

Our ref: Q220951/jb
Your ref: PP-11772233 & PP-11772234
Email: james.beynon@quod.com
Date: 15 December 2022



Samuel Uff
Housing, Regeneration and Planning
Haringey Council
River Park House
225 High Road
London
N22 8HQ

By Planning Portal, reference **PP-11772233 & PP-11772234**

Dear Mr Uff,

808-812 High Road, Tottenham, N17 0DH

On behalf of 'Paxton17 Ltd' I have today submitted the following two applications in respect of the above site. Both applications have been submitted independently via the Planning Portal:

Application 1

- Non-material Amendment (NMA) Application to vary Condition 2 of planning permission HGY/2017/1181 (Planning Portal reference PP-11772233), relating to 810-812 High Road.

Application 2

- Listed Building Consent (LBC) (Planning Portal reference PP-11772234), relating to 808-812 High Road in its entirety.

The London Borough of Haringey (LBH) are also currently considering a Section 73 (S73) application for minor material amendments which concerns 808 High Road and wider land (ref. HGY/2022/1642). Collectively, this pending S73 application and both the enclosed NMA and LBC will facilitate the repurposing and reoccupation of 808-812 High Road by a leading arts charity (Sarabande).

Pre-application discussions have taken place with planning, design and heritage officers at the London Borough of Haringey (LBH) whereby the planning process was agreed.

Appendix 1 outlines the scope of application documents which are submitted in support of each application. Each are proportionate to the scheme changes only and there are no material changes to the original assessments arising.

The requisite planning application fee of £234 has been paid via the Planning Portal for the NMA application. This fee has been calculated in full accordance with the Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012 (as amended). There is no fee applicable for LBC applications.



Relevant Background

The application site comprises two Grade II* buildings at 808 High Road and 810-812 High Road. Extant (but separate) planning permissions prevail for each building, summarised as follows:

808 High Road

Planning permission HGY/2020/1584 was granted on 9 April 2021 at several High Road properties and land to their rear, including 808 High Road. Collectively, the proposals included the demolition of several rear extensions, erection of new rear extensions, introduction of new commercial uses, creation of a new flexible commercial “Linear Building”, and associated landscaping works, to form a new ‘Cultural Quarter’ for this part of Tottenham.

Specific to 808 High Road only, the consent permits flexible office and/or non-residential uses alongside demolition of an existing rear extension and construction of a new single storey rear extension. An accompanying LBC was granted at the same time, reference HGY/2020/1586.

A S73 application is currently under consideration by the LBH (ref. HGY/2020/1642) which will regularise design changes to 808 High Road to facilitate occupation by Sarabande, as well as proposing wider changes to the approved Linear Building.

810-812 High Road

Planning permission HGY/2017/1181 was granted on 8 June 2017 to permit a flexible use for non-residential institutions, café/restaurant and office purposes, alongside demolition works and the erection of a single-storey rear extension. The consent has been lawfully commenced but remains unimplemented in its entirety. An accompanying LBC was granted at the same time, reference HGY/2017/1182.

Despite being adjoined within a terrace of buildings and integral to the overall Cultural Quarter project, both properties were treated as separate units as part of the above consents and therefore subject to separate planning applications.

Proposed Development

The Applicant have partnered with Sarabande, a leading arts charity, to occupy both buildings as a single operation. This is accompanied by an application for National Lottery Heritage Funding to support the delivery of the proposals.

The subsequent design development work has necessitated some minor amendments to the above-mentioned planning consents, and it has been agreed with the LBH that these can be regularised through applications for non-material and minor-material amendments to the extant permissions.

In addition, a standalone application for LBC is submitted which relates to the entirety of the application site and is to be read alongside the two planning permissions.



Each application is summarised below alongside a summary of the proposed occupier.

Sarabande

The Sarabande Foundation is a leading Arts and Cultural organisation and creative business accelerator established by the late designer Lee Alexander McQueen to support exceptional creative talent. They provide a network of support by enabling access to education, fostering connections and networks, providing professional opportunities to present creative work and create paid commercial relationships.

Sarabande provides three main strands of support:

- Grant-giving to cover living costs and fees to exceptional London universities given to those who financially could not attend without the support.
- The provision of high-quality affordable artist studios to the creative community with bespoke business mentoring.
- A pioneering and financially accessible public programme of educational on-site talks and skills workshops for the general public available to the worldwide community through our digital platforms.

Within the application site, the activities undertaken by Sarabande would fall within Class E (former B - office), Class E (former A3 – café), and Class F1 (former D1 – education, display of art, exhibition halls). These uses are permitted by the extant planning permissions reference HGY/2017/1181 and HGY/2020/1584 and, consequently, no further permissions are required for the use.

Application 1: NMA to vary Condition 2 of planning permission HGY/2017/1181

In summary, the following non-material amendments are proposed:

- The floor level within the existing building is retained, with the floor level of the rear extension now lowered to match. This allows the stair and access lift within the existing building to be removed.
- The consented rear extension is increased in length by 1.5m to the east. Materials and finishes would remain largely consistent with the palette already approved.
- Modification of the junction between the existing building and proposed rear extension to introduce a glazed link.
- Revisions to rear landscaping to align with the modified extension.
- Provision of an additional 44.44sqm (GEA) / 36.11sqm (GIA) of floorspace.

The enclosed Design and Access Statement Addendum explains the changes further and should be read alongside the above. In addition, a set of annotated drawings are enclosed for information purposes to clearly explain the changes.



Appendix 2 confirms how Condition 2 of planning permission HGY/2017/1181 would be modified by the proposed changes. To confirm, no changes to any other planning conditions would arise.

Application 2: Listed Building Consent

A standalone LBC application is submitted to cover all works proposed to both 808 and 810-812 High Road. This includes all internal and external alterations necessary to facilitate occupation by Sarabande, including to the Grade II* listed building itself alongside wider curtilage listed structures. For completeness, the LBC would include those works to the property consented under the previous consents.

The enclosed Design and Access Statement and Heritage Statement explain the works subject to the LBC in detail, but in summary they comprise:

810-812 High Road

- Completing the restoration of this Building at Risk in accordance with the principles of previous consents (HGY/2017/1181 & HGY/2017/1182).
- Reinstating the symmetry of the building with No. 808, including completing the restoration of the bay window, brickwork and openings where the previous extensions have been removed, and providing a subservient high-quality extension based on the principles of previous consents HGY/2017/1181, HGY/2017/1182, HGY/2020/1584 & HGY/2020/1586.
- Revealing and reinstating original designs, details, layouts, volumes, spaces, elevations, windows, doors and other architectural elements that are missing or damaged, in order to improve the appearance and character of the buildings.
- Providing WCs, kitchens, fire protection, ventilation and services with minimal effect on the historic character of the buildings.
- Enhancing access to the buildings.

808 High Road

- Removing unsympathetic ad-hoc extensions and intrusions that damage the design, appearance and understanding of the original building (as consented under HGY/2020/1584 & HGY/2020/1586).
- Reinstating the symmetry of the building within No. 810 High Road, including reinstating the bay window, brickwork and openings where the extensions are to be removed, and providing more subservient high quality extensions reflecting the extant consent at 810-812 High Road.
- Removing unsympathetic internal alterations and subdivision to reinstate the original divisions between rooms and units, the volumes and proportions of spaces and the hierarchy of Georgian rooms and architectural design.



- Removing the unsympathetic subdivision and partitioning of the original staircase, a key surviving element of the original design, reinstating its volume and repairing, upgrading and reinstating its details.
- Revealing and reinstating original designs, details, layouts, volumes, spaces, elevations, windows, doors and other architectural elements that are missing or damaged, in order to improve the appearance and character of the buildings.
- Providing improved, less intrusive WCs, kitchens, fire protection, ventilation and services.
- Enhancing access to the building.

Non-Material Amendments

The National Planning Practice Guidance (NPPG) accepts that new issues may arise after planning permission has been granted which require modification of an approved development. Where these changes are less than substantial, an application for either non-material or minor-material amendments can be pursued.

There is no statutory definition of a non-material change as this will depend upon the overall context of a scheme. The local planning authority must be satisfied that a change is non-material in its nature to accept this route.

In this case, the Council have confirmed that the design changes to 810-812 High Road can be progressed by a non-material amendment application. To regularise the changes, revised plans are enclosed which would vary Condition 2 of HGY/2017/1181. **Appendix 2** identifies where the approved drawings schedule would be updated.

Planning Assessment

The proposed changes are considered appropriate for the following reasons:

- The original design principles are retained and would not materially change from the position accepted by the Council as part of the extant consents.
- The accompanying Heritage Statement considers the implications of the changes both individually (i.e. 810-812 High Road only), and cumulatively as part of the LBC (i.e. 808-812 High Road). This concludes that there is arguably no heritage harm arising to all relevant designated heritage assets from the changes; however, even if harm was to arise, this would be at worst at the lower end of the less than substantial harm spectrum. In addition to satisfying the necessary policy tests of the National Planning Policy Framework and Development Plan, this addresses the statutory duty imposed by the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 to pay special regard to the desirability of preserving listed buildings or their setting (S66), and to pay special attention to the desirability of preserving or enhancing the character or appearance of the Conservation Area (S72).



- In the case that the LBH conclude less than substantial harm arises, the public benefits outlined and accepted by the Council in approving the extant consents would continue to apply. Furthermore, additional public benefits would now arise from the occupation by Sarabande, including the fostering of local talent; the provision of social and economic support to local people; and the promotion of education and skills training on-site.
- There are no further new material planning or policy considerations arising which are a direct result of the proposed changes, and the appropriateness of the scheme remains in accordance with that approved by the LBH.
- The resultant increase in floorspace would have no material bearing upon the overall schemes as approved, and the resultant use by Sarabande is already consented through the extant permissions.

I trust that the above is acceptable and I look forward to receiving confirmation of formal validation in due course. Please do not hesitate to contact me should you require any further information.

Yours sincerely,

James Beynon
Associate Director

enc.

cc. Richard Serra, Daren Burney – Tottenham Hotspur Football Club
Alan Carruthers, Ian Laurence, Akshata Hatle – F3
Paul Mitchell - Arcadis



Appendix 1

Application 1: NMA (S96a) to HGY/2017/1181

Submitted Documents

No	Document
1	Planning Letter
2	Application Forms including Certificates of Ownership
3	CIL Form
4	Design and Access Statement Addendum
5	Heritage Statement
6	Informative Drawings – As approved and annotated to show the changes
7	New Drawings for approval

Application 2: Listed Building Consent

Submitted Documents

No	Document
1	Planning Letter
2	LBC Application Forms including Certificates of Ownership
3	Design and Access Statement
4	Heritage Statement
5	Application Drawings
6	Drawing Schedule
7	Structural Survey



Appendix 2

Application 1: NMA (S96a) to HGY/2017/1181

Changes to Condition 2 of HGY/2017/1181 (updates shown in red text)

Site Location Block Plan 10-801 1:1250 P1;

Existing GA BMT & GFL Plans 11-801 1:50 P1;

Existing GA 1FL & 2FL Plans 11-802 1:50 P1;

Existing GA 3FL & Roof Plan 11-803 1:50 P1;

Existing Site Landscape Plans 11-804 1:100 P1;

Existing East & West Elevations 11-815 1:50 P1;

Existing Sections A-A and B-B 11-816 1:50 P1;

Existing Sections C-C & D-D 11-817 1:50 P1;

Proposed Demolition BMT & GFL Plans 11-821 1:50 P1;

Proposed Demolition 1FL & 2FL Plan 11-822 1:50 P1;

Proposed Demolition 3FL & Roof Plan 11-823 1:50 P1;

Proposed Demolition Elevations 11-824 1:50 P1;

Heritage Significance Plans - BMT & GFL 11-830 1:50 P1;

Heritage Significance Plans - 1FL & 2FL 11-831 1:50 P1;

Heritage Significance Plans - 3FL & Roof 11-832 1:50 P1;

~~Proposed GA BMT & GFL Plans 21-801 1:50 P1;~~

- Proposed GA Basement Plan SBND-1000-ZZ-LB1-GA-A-20711 S2. P1
- Proposed GA Ground Floor Plan SBND-1000-ZZ-L00-GA-A-20712 S2. P1

~~Proposed GA 1FL & 2FL Plans 21-802 1:50 P1;~~

- Proposed GA First Floor Plan SBND-1000-ZZ-L01-GA-A-20713 S2. P1
- Proposed GA Second Floor Plan SBND-1000-ZZ-L02-GA-A-20714 S2. P1

~~Proposed GA 3FL & Roof Plan 21-803 1:50 P1;~~

- Proposed GA Third Floor Plan SBND-1000-ZZ-L03-GA-A-20715 S2. P1
- Proposed GA Roof Plan SBND-1000-ZZ-LRF-GA-A-20716 S2. P1

~~Proposed West & East Elevation 21-811 1:50 P1;~~

- Proposed West Elevation SBND-1000-ZZ-ZZ-EL-A-25300 S2. P1
- Proposed East Elevation SBND-1000-ZZ-ZZ-EL-A-25301 S2. P1

~~Proposed Illustrative Elevations & Materials Palette 21-815 1:100 P1;~~

- Proposed Illustrative Elevations & Material Palette SBND-1000-ZZ-ZZ-DE-A-33409 S2. P1

~~Proposed Sections A-A 21-821 1:50 P1;~~

- Proposed Section A-A SBND-1000-ZZ-ZZ-SE-A-26400 S2. P1

~~Proposed Sections B-B 21-822 1:50 P1;~~

- Proposed Section B-B SBND-1000-ZZ-ZZ-SE-A-26401 S2. P1

~~Proposed Sections C-C and D-D 21-823 1:50 P1;~~

- Proposed Section C-C SBND-1000-ZZ-ZZ-SE-A-26402 S2. P1
- Proposed Section D-D SBND-1000-ZZ-ZZ-SE-A-26403 S2. P1

~~Proposed Sections E-E, F-F and G-G;~~

- Section F-F SBND-1000-ZZ-ZZ-SE-A-26405 S2. P1

Staircase Details 21-824 1:50 P1;

BR01 Proposed Room Elevations/ Details 22-811 1:20 P1;

BR02 Proposed Room Elevations/ Details 22-812 1:20 P1;

BR03 Proposed Room Elevations/ Details 22-813 1:20 P1;

BR04 Proposed Room Elevations/ Details 22-814 1:20 P1;

BR05 Proposed Room Elevations/ Details 22-815 1:20 P1;

GR01 Proposed Room Elevations/ Details 22-821 1:20 P1;

GR02 Proposed Room Elevations/Details 22-822 1:20 P1;

GR03 Proposed Room Elevations/Details 22-823 1:20 P1;

GR04 Proposed Room Elevations/Details 22-824 1:20 P1;

GR05 Proposed Room Elevations/Details 22-825 1:20 P1;

GR06 Proposed Room Elevations/Details 22-826 1:20 P1;

FR01 Proposed Room Elevations/ Details 22-831 1:20 P1;

FR02 Proposed Room Elevations/ Details 22-832 1:20 P1;

FR03 Proposed Room Elevations/ Details 22-833 1:20 P1;

FR04 Proposed Room Elevations/ Details 22-834 1:20 P1;

FR05 Proposed Room Elevations/ Details 22-835 1:20 P1;

SR01 Proposed Room Elevations/ Details 22-841 1:20 P1;

SR02 Proposed Room Elevations/ Details 22-842 1:20 P1;

SR03 Proposed Room Elevations/ Details 22-843 1:20 P1;

SR04 Proposed Room Elevations/ Details 22-844 1:20 P1;

SR05 Proposed Room Elevations/ Details 22-845 1:20 P1;

TR01 Proposed Room Elevations/ Details 22-851 1:20 P1;

TR02 Proposed Room Elevations/ Details 22-852 1:20 P1;

TR03 Proposed Room Elevations/ Details 22-853 1:20 P1;

Ground Floor and Basement M&E Strategy - SK001;

First and Second Floor M&E Strategy - SK002;

Third and Fourth Floor M&E Strategy - SK003;

Design and Access Statement and Design and Access Statement Addendum (131128-810-00-902, November 2022);

M&E Building Services Concept Design Report;

Sustainability Statement;

Structural Strategy Statement – Parts 1-3;

Contamination Desk Study Report;

Heritage Statement and 'Heritage Statement for 808-812 High Road, Tottenham (F3/Corrie Newell)';

Planning Statement and Cover Letter (Quod) dated 15.12.2022;

Tree Statement;

Archaeological Desk Based Assessment.