



Da Vinci House
44 Saffron Hill
London EC1N 8FH
tel: +44 (0)20 3640 8508
fax: +44 (0)20 3435 4228
email: info@iceniprojects.com
web: www.iceniprojects.com

Planning Department
Haringey Council
River Park House
225 High Road
London N22 8HQ

23 March 2026

JM/KR – I000280
BY PLANNING PORTAL

Dear Sir / Madam,

UNIT 9, THE HIGH CROSS CENTRE, FOUNTAYNE ROAD LONDON N15 4BE

NON-MATERIAL AMENDMENT TO PLANNING PERMISSION HGY/2025/2252

On behalf of our client, Premier Q Holdings Ltd ('the Applicant'), please find enclosed an application made under Section 96(a) of the Town and Country Planning Act 1990 (as amended) to amend planning permission HGY/2025/2252 in relation to Unit 9, the High Cross Centre, Fountayne Road, London N15 4BE ('the Site'). Amendments are sought for:

Non-Material Amendment to planning permission HGY/2025/2252 comprising repair of existing windows, replacement of cladding, existing windows extended to full height, fill in and rendered entrance door, replace existing roller shutter.

The purpose of the amendments is to secure a minor non-material amendment to the approved development, relating to Condition 2 (approved drawings) and Condition 3.

A full list of amended plans is included within this letter. In support of this application, we enclose the following supporting information:

- Application forms, prepared by Iceni Projects Ltd;
- Proposed architectural plans, prepared by DMWR Architects; and

In addition to this, the appropriate planning fee has been paid via the Planning Portal.

Background

Planning Permission (HGY/2025/2252) was granted on 28th November 2025 for the following development:

External alterations to the existing building comprising removal of windows and rendered over, removal of existing roller shutters, existing entrance door replaced with glazing, removal of entrance door, construction of new glazed double sliding entrance door, new bi-fold automatic vehicle gate, new metal fence line with pedestrian access gate and re-levelling of paving area to allow ramp up to reception entrance.

Upon further review of the approved drawings, the Applicant has identified minor amendments to the approved drawings to facilitate occupation. These are identified below.

Overview of Proposed Amendments

This application seeks to amend the approved drawings listed under Condition 2. The proposed minor amendments relate to changes required to ensure their operational requirements can be met and that the proposed works are aligned with the approved drawings in Condition to facilitate occupation of the Site by the Applicant. The key amendments can be summarised as follows:

- Existing windows repaired and painted orange (#EE6834) and RAL 7016 (anthracite grey)
- Cladding on Elevation 1 replaced with new coloured orange (#EE6834)
- Existing windows extended to full height with new aluminium PPC double glazing framed in RAL 7016 (anthracite grey)
- Soil pipe removed
- Existing entrance door filled in and rendered to match existing
- Existing roller shutter replaced with automated 2200 (H) x 4850 (W) connected to access control system.

Full List of Amended Plans

Condition 2

The development hereby permitted shall be carried out in accordance with the following approved plans:

Plan Name	Approved Plan Number and Revision	Proposed Plan Number and Revision
Proposed Ground Floor Plan	4431-DMWR-A-DR-104	4431-DMWR-DR-A-PL-0402
Proposed Elevations 2 and 3	4431-DMWR-A-DR-103	4431-DMWR-DR-A-PL-0301
Proposed Elevations 1	4431-DMWR-A-DR-102	4431-DMWR-DR-A-PL-0400

Condition 3

~~The external materials to be used for the proposed development shall match in colour, size, shape and texture those of the existing building.~~

~~Reason: In order to ensure a satisfactory appearance for the proposed development, to safeguard the visual amenity of neighbouring properties and the appearance of the locality consistent with Policy D3 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.~~

Reason

This NMA seeks to remove Condition 3 as it restricts the colour of the proposed development to those of the existing building. At the time of the original application, the colour of these features were not known. As the operator of the self-storage facility has been confirmed, it is proposed that elements of the proposed development will be painted to match their branding, e.g. the proposed cladding and windows to be orange (#EE6834) and RAL 7016 (anthracite grey). As such, Condition 3 is proposed to be removed.

Planning Assessment

The proposed amendments are minor in nature and therefore the overall planning considerations remain the same as previously assessed by Haringey Council.

The site is noted within the South Tottenham Locally Significant Industrial Site (LSIS). Haringey Local Plan Policy SP8 (Employment) notes the Council will secure a strong economy in Haringey and protect LSIS. Haringey Development Management DPD Policy DM37 (Maximising the Use of Employment

Land and Floorspace) sets out that within designated LSIS as identified on Haringey's Policies Map, proposals for the intensification, renewal and modernisation of employment land and floorspace will be supported where the development is consistent with a range of acceptable uses in Policy SP8.

The proposed amendments are minor in nature and will facilitate the continued use of the Site as a self-storage space (Use Class B8), as per the requirements of Local Policy SP8. The proposed amendments meet the objectives of DPD Policy DM37 objectives of continuing to maintain and improve employment-generating industrial land in the borough, as per the original permission.

The proposal will also continue to accord with Development Management DPD Policy DM1 (Delivering High Quality Design), Local Plan Policy SP11 (Design) and London Plan Policy D3 whereby the proposed amendments are minor, aesthetic and cosmetic changes to the existing industrial unit that will not impact on the visual amenity of neighbouring properties.

As noted in the Officer Report, the proposed development would not negatively impact the operation or function of the industrial use or have any significant impact on the neighbouring properties of a similar use as well as no impacts in terms of transportation. The proposed amendments will continue to have no impact as assessed previously.

Summary

This application is made under Section 96A of the Town and Country Planning Act 1990 (as amended) to secure non-material amendments to the approved development.

The purpose of the amendments is to secure a minor non-material amendment to the approved development, relating to Condition 2 (approved drawings) and removal of Condition 3. The proposed minor amendments relate to changes required to ensure their operational requirements can be met and that the proposed works are aligned with the approved drawings in Condition to facilitate occupation of the Site by the Applicant

The proposed changes are minor in nature and therefore the planning considerations remains fundamentally the same as previously assessed by Haringey Council.

We trust the enclosed provided sufficient information to validate and determine the application. If you have any queries, please contact me on kriley@iceniprojects.com; 07350 391 796).

Yours sincerely,

A handwritten signature in grey ink, appearing to read 'K. Riley', is positioned above the printed name.

Kate Riley
Senior Planner, Planning