

LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date : 24th February 2015

Report of
Assistant Director, Planning,
Highways & Transportation

Contact Officer:
Andy Higham 020 8379 3848
Sharon Davidson 020 8379 3841
Ms M Demetri 02083796843

Ward:
Southgate Green

Ref: 14/04636/VAR

Category: Variation of condition

LOCATION: 5 Station Road, New Southgate, London, N11 1QJ

PROPOSAL: Removal of condition 2 and 3 of approval TP/84/1598 to allow the sale of non-food goods by catalogue showroom retailer from up to 185m² of the existing sales area.

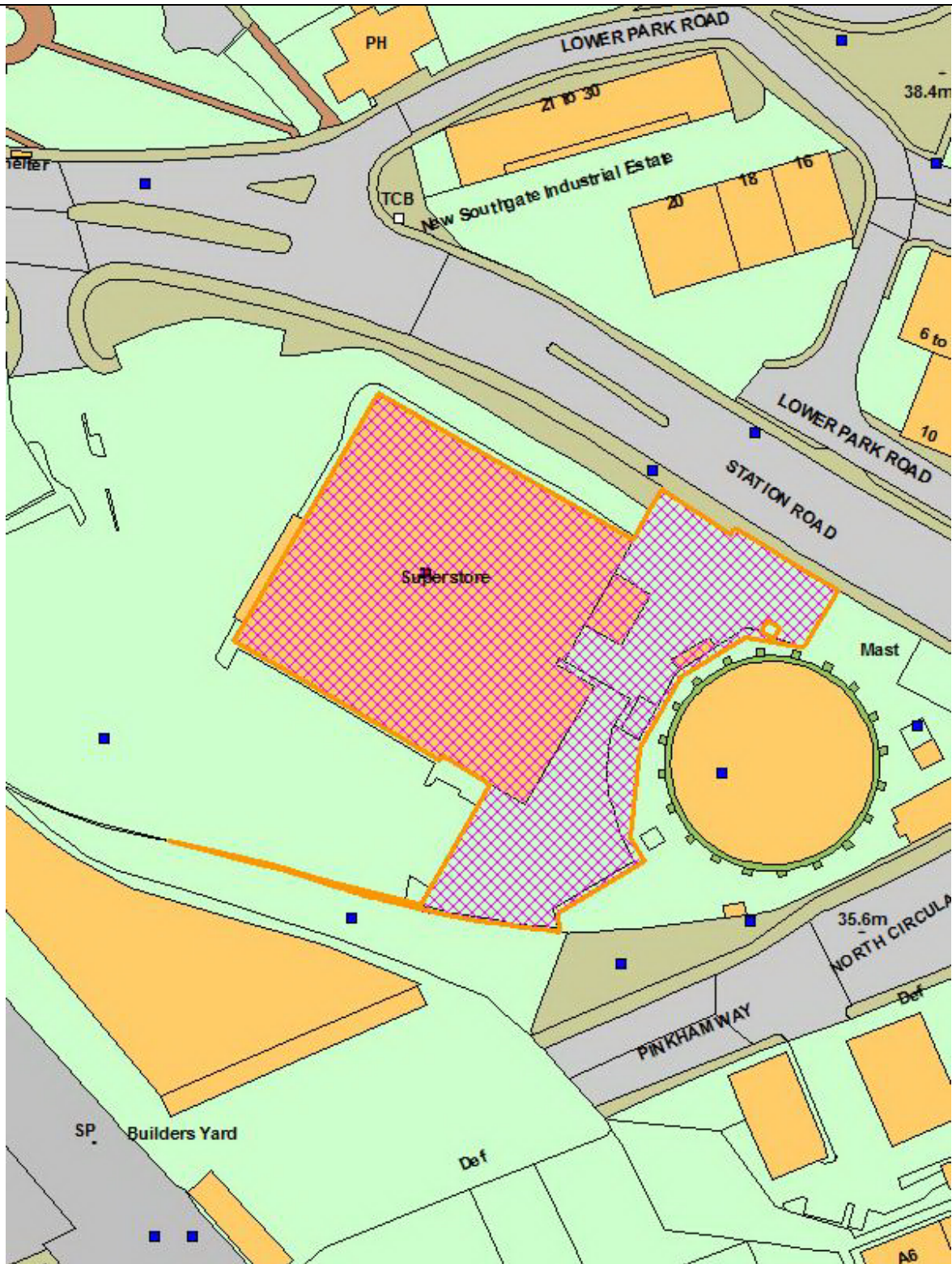
Applicant Name & Address:
c/o Agent
United Kingdom

Agent Name & Address:
Mrs Abigail Hackland
Boon Brown Planning (3471)
Motivo
Alvington
Yeovil
Somerset
BA20 2FG

RECOMMENDATION:

That planning permission be **GRANTED** for the variation of condition numbers 2 and 3 of application TP/84/1598 and the re- imposition of the relevant conditions from the original planning permission.

Ref: 14/04636/VAR LOCATION: 5 Station Road, New Southgate, London, N11 1QJ



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Scale 1:1250

North



1.0 Site and surroundings

- 1.1 The site is the existing Homebase store at 5 Station Road. The Homebase store is in total 4772.6 sqm. This does not include the large car park serving the store.

2.0 Proposal

- 2.1 This is a Section 73 planning application seeking to vary the wording of condition numbers 2 and 3 of application TP/84/1598. The variation application would allow for a variation of the type of retail goods sold on site in order to allow Argos to operate within the existing Homebase unit. The floor space of Argos would be 185 sqm out of the existing 4772.6 sqm of the Homebase unit. This existing floor space does not include the external garden centre and parking area.

- 2.2 The application proposes amendments to the conditions as follows:

Condition 2. That the premises shall be used solely for the purposes of a D.I.Y. retail warehouse for the sale of those products listed in the applicants' letter dated 14th and 30th May 1985, inclusive of the sale and display of any A1 non-food goods by a Catalogue Showroom Retailer from up to 185 square metres of the existing sales area and for no other purpose whatsoever.

Condition 3. That none of the floor space hereby approved shall be made available by the occupiers to other retailers apart from those concessions detailed in the applicants' letter dated 14th May 1985 and a Catalogue Showroom Retailer using up to 185 square metres of the existing sales area, unless otherwise agreed in writing by the Local Planning Authority.

- 2.3 A Catalogue Showroom Retailer is defined as "a retailer selling a wide selection of non-food goods selected by the visiting public from a catalogue or digital browser and supplied to them fully packaged". Argos is defined as a catalogue showroom retailer.

3.0 Relevant Planning History

- 3.1 TP/01/1028 - Extension to existing garden centre, including construction of conservatory and canopy area, together with provision of additional garden centre doors - Granted with conditions.
- 3.2 TP/84/1598 - Erection of retail store and garden centre, having a total of 3300 sqm and 340 car parking spaces - Granted with conditions.

4.0 Consultation

4.1 Statutory and non-statutory consultees

4.1.1 Environmental Health

No objection raised. There is unlikely to be a negative environmental impact. In particular there are no concerns regarding air quality or contaminated land.

4.1.2 Environment Agency

No objection raised.

4.1.3 Traffic and Transport

No objection raised.

4.2 Public

4.2.1 3 neighbours were notified directly by letter. No responses have been received.

5.0 Relevant Policies

5.1 London Plan

4.7 Retail and town centre development
4.8 Supporting a successful and diverse retail sector
6.13 Parking

5.2 Core Strategy

CP17 Town centres
CP18 Delivering shopping provision across the Borough

5.3 Development Management Document

DMD 25 Locations for new retail, leisure and office development
DMD 45 Parking
DMD 47 Access and servicing

5.3 Other

NPPF
NPPG
North Circular Area Action Plan
New Southgate Master Plan (the site is designated as a Place Shaping Priority Area)

6.0 Analysis

6.1 Principle

6.1.1 The site is identified within the Core Strategy as a Place Shaping Priority Area that require area action plans and/or masterplans. The area action plan and master plan will guide future regeneration within the area. Since the adoption of the Core Strategy, the Council has adopted the North Circular Area Action Plan (NC AAP). The site is designated as Western Gateway Site B within the AAP. The NC AAP identifies opportunities to enhance commercial space. The insertion of an Argos with a floor space of 185 sqm within the existing Homebase would continue to support and enhance the existing commercial space in line with the fundamental aims of the NC AAP.

6.1.2 The site also lies within the New Southgate Masterplan, Western Gateway Homebase site. This masterplan, which is guided by the NC AAP, encourages this area to be completely be regenerated in the next 8 to 10 years. This application would not prejudice this long term ambition.

Sequential test

6.1.3 The proposed Argos insert would utilise a maximum of 185 square metres of the Homebase store which is only 4% of the main buildings gross internal area.

Consequently, an assessment as to whether this floor space would require a sequential test is required to be undertaken as it is a creation of retail space outside of a designated town centre.

- 6.1.4 Firstly, Policy EC14.3 of PPS4 sought only to apply the sequential approach to applications over 200 square metres gross. Whilst this PPS has now been replaced by the NPPF, the principle it established continues to be widely accepted and used throughout planning and planning appeal cases. Under permitted development, there is an allowance of up to 200 sqm floor space to allow the insertion of mezzanine floors to units. Furthermore, the NPPF refers to sequential tests having to be undertaken for proposals exceeding 2,500 sqm. Thus, as there is to be no new retail space and the floor space to be used by Argos is less than 200 sqm, a sequential test would not be required. Thus, given the above there would be no objection to the principle of inserting an Argos within the existing Homebase store, whilst still retaining the existing Homebase.

6.2 Design and residential amenity

- 6.2.1 There are to be no material external alterations proposed. All changes relating to the use would be internal within the fabric of the building. Thus, there would be no impact to visual and residential amenities.

6.3 Highways

- 6.3.1 The original conditions imposed on planning permission TP/84/1598 imposed two restrictions not related to highways. As the use class and the internal floor area are not changing and no external works are proposed, there is no objection to the application from a highway perspective.

6.4 CIL

- 6.4.1 The proposal would not be CIL liable given that the variation of condition relates to altering the existing floor space of Homebase.

7.0 **Conclusion**

- 7.1 No objection is raised to the variation of condition numbers 2 and 3 to allow Argos to operate within the existing Homebase unit. The variation would not undermine the ambitions of the North Circular Area Action Plan or the New Southgate Master Plan. Further, the application would not harm the vitality and viability of the surrounding retail centres and parades.

8.0 **Recommendation**

- 8.1 That planning permission be GRANTED for the variation of condition numbers 2 and 3 of application TP/84/1598 and the re- imposition of the relevant conditions from the original planning permission.

1. That the premises shall be used solely for the purposes of a D.I.Y. retail warehouse for the sale of those products listed in the applicants' letter dated 14th and 30th May 1985, inclusive of the sale and display of any A1 non-food goods by a Catalogue Showroom Retailer from up to 185 square metres of the existing sales area and for no other purpose whatsoever.

Reason: To ensure that the use of the site accords with the Local Planning Authority's adopted policy on the location of retail stores outside the established shopping areas.

2. That none of the floor space hereby approved shall be made available by the occupiers to other retailers apart from those concessions detailed in the applicants' letter dated 14th May 1985 and a Catalogue Showroom Retailer using up to 185 square metres of the existing sales area, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the use of the site accords with the Local Planning Authority's adopted policy on the location of retail stores outside established shopping areas.

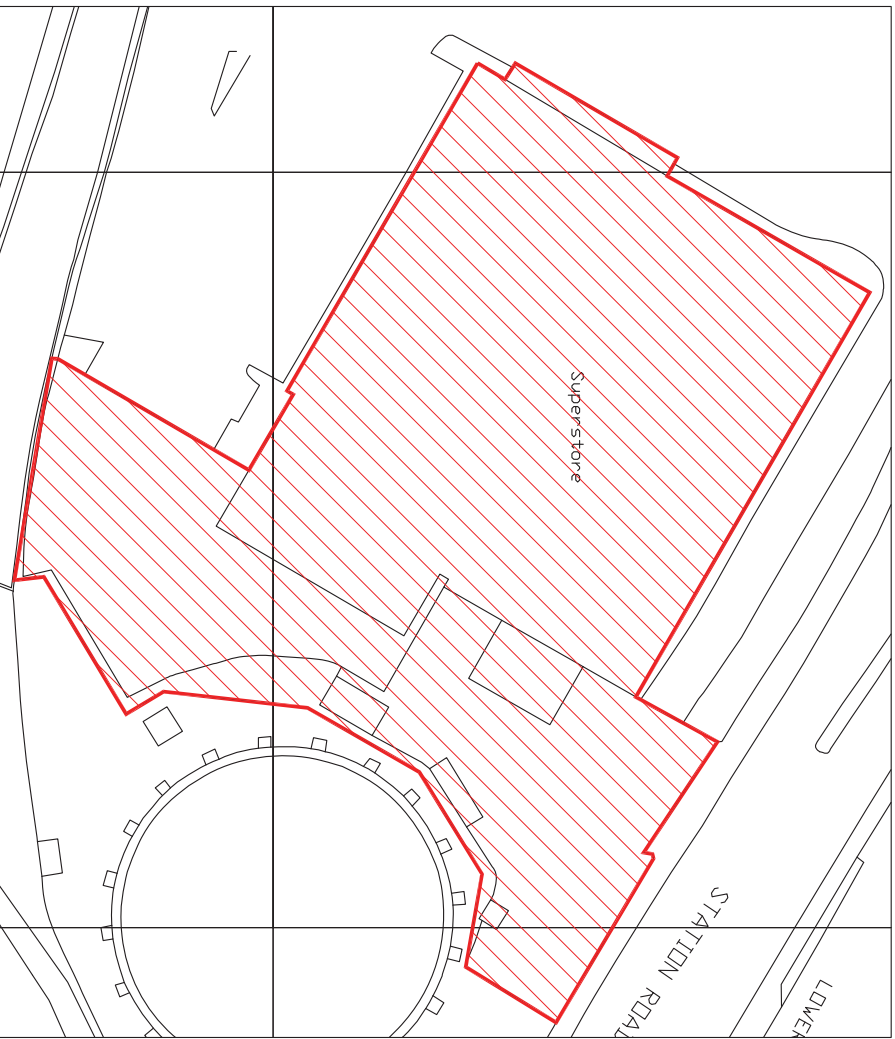
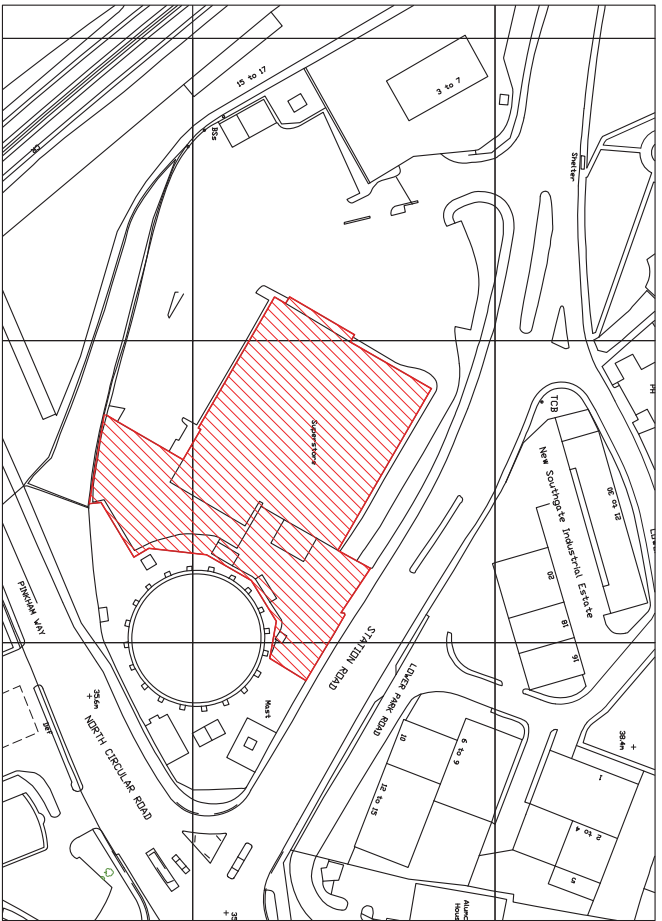
3. That no food shall be sold from the premises.

Reason: To ensure that the use of the site accords with the Local Planning Authority's adopted policy on the location of retail stores outside established shopping areas.

4. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In pursuance of Section 91(1) of the Town and Country Planning Act 1990 and as amended by the Planning and Compulsory Purchase Act 2004.

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BLOCK PLAN 1:500

Scale	As Noted @ A2 Date 11/11/14
Drawn	MJP
Drawn No.	3471/100
Rev.	-

Client
GR Consultancy - Arps

Project Name
Block & Location Plan

Project
ARPS - London New Southgate

boonbrown
ARCHITECTS
100-102, 104, 106, 108, 110, 112, 114, 116, 118, 120, 122, 124, 126, 128, 130, 132, 134, 136, 138, 140, 142, 144, 146, 148, 150, 152, 154, 156, 158, 160, 162, 164, 166, 168, 170, 172, 174, 176, 178, 180, 182, 184, 186, 188, 190, 192, 194, 196, 198, 200, 202, 204, 206, 208, 210, 212, 214, 216, 218, 220, 222, 224, 226, 228, 230, 232, 234, 236, 238, 240, 242, 244, 246, 248, 250, 252, 254, 256, 258, 260, 262, 264, 266, 268, 270, 272, 274, 276, 278, 280, 282, 284, 286, 288, 290, 292, 294, 296, 298, 300, 302, 304, 306, 308, 310, 312, 314, 316, 318, 320, 322, 324, 326, 328, 330, 332, 334, 336, 338, 340, 342, 344, 346, 348, 350, 352, 354, 356, 358, 360, 362, 364, 366, 368, 370, 372, 374, 376, 378, 380, 382, 384, 386, 388, 390, 392, 394, 396, 398, 400, 402, 404, 406, 408, 410, 412, 414, 416, 418, 420, 422, 424, 426, 428, 430, 432, 434, 436, 438, 440, 442, 444, 446, 448, 450, 452, 454, 456, 458, 460, 462, 464, 466, 468, 470, 472, 474, 476, 478, 480, 482, 484, 486, 488, 490, 492, 494, 496, 498, 500, 502, 504, 506, 508, 510, 512, 514, 516, 518, 520, 522, 524, 526, 528, 530, 532, 534, 536, 538, 540, 542, 544, 546, 548, 550, 552, 554, 556, 558, 560, 562, 564, 566, 568, 570, 572, 574, 576, 578, 580, 582, 584, 586, 588, 590, 592, 594, 596, 598, 600, 602, 604, 606, 608, 610, 612, 614, 616, 618, 620, 622, 624, 626, 628, 630, 632, 634, 636, 638, 640, 642, 644, 646, 648, 650, 652, 654, 656, 658, 660, 662, 664, 666, 668, 670, 672, 674, 676, 678, 680, 682, 684, 686, 688, 690, 692, 694, 696, 698, 700, 702, 704, 706, 708, 710, 712, 714, 716, 718, 720, 722, 724, 726, 728, 730, 732, 734, 736, 738, 740, 742, 744, 746, 748, 750, 752, 754, 756, 758, 760, 762, 764, 766, 768, 770, 772, 774, 776, 778, 780, 782, 784, 786, 788, 790, 792, 794, 796, 798, 800, 802, 804, 806, 808, 810, 812, 814, 816, 818, 820, 822, 824, 826, 828, 830, 832, 834, 836, 838, 840, 842, 844, 846, 848, 850, 852, 854, 856, 858, 860, 862, 864, 866, 868, 870, 872, 874, 876, 878, 880, 882, 884, 886, 888, 890, 892, 894, 896, 898, 900, 902, 904, 906, 908, 910, 912, 914, 916, 918, 920, 922, 924, 926, 928, 930, 932, 934, 936, 938, 940, 942, 944, 946, 948, 950, 952, 954, 956, 958, 960, 962, 964, 966, 968, 970, 972, 974, 976, 978, 980, 982, 984, 986, 988, 990, 992, 994, 996, 998, 1000

