

Our ref: Q220855
Your ref: PP-147754495 & PP-14775502
Email: laura.young@quod.com
Date: 30 March 2026



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

By Planning Portal, ref. PP-14775495 & PP-14775502.

Dear Philip,

Application for Amendments at The Printworks, 819-829 High Road, Tottenham, N17 8ER

On behalf of High Road West (Tottenham) Ltd ("the Applicant"), please find enclosed the following two related applications for amendments at 819-829 High Road, Tottenham, N17 8ER, known as Printworks:

- Application for a Non-Material Amendment to vary Condition 2 (approved plans) and Condition 9 (commercial noise attenuation) of planning permission reference HGY/2023/2306, submitted pursuant to Section 96a of the Town and Country Planning Act 1990 (**PP-14775495**).
- Section 19 Listed Building Consent application to vary Condition 2 (approved plans) of consent reference HGY/2023/2307, submitted pursuant to Section 19 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (**PP-14775502**).

The applications are linked and would modify the consented planning and listed building consents for the Printworks development at 819-829 High Road, Tottenham ("the Site"). They would update the approved plans and details to regularise minor scheme changes which have arisen during the detailed design development stage.

The following is enclosed in support of both applications:

- This Cover Letter, outlining the relevant planning background and justification.
- Application Form.
- Design Report, ref. PRINT-1000-ZZ-ZZ-RP-0002.
- Fire Statement Summary Note, ref. 260129-R00-LO23191.
- Arthian Letter, ref. 179-319390-ART-LET-001.
- Proposed drawings, incorporating the changes and submitted for approval pursuant to Condition 2.



- Drawing Schedule: separate drawing schedules are provided for the planning and LBC consents respectively, clearly identifying those approved plans listed under Condition 2 which would be updated by the enclosed application in red text.

Payment of the requisite application fee of £298 has been made via the Planning Portal, in accordance with the Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) (Amendment) Regulations 2023. There is no fee payable for LBC applications.

Relevant Background

Full planning permission HGY/2023/2306 was granted on 4 March 2024 for the following:

“Full planning application for the demolition of existing buildings and structures to the rear of 819-829 High Road; the demolition of 829 High Road; and redevelopment for purpose-built student accommodation (Sui Generis) and supporting flexible commercial, business and service uses (Class E), hard and soft landscaping, parking, and associated works. To include the change of use of 819-827 High Road to student accommodation (Sui Generis) and commercial, business and service (Class E) uses.”

A related listed building consent application HGY/2023/2307 was also granted on the 4 March 2024 for internal and external alterations to 819/821 High Road. The Applicant has begun to discharge relevant pre-commencement conditions on both permissions.

Subsequent non-material amendments for design updates were approved on 12 November 2024 (ref. HGY/2024/3038) and 30 May 2025 (ref. HGY/2024/2095), alongside a S19 LBC amendment on 30 May 2025 (ref. HGY/2024/2092).

Within the Applicant's ownership is the neighbouring development at 807 High Road. The Council granted permission for this on 12 March 2024 for the demolition of existing buildings and the erection of a replacement building of up to 4 storeys for purpose-built student accommodation (sui generis) and flexible commercial, business and services uses (Class E).

The Applicant is delivering both schemes (807 and Printworks) together and will operate these schemes as a single PBSA operation, allowing the sharing of management responsibilities and facilities between the two developments, and enabling an efficient operation.

Proposed Non-Material Amendments

The proposals subject to this NMA include i) varying condition 2 (approved plans), and ii) varying condition 9 (commercial noise attenuation).

(i) Variation of Condition 2 (approved plans)

There are a number of minor design tweaks which comprise internal and external works to the approved scheme. For the avoidance of doubt, this non-material amendment seeks to regularise the



external works only and planning permission is not required for internal changes, although these have been set out for completeness.

The amendments include:

- Minor amendments to the UKPN substation layout resulting in the access moving from the eastern elevation to the northern elevation. This change means the UKPN access doors do not open into areas of vehicular movement, complying with UKPN safety requirements.
- Change the external courtyard door of the PBSA reception area from double door to single door. The door type has changed but no material change to access, appearance or amenity.
- External door handing updates to several ground floor doors, for access control and ease of use.
- Minor adjustments to roof maintenance access steps, as a result of design development of interior layout changes and concrete upstands.
- Amendment to the location of the gate along Brunswick Square, in addition to new pedestrian gates introduced to the western boundary and southeast corner to restrict access between commercial areas and PBSA. This is in response to Designing Out Crime Officers recommendations and advice.
- Amendments to structural columns to High Road Class E area as a result of Structural engineer input, resulting in minor amendments to windows on eastern and western courtyards.
- Roof construction details and MEP plant developed with specialist input, resulting in no changes to overall height and remains in accordance with approved energy and overheating strategy.
- Louvre sizes and locations revised to suit MEP design development.
- Fire Statement Summary Letter, confirming that amendments remain cognisant of the Fire Statement, demonstrating suitability in line with Part B of the Building Regulations 2010.
- Internal reconfiguration – these alterations do not require planning permission, however they have been included for completeness:
 - Reconfiguration of the PBSA reception and amenity areas with no changes to the overall GIA.
 - L06 bedroom amendments – from an M1 studio to an accessible studio, increasing the bathroom size and including automation to window. This ensures compliance with condition 5.
 - Adjustments to riser internal separating partitions in cores in response to MEP engineer requirements.



- Listed Building amendments to 819-821 High Road:
 - Staircase arrangement altered.
 - Relocation of ensuites to rooms on L03.

Please see the enclosed Design Report for full and comprehensive details of the proposed amendments.

To regularise the above changes, the enclosed applications would update the schedule of approved plans listed under Condition 2 of both the planning permission and listed building consent. It has been brought to our attention when preparing this non-material amendment that there are currently some minor discrepancies in the plan references across the decision notices for both planning and listed building consent.

As such, separate Drawing Schedules accompany the NMA and S19 applications to clearly identify the plans to be updated on the respective decision notices by the enclosed applications.

(ii) Variation of Condition 9 (commercial noise attenuation)

Following further review of the listed building works, a need has arisen to amend Condition 9 of the planning permission which imposes noise insulation levels to be achieved between student and commercial uses.

As the Site relates to an existing listed building with timber floors, the wording of the condition is onerous and unachievable due to the inherent constraints of the construction base floor (timber) but also due to the proposals being for the refurbishment of a listed building, not relating to a new build.

Therefore, amendments are proposed to Condition 9 to relax the restriction in any areas of timber construction, respecting the heritage character and constraints, whilst achieving the maximum insulation standard possible. This approach follows the principles of Paragraph 0.7 of Approved Document E, whereby the sound insulation of the separating floor between the commercial units and the residential units above is to be improved to the “extent that is practically possible” such that it does not “prejudice character of the historic building, or increase the risk of long-term deterioration to the building fabric or fittings”.

The NMA proposes the following amendments to Condition 9 in this context (**outlined in red**):

“(a) No development at ground floor slab level or above shall commence until such times as full details of the floor slab and any other noise attenuation measures between the commercial spaces and student accommodation have been submitted to and approved in writing by the Local Planning Authority.

(b) The details shall be designed to ensure that at any junction between accommodation and commercial units, provide an internal noise insulation level for the accommodation of no less



than 60 dB DnT,w + Ctr. In areas of the development comprising existing timber construction, the sound insulation performance shall be upgraded to achieve the best practicable standard, having regard to the constraints of the existing structure.

(c) The approved floor slab and any other noise attenuation measures shall be completed prior to the occupation of any of the student accommodation directly above the commercial space and shall be maintained thereafter."

The amendments to the above condition should be read alongside the letter provided by noise consultants, Arthian, which justifies this as an acceptable approach in noise terms.

Procedural Matters and Assessment

The Planning Practice Guidance (PPG) notes that there is no statutory definition of non-material as it will be dependent upon the scale of change relevant to the overall context of the scheme. In this case, the proposals must be considered against the development as a whole.

The proposed alterations are considered to improve the operational function of the building and the original design principles remain unchanged.

The majority of the external works are a result of ensuring compliance with the advice and recommendations of the Designing Out Crime Officer and UKPN safety requirements, further improving safety and overall user experience for future occupiers and users of the property.

The internal alterations, whilst not explicitly requiring planning permission, are required following design development and are proposed to enhance the overall user experience.

The proposals are non-material in their nature and would not materially affect the consented development, with the use, size and appearance of the scheme remaining consistent with that of the approved permission.

Heritage Considerations

Given the non-material nature of the proposed changes, the Council's heritage conclusions of both the planning and LBC approved remain unchanged. Notably, the listed 819-821 High Road would continue to be retained and enhanced, and the three locally listed buildings within the site would also continue to have a positive effect on the character and appearance of the Conservation Area.

The proposed alterations relate to the staircase and the repositioning of the ensembles at Level 03.

There is no change to the level of heritage harm arising, or the public benefits which clearly outweigh this harm, from that which supported the Officer's grant of planning permission. The application therefore continues to satisfy the relevant heritage policy tests of the National Planning Policy Framework (NPPF) and Local Plan.



In addition, the statutory duty imposed by the Planning (Listed Buildings and Conservation Areas) Act 1990 to pay special regard to the desirability of preserving listed buildings and their setting (S66) and preserving or enhancing the character or appearance of a Conservation Area (S72), also continue to be addressed, with no material change to this judgement arising.

Summary

Two applications are enclosed to regularise modest design changes to the Printworks development as follows:

- Application for a Non-Material Amendment to vary Condition 2 (approved plans) and Condition 9 (commercial noise attenuation) of planning permission reference HGY/2023/2306, submitted pursuant to Section 96a of the Town and Country Planning Act 1990 (**PP-14775495**).
- Section 19 Listed Building Consent application to vary Condition 2 (approved plans) of consent reference HGY/2023/2307, submitted pursuant to Section 19 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (**PP-14775502**).

Overall, the proposals do not deviate materially from the approved design or supportive conclusions of the Officer Report, and they remain consistent with the approved description of development. The proposed amendments are minor and do not represent a material alteration to the overall scheme or impact upon the principle of development in any way.

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

Yours sincerely

Laura Young

Laura Young
Planner

enc.

cc. Richard Serra – Tottenham Hotspur Football & Athletic Co. Ltd