

Our ref: Q220855/jb
Your ref: HGY/2026/0927
Email: laura.young@quod.com
Date: 27 April 2026



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

Dear Philip,

The Printworks: Non-Material Amendment Application Reference HGY/2026/0927 Submission of Further Information

Following recent discussions, I enclose further information in respect of Non-Material Amendment (NMA) application reference HGY/2026/0927 at the Printworks.

As submitted, the NMA seeks to vary Condition 2 (approved plans) and Condition 9 (noise attenuation) of the Printworks planning permission. Following further developments concerning the procurement of the glazing material, the enclosed information seeks for an additional amendment to Condition 22 (overheating strategy) as part of the same NMA.

Condition 22 requires an updated Overheating Report to be approved by the Council and outlines a range of requirements which this report must adopt, to be carried out in the development thereafter. This condition was discharged by the Council on the 8 January 2026, (ref. HGY/2025/2533).

Part (c) of Condition 22 requires, amongst other things, that glazing within the development adopts a visible light transmittance (VLT) rating of 0.6. The procurement process has resulted in a glazing with a VLT value of 0.55 being secured. As a consequence, it is requested that this is changed through the pending NMA to ensure that the development remains fully consistent with the requirements of the planning permission.

Enclosed with this letter are the following in support of the application:

- Technical Note from Delva Patman Redler, confirming that the modest change to VLT has no material bearing upon the assessed daylight/sunlight performance of the scheme, and that it remains entirely appropriate in this regard.
- Supporting Letter from EDC Engineers confirming that the change to the VLT has no impact upon the conclusions of their approved Overheating Report.

Appendix 1 to this letter confirms the change to the wording of Condition 22 that is sought.



The letter from EDC Engineers also notes a minor associated change to the cooling system which informs the Overheating Report, provided for completeness, but which has no bearing upon the performance of the scheme. Specifically, this concerns the replacement of window sensors with a timed overrun system to achieve a more efficient and better managed approach. Importantly, this change is minor in the context of the overall strategy, having no change upon the conclusions of the approved Overheating Report or the performance of the scheme, and the development will continue to be delivered in accordance with the approved documentation aside from this minor tweak.

Agreement of the Council is therefore sought that the enclosed letter is sufficient to avoid a need to formally re-discharge Condition 22, given the minor nature of the change and recognising that it has no material bearing upon the approved information.

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

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22. Overheating (Student Accommodation)

(a) Prior to the above ground commencement of the development, an updated Overheating Report shall be submitted to and approved by the Local Planning Authority. The submission shall assess the overheating risk and propose a retrofit plan. This assessment shall be based on the Design Note – Overheating Assessment prepared by Buro Happold (dated 07 Dec 2023). This report shall include:

- Revised modelling of units, communal areas, and corridors based on CIBSE TM59, using the CIBSE TM49 London Weather Centre files for the DSY1-3 (2020s) and DSY1 2050s and 2080s, high emissions, 50% percentile;
- Demonstrating the mandatory pass for DSY1 2020s can be achieved following the Cooling Hierarchy and in compliance with Building Regulations Part O, demonstrating that any risk of crime, noise and air quality issues are mitigated appropriately evidenced by the proposed location and specification of measures;
- If the revised report shows shading is required, to specify the strategy, including technical specification and images of the proposed shading feature (e.g. overhangs, Brise Soleil, or external shutters); Provide the elevations and sections plans to show where these measures are proposed.
- If required details of the active cooling strategy: What is the temperature set points, detail specification of the interrupter controls and who will have the access to the central control?
- Include images indicating which sample units were modelled and floorplans showing the modelled internal layout of dwellings.
- A Retrofit Plan; Modelling of mitigation measures required to pass future weather files, clearly setting out which measures will be delivered before occupation and which measures will form part of the retrofit plan; and Confirmation that the retrofit measures can be integrated within the design (e.g., if there is space for pipework to allow the retrofitting of cooling and ventilation equipment), setting out mitigation measures in line with the Cooling Hierarchy;
- Confirmation who will be responsible to mitigate the overheating risk once the development is occupied.

(b) Prior to occupation of the development, details of internal blinds to all habitable rooms must be submitted for approval by the local planning authority. This should include the fixing mechanism, specification of the blinds, shading coefficient, etc. Occupiers must retain internal blinds for the lifetime of the development, or replace the blinds with equivalent or better shading coefficient specifications.

(c) Prior to occupation, the development must be built in accordance with the approved overheating measures noted below (as updated by the approved Overheating Strategy) and retained thereafter for the lifetime of the development:

- Openable windows, maximum opening angle of 45 degrees (top hung)
- Recessed windows with min. reveal width of 200mm, increasing to 300mm at the lintel.
- Glazing g-value of 0.3 and visible light transmittance (VLT) of ~~0.6~~ 0.55
- Internal blinds
- MVHR with ventilation rate of 15l/s for bedrooms, 12l/s for KLD and amenity space and 1 Air change per hour for internal corridors.



- Active cooling – only bedrooms (centrally controlled with high temperature set points to limit use and interrupter controls to prevent the system from activation when windows are open)
- Hot water pipes insulated to high standards.
- Any further mitigation measures as approved by or superseded by the latest approved Overheating Strategy.

If the design of Blocks is amended, or the heat network pipes will result in higher heat losses and will impact on the overheating risk of any units, a revised Overheating Strategy must be submitted as part of the amendment application.

REASON: In the interest of reducing the impacts of climate change, to enable the Local Planning Authority to assess overheating risk and to ensure that any necessary mitigation measures are implemented prior to construction, and maintained, in accordance with London Plan (2021) Policy SI4 and Local Plan (2017) Policies SP4 and DM21.