_2419_02D.)

MOE Door

Planning permission is sought for the installation of a new steel M.O.E Door and a new shopfront to match existing to the west of the south elevation.

Additional information on the proposals is available on the proposed plans (Drawing Nos. 01_2419_01B, 03_2419_03C, 02_2419_02F, 02_2419_02E, 03_2419_03D, 02_2419_02H and 02_2419_02G.)

Planning Policy Context

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that planning applications should be determined in accordance with the development plan unless material considerations indicate otherwise. In this case, the development plan includes Haringey's Local Plan (2017) and the London Plan (2021). Material considerations include the National Planning Policy Framework (NPPF) (2023).

Haringey Local Plan (2017)

Policy SP11 of the Haringey Local Plan (2017) stipulates a number of design criteria that new developments must adhere to. The policy states that *"All new development should enhance and enrich Haringey's built environment and create places and buildings that are high quality, attractive, sustainable, safe and easy to use."*

Policy SP10 states that "The Council will promote and encourage development of retail, office, community, leisure, entertainment facilities, recreation uses, arts and cultural activities within its town centres according to the borough's town centre hierarchy."

London Plan (2021)

Policies D1 to D4 of the London Plan address general design principles and require that development is designed to a high standard, is accessible, and reflects existing character. Policy D11 requires that development maximises building resilience and minimises potential physical risks, whilst including measures to design out crime.

Policy D14 seeks to manage and mitigate noise so as to avoid significant adverse impacts on health and quality of life.

National Planning Policy Framework (2023)

The NPPF is an additional material consideration. It is underpinned by a presumption in favour of sustainable development and in terms of that presumption, paragraph 11 states that for decision taking this means *'approving development proposals that accord with an up-to-date development plan without delay...'*

Paragraph 81 goes on to advise that *planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth.'*

Planning Justification

Automatic door

As noted earlier in this letter, full planning permission is sought for the installation of a new aluminium automatic telescopic sliding door. The works proposed are minor in nature.

The new aluminium door will be located to the west of the unit in place of an existing swing-door. It will integrate with the existing street frontage. The proposed proportions are consistent, and the materials used will ensure a high-quality finished effect. In addition, the proposed new door will improve accessibility to the unit for all persons (in comparison to the existing swing door).

On that basis, it is considered that the installation of the proposed automatic door is acceptable.

M.O.E Door

As noted earlier in this letter, full planning permission is sought for the installation of a new steel M.O.E Door and a new shopfront to match existing to the west of the south elevation. Again, the works proposed are minor in nature.

The new M.O.E door will replace an existing swing door. The proposed proportions are consistent and the materials used will ensure a high-quality finished effect. The replacement shopfront will match the existing and integrate the new M.O.E door with the overall frontage.

On that basis, it is considered that the installation of the proposed new M.O.E door is acceptable.

Summary and Conclusion

It is considered that the proposed automatic door and M.O.E door, replacing existing swing doors, are acceptable in accordance with the Haringey Local Plan and other relevant local policy, as well as the NPPF. It is therefore concluded that there are no policy grounds for objection to the application and we respectfully request that the application is granted.

Scope of Automatic Door Application

The following supporting documents have been submitted via the Planning Portal in support of the application:

- The relevant planning application fee;
- The completed application form;
- This covering letter;
- Site Location Plan (Drawing No. 01_2419_01A);
- Existing and proposed drawings;
 - Existing Elevation (Drawing No. 03_2419_03A);
 - Existing Plan (Drawing No. 02_2419_02B);
 - Existing Site Plan (Drawing No. 02_2419_02A);
 - Proposed Elevation (Drawing No. 03_2419_03B);
 - Proposed Plan (Drawing No. 02_2419_02C); and
 - Proposed Part Plan (Drawing No. 02_2419_02D).

Scope of M.O.E Application

The following supporting documents have been submitted via the Planning Portal in support of the application:

- The relevant planning application fee;
- The completed application form;
- This covering letter;
- Site Location Plan (Drawing No. 01_2419_01B);
- Existing and proposed drawings;
 - Existing Elevation (Drawing No. 03_2419_03C);
 - Existing Plan (Drawing No. 02_2419_02F);
 - Existing Site Plan (Drawing No. 02_2419_02E);
 - Proposed Elevation (Drawing No. 03_2419_03D);
 - Proposed Part Plan (Drawing No. 02_2419_02H); AND
 - Proposed Plan (Drawing No. 02_2419_02G).

I trust that you have all the information you require to validate this application. If, in the interim, you have any queries please do not hesitate to contact either Matthew Roe (matthew.roe@rokplanning.co.uk) or myself at this office. I look forward to your formal acknowledgement of the application.

Yours faithfully,



ROK Planning
51-52 St John's Square
London
EC1V 4JL

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

Daniel Botten
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ROK Planning Ltd

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