

Submitted via Email

Havering Borough Council
Planning Services

24 September 2021

Dear Sir / Madam,

Aldi Stores Ltd - Former Mothercare World (Unit 1), Rom Valley Way Romford, RM7 0AF

On behalf of our client Aldi Stores Ltd (Aldi), please find enclosed a full planning application seeking approval for external works to facilitate the conversion of the above unit and creation of two separate retail units.

This application is materially similar to a scheme approved in July 2021 (Ref: P1122.20) and submitted without prejudice to a Judicial Review being considered by the courts at the time of writing.

This application is also submitted in conjunction with an application by the site owners (Portland Capital Retail Estate Ltd) seeking the relaxation of an historic restriction on the sale of food from the former Mothercare unit, resubmitted following Judicial Review of planning permission ref: P0563.20.

The works covered by this application have only recently been deemed acceptable by Havering Borough Council, and if permitted, would allow occupation of the majority of the unit by Aldi, with the remainder of the floorspace continuing to be used / restricted to non-food goods.

This application seeks permission for the physical works required to convert the current unit into two separate retail units to allow occupation of the newly created Unit 1a (the larger unit) by Aldi. The existing vacant unit is dated with the proposals offering the opportunity for much needed rejuvenation of a building which occupies a prominent view from Rom Valley Way.

Subject to securing permission for the sale of food, Aldi's occupation would represent a significant investment by a national retailer and result in many local benefits, including; successful reoccupation of a vacant and locally prominent retail unit, enhanced local choice and competition in food shopping, and the creation of up to 50 new local part and full time jobs.

The proposed physical conversion works requiring permission are summarised below, with a more detailed review within the accompanying Design & Access Statement:

- Alterations to the front façade and shopfront of the unit to facilitate the sub-division into two separate retail units. The proposed works would result in an overall enhancement to the building and deliver a simple but contemporary appearance. Unit 1a (Aldi) would be re-clad with new horizontal contemporary metal cladding and have a new projecting canopy and full-length glazed shopfront. Unit 1b is to be clad vertically in order to balance the façade and strengthen visual interest of the units.
- Minor alterations to fire escape doors and introduction of two new high-level windows to provide natural light to the Aldi amenity block.

Directors
Helen Cuthbert | Stuart Slatter | Claire Temple | Alastair Close
Dan Templeton
Associate Directors
Katie Turvey | Heather Vickers | Alan Williams

Consultant
Lorna Byrne
Associates
Sally Arnold | Rob Scadding | Penny Moss | Sam Deegan | Paul Galgey
Niall Hanrahan | Phil Marsden | Charlotte Perry | Charlotte Hunter

- Vehicular access into the car park via the access road off Rom Valley Way is to be retained with a minor proposed adjustment to the kerb line at the entrance to the car park.
- Creation of an enhanced pedestrian area in front of the newly created entrances to the two units, including external trolley storage for Unit 1a. This would result in the net loss of 8 car parking spaces near to the current unit entrance, however there would be an increase in disabled bays from 2 to the proposed 4.
- New markings to the footway and car park surface to enhance pedestrian routes from Rom Valley Way, through the car park, to the unit entrances.
- Introduction of cycle parking to serve the units. At present there is no customer or staff cycle parking, with 16 spaces proposed in the form of Sheffield stands in the enhanced pedestrian areas adjacent to the new unit entrances. 6 secure staff cycle lockers are proposed in the service yard to the rear of the units.
- Further minor works to the car park area are proposed, including the removal of the current trolley bay within the car park. The proposals also include replacement of the existing 2 lighting stanchions with 7 LED columns running between the lines of parking bays, and to the rear of the Pizza Hut unit.
- Removal of 16 existing underutilised staff parking bays at the rear of the unit to create a clear area for delivery/service vehicles to manoeuvre without disruption. 3 of these bays would be reprovided along the rear boundary of the site.
- Enhanced servicing arrangements to the rear, including introduction of a new raised dock leveller for Unit 1a (Aldi unit) and a roller shutter door for Unit 1b.
- Introduction of a new plant enclosure to the rear of units to house Aldi's refrigeration plant. Designed in a bespoke 'double-stacked' arrangement to reduce the space needed. A proposed plant compound plan is provided which details the type of plant to be housed within the enclosure, with a noise assessment also provided which confirms the plant would be within acceptable levels.

Combined, the above proposed works to the building, car park and servicing area would result in significant enhancements to this established retail destination, modernising the existing building to meet current retailer requirements and facilitating successful occupation by Aldi and another retailer once identified.

The proposals represent sustainable development and are compliant with relevant policies within the Local Plan, London Plan, and guidance within the NPPF, whilst representing positive economic development.

This cover letter is accompanied by the following:

- Application Fee: £462.00
- Application Form & Certificate
- CIL Form
- Design & Access Statement
- Application Drawings:
 - 120 – Site Location Plan
 - 121 – Existing Site Plan

- 122 – Existing Ground Floor Plan
- 123 – Existing First Floor Plan
- 124 – Existing Elevations
- 125 – Proposed Site Plan
- 126 – Proposed Ground Floor Plan
- 127 – Proposed First Floor Plan
- 128 – Proposed Elevations
- Transport Note
- Noise Impact Assessment
- Plants Details – R6 Rev A
- External Lighting Plan

We trust the enclosed meets Havering's validation requirements, however, should you require anything further please contact the undersigned.

Yours sincerely,

Rob Scadding

Associate

Planning Potential

London Office