

Our Ref: TAH/KFW/DP5594

27th October 2022

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Dear Philip,

HIGH ROAD WEST, TOTTENHAM

APPLICATION FOR A NON-MATERIAL AMENDMENT UNDER SECTION 96A OF THE TOWN AND COUNTRY PLANNING ACT (AS AMENDED) 1990 PURSUANT TO PLANNING PERMISSION REF: HGY/2021/3175

On behalf of our client, Lendlease (High Road West) Limited, please find enclosed an application for a non-material amendment (NMA) under Section 96a of the Town and Country Planning Act (As amended) 1990 pursuant to Planning Permission Ref: HGY/2021/3175 in relation to the Site known as High Road West.

Planning permission was granted on 31st August 2022 for the following:

“Hybrid Planning application seeking permission for 1) Outline component comprising demolition of existing buildings and creation of new mixed-use development including residential (Use Class C3), commercial, business & service (Use Class E), business (Use Class B2 and B8), leisure (Use Class E), community uses (Use Class F1/F2), and Sui Generis uses together with creation of new public square, park & associated access, parking, and public realm works with matters of layout, scale, appearance, landscaping, and access within the site reserved for subsequent approval; and 2) Detailed component comprising Plot A including demolition of existing buildings and creation of new residential floorspace (Use Class C3) together with landscaping, parking, and other associated works (EIA development - ES viewable on Council website & at The Grange N17).

1) Outline:

- * Demolition of most buildings (with retention of some listed & locally listed heritage assets);*
- * New buildings at a range of heights including tall buildings;*
- * Up to 2,869 new homes in addition to Plot A (including affordable housing);*



- * At least 7,225sqm of commercial, office, retail, & community uses (incl. new library & learning centre);
- * New public park (min 5,300sqm) & New public square (min 3,500sqm); &
- * Other landscaped public realm and pedestrian & cycle routes.

2) Detailed: Plot A - Demolition of 100 Whitehall Street & Whitehall & Tenterden Community Centre and erection of new buildings of 5-6 storeys containing 60 new affordable homes & open space."

The purpose of this submission is to amend the description of development to exclude reference to the proposed number of residential units in Plot A. This is to allow an increase in the number of affordable residential units to be delivered in Plot A as a consequence of design development and which is proposed to be consented as part of a further application pursuant to Section 96a under separate cover.

On this basis, the description of development is proposed to be amended to read as follows:

"Hybrid Planning application seeking permission for 1) Outline component comprising demolition of existing buildings and creation of new mixed-use development including residential (Use Class C3), commercial, business & service (Use Class E), business (Use Class B2 and B8), leisure (Use Class E), community uses (Use Class F1/F2), and Sui Generis uses together with creation of new public square, park & associated access, parking, and public realm works with matters of layout, scale, appearance, landscaping, and access within the site reserved for subsequent approval; and 2) Detailed component comprising Plot A including demolition of existing buildings and creation of new residential floorspace (Use Class C3) together with landscaping, parking, and other associated works (EIA development - ES viewable on Council website & at The Grange N17).

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Overall, it is considered the proposed change is non-material to the extant planning permission. The fee has been calculated at £234.00 which has been paid and submitted via the Planning Portal. We trust that this enclosed application is sufficient for you and colleagues to consider and determine accordingly. Should you have any questions, please do not hesitate to contact either Tom Horne or Katharine Woods at this office.

Yours sincerely,

DP9 Ltd.

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