

TAH /AWH/DP5594

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Dear Philip,

PLOT A, HIGH ROAD WEST, LONDON N17

PLANNING PERMISSION REF: HGY/2021/3175

NON-MATERIAL AMENDMENT UNDER S96A OF THE TOWN AND COUNTRY PLANNING ACT 1990

We write on behalf of our client, Lendlease (High Road West) Limited ("the Applicant"), in respect of the above for which relates to Plot A of the development site known as High Road West ("the Site"). Please find enclosed an application under Section 96A (S96A) of the Act for a non-material amendment to planning permission ref. HGY/2021/3175.

The approved development comprises:

"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)."

The Proposed Amendments

The application seeks to make the following amendments:

Building A1

- Internal layout changes including:
 - The 2B3P wheelchair home has been increased to a 2B4P dual aspect wheelchair home, with an east facing corner balcony;
 - The 2B4P home facing east has been reduced to a dual aspect 1B2P home, with a balcony facing onto Whitehall Mews;
 - Top floor layout has been amended such that the southern end of Building A1 stacks from first to fourth floor;

- The realignment of building A1;
- Elevation changes including:
 - Minor changes to the south and north elevations, in response to the layout changes to the south of Building A1;
 - Minor changes to East elevation to include balconies;
 - Minor changes to the plant at roof level.

Building A2-A3

- Duplex changes including:
 - Minor alterations to layout of ground floor duplexes;
 - Ground floor windows to Building A2-A3 have raised sill (1100mm);
 - Minor alterations to south and west elevations;
- Cycle strategy changes including:
 - All cycle stores are externally accessible;
 - Additional Cycle store in Building A1 as generator is no longer required;
- Landscape changes:
 - Amendments to landscape areas.

The schedule of accommodation is required to be amended due to the internal reconfiguration within Plot A in order to align with the updated requirements of LB Haringey's Regeneration and Housing Teams. This involves the number of units across Plot A increasing by one, to 61 units. The proposed changes to the internal layouts of the buildings has enabled the amount of dual aspect homes across the plot to increase by 6% to 74% in total. Further to this, all homes with more than 1 bedroom are dual aspect. Please note that the proposals do not affect the overall scale or massing of Buildings A1, A2 or A3.

The table below demonstrates the drawings proposed to be updated by this S96A application.

Drawing Title	Consented Drawing Ref.	Consented Revision no.	Proposed Drawing Revision no.
Plot A - Existing Plan - Community Centre	HRWPA-PTE-XX-ZZ-D-A-008003	P2	P05
Plot A - Existing Plans – 100 Whitehall Lodge	HRWPA-PTE-XX-ZZ-D-A-008002	P3	P06
Plot A - Existing Plan & Elevations - Community Centre	HRWPA-PTE-XX-ZZ-D-A-008001	P3	P06
Plot A - Existing Elevations & Section - 100 Whitehall Lodge	HRWPA-PTE-XX-ZZ-D-A-008000	P4	P07
Plot A - Site Plan - Existing	HRWPA-PTE-XX-ZZ-D-A-000002	P4	P07
Plot A -Proposed Site Sections	HRWPA-PTE-AX-ZZ-D-A-033000	P3	P07
Plot A - Building A1-A3 - Proposed Sections	HRWPA-PTE-AX-ZZ-D-A-023000	P2	P05

Plot A - Block Plan	HRWPA-PTE-AX-ZZ-D-A-011011	P4	P08
Plot A - Demolition Plan	HRWPA-PTE-AX-ZZ-D-A-011004	P4	P07
Plot A - Site Plan - 1to1250	HRWPA-PTE-AX-ZZ-D-A-011003	P4	P09
Plot A - Site Plan - 1to500	HRWPA-PTE-AX-ZZ-D-A-011002	P4	P08
Plot A - Site Plan - Roof Plan	HRWPA-PTE-AX-ZZ-D-A-011001	P6	P11
Plot A - Site Plan - Level 0	HRWPA-PTE-AX-ZZ-D-A-011000	P6	P11
Plot A - Building A2 - A3 - Elevations - West and North	HRWPA-PTE-A2-ZZ-D-A-024004	P5	P09
Plot A - Building A2 - A3 - Elevations - East and South	HRWPA-PTE-A2-ZZ-D-A-024003	P5	P09
Plot A - Buildings A2 - A3 - Plans - Level 02 - 05	HRWPA-PTE-A2-ZZ-D-A-022004	P5	P09
Plot A - Buildings A2 - A3 - Plans - Level 0 - 01	HRWPA-PTE-A2-ZZ-D-A-022003	P5	P09
Plot A - Building A1 Elevations - West and North	HRWPA-PTE-A1-ZZ-D-A-024001	P5	P09
Plot A - Building A1 Elevations - East and South	HRWPA-PTE-A1-ZZ-D-A-024000	P5	P09
Plot A - Building A1 - Plans - Level 03-04	HRWPA-PTE-A1-ZZ-D-A-022002	P4	P08
Plot A - Building A1 - Plans - Level 01-02	HRWPA-PTE-A1-ZZ-D-A-022001	P5	P08
Plot A - Building A1 - Plans - Level 0	HRWPA-PTE-A1-0-D-A-022000	P5	P10
Plot A Landscape General Arrangement	HRWPA-SEW-ZZ-GF-D-L-007100	C03	P12
Kerbs and Edges General Arrangement	HRWPA-SEW-ZZ-GF-D-L-007101	C03	P10
Boundaries General Arrangement	HRWPA-SEW-ZZ-GF-D-L-007102	C03	P10
Soft Landscape & Tree Planting Character Plan	HRWPA-SEW-ZZ-GF-D-L-007103	C03	P05
Site Sections	HRWPA-SEW-ZZ-GF-D-L-007200	C03	P04
Typical Soft Landscape Details	HRWPA-SEW-ZZ-GF-D-L-007301	C03	P04

With regards to pre-application discussions, there have been two meetings held on the 6th and 28th of September 2022 between the Applicant team and the Council. On these meetings, it was agreed in principle with the Design Officer that all of the changes proposed in the NMA were acceptable.

In light of the above, the following has been submitted online via the Planning Portal to support this application (ref: PP-11600183):

- Completed Application Form;
- Covering Letter prepared by DP9 Limited;
- Daylight & Sunlight Letter prepared by Consil Limited;
- Environmental Assessment Letter prepared by Waterman Infrastructure and Environment Limited;
- Overheating Assessment letter prepared by Aecom;
- Fire Assessment letter prepared by OFR Consultants;
- Proposed planning drawings prepared by PTE Architects; and a
- Planning changes document prepared by PTE Architects.

The letter provided by Consil Limited confirms that the proposed changes as part of this NMA application would not alter the conclusions made in the hybrid Daylight & Sunlight report submitted and approved as part of the wider application (planning ref: HGY/2021/3175). Similarly, the proposed non-material changes would not cause any additional impact to the daylight and sunlight amenity received by the neighbouring properties.

A comparable letter has been prepared by Waterman Infrastructure and Environment Limited in relation to the Environmental Impact Assessment submitted in October 2021, and subsequently amended by the 'February 2022 ESA' and the 'May 2022 ESA' (Environmental Statement Addendum). It's concluded that the submission of this NMA application requires no further consideration from an environmental assessment perspective.

An Overheating letter prepared by Aecom and included within this submission confirms that the Overheating Report submitted under condition 26 is unaffected by the NMA changes such that the findings of the report remain valid for the NMA changes. Likewise, a Fire Assessment letter has been included which confirms that the omission of the rear access to the gardens of the duplex units of building A2 and A3 as described within the NMA changes sought in this application are aligned with the applicable guidance.

The Conditions submitted to date in relation to both the detailed and outline elements of planning ref. HGY/2021/3175 are outlined below:

- Condition 3, Phasing Plan;
- Condition 4, Construction Logistics Plan;
- Condition 5, Demolition/ Construction Environmental Management Plans;
- Condition 6, Control of Dust;
- Condition 7, NRMM;

- Condition 8, Rail Protection;
- Condition 10, Ground Contamination;
- Condition 11, Arboricultural Method Statement;
- Condition 24, Highway pre-condition survey;
- Condition 26, Overheating; and
- Condition 88, Business and Community Liaison Construction Group.

It has been assessed and concluded that this application will not materially change, alter or require amendment to the detailed information submitted to date to the Council under the respective conditions as listed above.

This NMA application also seeks to clarify the proposed GIA (gross internal area) and GEA (gross external area) of Plot A. The consented application under planning ref. HGY/2021/3175 permits 6,788 sqm GIA and 7,390 sqm GEA sqm respectively across Plot A (the detailed element) which is wholly designated under use class C3, residential. However, the measurements used to generate the GIA figures were based on the 'Residential Measurement & Benchmarking Guide Development Cost Planning Version 6 (January 2021)' and not the 'RICS Code of Measuring Practice 6th Edition'. Therefore, as part of this NMA application, we also submit an updated Development Specification, dated January 2023 alongside this covering letter to clarify.

The proposed Plot A GIA (based on the RICS code of measurement) is 6,234 sqm. The proposed GEA is to be 6,933 sqm. A copy of the updated Development Specification is enclosed which also includes the updated floorspace areas.

This application further seeks to alter the wording of Condition 8 on the decision notice dated 31st August 2022 (ref. HGY/2021/3175). The proposed changes are shown in bold italics & strikethrough below.

"No development shall take place ~~in a Phase of the development~~ abutting the railway until written confirmation has been submitted to the Council which confirms that for **Part A or** the relevant **works within a Phase of the development covering including** demolition, substructure and superstructure and all temporary works have been agreed in writing by RfL ~~which covers the following details~~ **in relation to:**

Part A) all works associated with the installation of a water main on Plot A shown in Plan ref. HRWPA-PTE-XX-ZZ-D-A-000002; or

Part B) other works associated with a Phase of the development as set out below:

- provide details on all structures
- provide details on the use of plant
- accommodate the location of the existing RfL Assets / Infrastructure
- accommodate RfL Operational and Maintenance requirements
- accommodate ground movement arising from the construction thereof

- mitigate the effects of noise, vibration & distractions arising from the adjoining operations to the RfL Infrastructure & Operations
- No maintenance regime for the proposed development elevations facing the railway should be permitted which compromises the safe, efficient and economic operation of the railway.
- For all new developments adjacent to operational lines RfL accepts no liability in respect of noise and vibration. Developers should undertake their own investigations to establish any level of noise and vibration likely to originate from the operation of the railway, and design their mitigation measures accordingly.
- Any additional fencing required on the railway boundary, for example for screening purposes, must be independent of RfL's fencing and allow room for maintenance of both fences.
- All drainage needs to be directed away from the railway and into local authority sewers, and it should be installed a minimum distance of two metres from the railway boundary. The use of soakaways is not favoured by RfL and therefore is unacceptable as they could have a detrimental effect on RfL land. The drainage system should be designed to take this into account.

Part A or the relevant **works within a** Phase of the development shall thereafter be carried out in all respects in accordance with the approved design and method statements, and all structures and works comprised within the development relevant to RfL hereby permitted which are required by the approved design statements in order to procure the matters mentioned in ~~paragraphs of~~ this condition shall be completed, in their entirety, before any part of a building within the relevant Phase hereby permitted is occupied.

REASON: To ensure that the development does not impact on existing or proposed Rail for London transport infrastructure & operations, in accordance with London Plan (2021) policy T3 and 'Land for Industry and Transport' Supplementary Planning Guidance 2012. This response is made as Rail for London Infrastructure Manager under the "Town and Country Planning (Development Management Procedure) Order 2015". It therefore relates only to railway engineering, operational and safety matters. Other parts of TfL may have other comments in line with their own statutory responsibilities."

The requisite application fee of £234.00 has been paid online using the Planning Portal service.

We trust that the application is in order, and we look forward to receiving your confirmation of receipt and registration. However, should you require further information, please contact Archie Halls or Tom Horne of this office.

Yours sincerely,



DP9 Ltd
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