

Our Ref: R00619/OMJ/AE

PP Ref: PP-12239075

Haringey Council London Borough
Planning, Regeneration & Economy,
Level 6, River Park House,
225 High Road,
Wood Green,
N22 8HQ

Submitted Electronically via Planning Portal

23rd June 2023

Dear Sir / Madam,

45-47 GARMAN ROAD, LONDON N17 0UR

**NON-MATERIAL AMENDMENT APPLICATION TO VARY THE PLANS APPROVED UNDER LPA
REF. HGY/2022/2293**

I write on behalf of Shurgard UK Ltd, to submit a non-material amendment (NMA) application to seek variation to the plans approved under LPA ref. HGY/2022/2293.

Application Background

Planning permission ref. HGY/2022/2293 was granted on 12th April 2023 for:

"Redevelopment of the site to provide a self-storage facility (Use Class B8) with associated car and cycle parking, refuse storage, landscaping and other associated works ancillary to the development"

This application seeks a non-material amendment to vary the plans approved in the above application.

Proposed Non-Material Amendments

Drawing no. 22007GA_D_002B_Site Plan-A1 was approved under planning permission ref. HGY/2022/2293. This non-material amendment seeks to vary the position of ground floor storage units, reconfigure the car park layout and replace the facade material on the south elevation within 22007GA_D_002B_Site Plan-A1.

It is proposed that the existing lifts and stair cores are moved to a more central position on the southern side of the building. The proposal would also add two lifts and accompanying stair cores to the western

side adjacent to the shop. This ensures the scheme complies with Building Regulations in terms of fire safety.

The car park layout to the north of the building has been inverted, repositioning the car parking spaces further from the store in a more efficient pattern. The customer entry point is to be located further east along the northern side of the store improving access to the car park. It is proposed that the standby generator will be moved further east along the northern boundary of the site and the bike shelter repositioned inside the car park.

The proposal replaces the façade material on the banding of the south elevation from a brick slip to a cladding finish, to match that above the low-level banding.

The amendments are minor in the context of the wider site / planning permission and so will not significantly affect the approved developments appearance. These changes are proposed in order to make more efficient use of space and improve accessibility for end-users of the site.

Acceptability of Amendments

As noted, the proposed amendments are minor. It is notable that there is no statutory definition of non-material, and this will depend on the context of the scheme. The proposed amendment is considered non-material in this instance for the following reasons:

- The overall footprint has not been extended;
- The scale and height of the approved building will remain as permitted;
- The permitted use of the building will remain as approved;
- The amendments are planning policy compliant;
- The amendments will not breach any of the conditions attached to the planning permission; and
- The red line has not been extended.

On this basis the proposed amendment is considered non-material and it is respectfully requested that this application be approved.

Assessment

The amendments are the result of the architect's detailed review of the approved development, as well as the technical construction process following grant of the planning permission. The changes to the internal layout will improve the legibility and accessibility for end-users of the store.

The proposed amends to the façade material relates to a section of banding on the southern elevation, and so will not affect the overall rhythm of the façade or architectural form of the originally approved scheme. The proposed cladding is considered to provide a consistency in facing material in an otherwise completely-obscured façade.

Changes to the car park will not increase the number of parking spaces proposed thus trip generation numbers will remain constant/ as reported. THIS proposes a more efficient layout with a greater

emphasis on pedestrian movement and safety.

The amendments have no material effect on the scheme approved by the Council and there is no impact on any neighbouring properties; they do not therefore alter the conclusions reached by the Council in granting planning permission ref. HGY/2022/2293.

Scope of Application Submission

The following has also been submitted via planning portal in support of this application:

- This covering letter prepared by ROK Planning;
- The completed application form and relevant LPA application fee;
- A copy of the original Decision Notice (LPA ref. HGY/2022/2293);
- Drawings prepared by ThreeSixty Architecture:
 - Existing Site Plan at Ground Floor (drawing no. 22007GA_D_002B_Site Plan-A1);
 - Proposed Site Plan at Ground Floor (drawing no. 22007GA_20_002D Site Setting Out Plan);
 - and
 - Proposed South Elevation (drawing no. 22007GA-20-013).

I trust that you have all the information you require to validate these applications. If you have any queries, please do not hesitate to contact either Alun Evans (alun.evans@rokplanning.co.uk) or myself at this office. I look forward to your formal acknowledgement of the application.

Yours faithfully,



Oscar Mansfield Jones

Assistant Planner

ROK Planning

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Appendix 1: List of substituted planning drawings

Consented Drawing Title and Number under HGY/2022/2293	Amended Drawing Title and Number submitted under this NMA application (April 2023)
Site Plan, reference 22007GA_D_002B_Site Plan-A1 approved 12 th April 2023	Site Plan, reference 22007GA_20_002C_Site Setting Out Plan, dated 18 th April 2023

Additional drawing added showing southern elevation cladding on façade
Drawing reference 22007GA-20-013 revised 31 st March 2023