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Valerie Okeiyi
Principal Planning Officer
Planning and Building Control
London Borough of Haringey
Civic Centre
High Road
Wood Green
London
N22 8LE

28 October 2022

Our ref: SM/RW – 18/401
BY EMAIL

Dear Valerie,

**555 WHITE HART LANE, LONDON N17 7RP – NON MATERIAL AMENDMENT PURSUANT TO
FULL PLANNING APPLICATION HGY/2020/0635**

On behalf of SEGRO plc ('the Applicant'), a Non Material Amendment ('NMA') application is submitted in relation to the above full planning permission at 555 White Hart Lane ('the Site') which secured approval on 21 December 2020 for the following development:

"Demolition of existing structures and construction of two buildings to provide eight units for light industrial (Use Class B1(c); industrial (Use Class B2); and/or storage and distribution (Use Class B8)) purposes, with ancillary offices and associated landscaping, car parking, servicing and access arrangements."

The planning application forms are enclosed and payment for the requisite fee has been submitted via the Planning Portal.

The changes being put forward are considered non-material in nature and therefore permissible under the scope of Section 96a of the Town and County Planning Act.

Proposed Development

As the site has progressed towards Practical Completion, the Applicant has established it necessary to make a minor alternation to the approved Landscape and Planting Layouts.

The proposal seeks to substitute a planted area for reinforced turf grass to allow emergency vehicle access alongside the Unit 8 service area. This will still allow the bodpave area to function as intended in the consented scheme. The proposed updated plans (29-05K and 10-05J) illustrate the amendment as described, and also a very minor adjustment to the landscaping adjacent to the boundary to the south of the substation, to facilitate access.

a. Planning Considerations

Design and Layout

The overall design of the scheme will remain in line with that consented, with very minor alterations to the landscape and planting layouts, as previously mentioned. We therefore consider that the amendments are acceptable from a design perspective.

Landscaping

The proposals result in minor changes to the landscaping and planting layouts, namely substituting a planted area for reinforced turf grass alongside a very minor adjustment to the landscaping adjacent to the boundary to the south of the substation, to facilitate access. These changes result in no overall impact on the quality and appearance of the landscaping scheme and strategy, and will still allow the bodpave to function as intended in the consent scheme. It is therefore considered these changes are acceptable in landscape terms.

Transport

The proposed amendments are not anticipated to have any impact upon transport and highways matters relating to the consented scheme and therefore should be deemed acceptable.

Summary

As discussed, the proposed updates to the scheme are required to accommodate emergency vehicle access alongside the Unit 8 service area. Therefore, we trust that Haringey can confirm the proposed amendments are not material to the approved scheme.

b. Submission Documents

The following revised plans have been submitted in support of the application:

Approved Plan (<i>to be superseded</i>)	Revised/New Plan
29-05J – Planting Layout - North	29-05K – Planting Layout - North
10-05H – Landscape Layout	10-05J – Landscape Layout

Should you have any queries or wish to discuss any aspect of this application in further detail please do not hesitate to contact me (rwalker@iceniprojects.com / 07799 369 967).

Yours sincerely,

RYAN WALKER

Ryan Walker
SENIOR PLANNER