



Da Vinci House
44 Saffron Hill
London EC1N 0JR
tel: +44 (0)20 3640 8508
fax: +44 (0)20 3435 4228
email: info@iceniprojects.com
web: www.iceniprojects.com

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

25 September 2023

Our ref: SM/RW – 18/401
BY EMAIL

Dear Valerie,

**UNIT 8, SEGRO Park Tottenham, 555 White Hart Lane, London N17 7RP – NON MATERIAL
AMENDMENT PURSUANT TO FULL PLANNING APPLICATION HGY/2020/0635**

On behalf of Stock X ('the Applicant'), a Non Material Amendment ('NMA') application is submitted in relation to the above full planning permission at Unit 8, SEGRO Park Tottenham, 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 paid 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. This has been confirmed by the London Borough of Haringey ('LB Haringey') during initial discussions with Officers.

Proposed Development

Following Practical Completion of 555 White Hart Lane (SEGRO Park Tottenham), the Applicant is seeking minor changes to Unit 8 for effective operational purposes.

The proposal is for x1 louvered vent on the west elevation of Unit 8 and x2 louvered vents to the south elevation of Unit 8. The two proposed louvres are new connections to existing vents within the unit.

The proposed changes have been reviewed by both the Engineering consultant on the team and the contractor who would be undertaking the works. Both parties have confirmed the changes would not result in noise levels exceeding the thresholds set out in Condition 25 of planning permission HGY/2020/0635.

The wording of Condition 25 is as follows:

25. The design and installation of new items of fixed mechanical plant shall be such that, when in operation, the cumulative noise level LAeq 15 min arising from the proposed plant, measured or predicted at 1m from the façade of nearest residential premises shall be a rating level of at least 5dB(A) below the background noise level LAF90. The measurement and/or prediction of the noise should be carried out in accordance with the methodology contained within BS4142:2014 +A1:2019. Upon request by the local planning authority a noise report shall be produced by the competent person and shall be submitted to and approved by the local planning authority to demonstrate compliance with the above criteria.

Reason: In order to protect the amenities of nearby residential occupiers consistent with Policy 7.15 of the London Plan 2016 and Policy DM1 of The Development Management DPD 2017.

Given the scale of the proposed amendment, we consider the changes to be non-material in nature. If permitted, the minor amendment would allow the Applicant to occupy Unit 8 of the consented scheme, thus meeting their operational needs, and would result in job opportunities being created in the local area with the potential for wider economic benefits.

a. Planning Considerations

Design and Layout

The overall design of the scheme will remain in line with that consented under HGY/2020/0635, with very minor alterations to the west and south elevations. The proposed additions/amendments do not materially affect the overall design of the scheme and the high quality appearance will be maintained. We therefore consider that the amendments are acceptable from a design perspective.

Noise

As has been noted, Engineering consultants have confirmed noise levels will not be impacted by the proposed amendments and remain in accordance with Condition 25 of planning permission HGY/2020/0635. Condition 25 is a compliance matter and does not require a discharge of Condition application. We therefore consider the proposal acceptable on these grounds. The accompanying desktop assessment concludes that no adverse impact should result at the nearest noise sensitive receptors for the daytime or night time period and meets the local authorities requirements.

Other Considerations

The proposed changes are not anticipated to impact upon any other aspect of the consented scheme.

Summary

As discussed, the proposed updates to the scheme are required to accommodate x1 louvered vent on the west elevation and x2 louvered vents to the south elevation to meet the operational needs of the future occupant. 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:

Document Title	Drawing Reference	Prepared By
Unit 8 West & South Elevations	SECTION A1	Delta House Group
Unit 8 West Elevation	M502 WEST ELEVATION A1	Delta House Group
Unit 8 Location/Demise Plan	SPTOT MSA Z0 EX DR 4150	Michael Sparks Associates
Stock X Noise Desktop Assessment	N/A	Noise Harvest

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
ASSOCIATE